

# **COLBERT LANDINGS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 7, 2026**

**BOARD OF SUPERVISORS  
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**  
<https://colbertlandingscdd.net/>

April 30, 2026

Board of Supervisors  
Colbert Landings Community Development District

Dear Board Members:

The Board of Supervisors of the Colbert Landings Community Development District will hold a Public Hearing and Regular Meeting on May 7, 2026 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. Consideration of Resolution 2026-07, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
4. Public Hearing on Rule Relating to Parking and Parking Enforcement
  - A. Proofs/Affidavits of Publication
  - B. Consideration of Resolution 2026-08, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date
  - C. Consideration of R&R Towing and Recovery LLC Towing Services Agreement
5. Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of March 31, 2026
7. Approval of March 5, 2026 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk, PLLC*

**ATTENDEES:**

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

- B. District Engineer: *Gulfstream Design Group, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 4, 2026 at 12:30 PM

- QUORUM CHECK

SEAT 1	MICHAEL OWENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARTHA SCHIFFER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DAYVIN OLIVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MEGAN GERMINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROSE BOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 9. Board Members' Comments/Requests
- 10. Public Comments
- 11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me or Raymond Passaro directly at (561) 571-0010.

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**

**3**

**RESOLUTION 2026-07**

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

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

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

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

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

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

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

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

more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

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

DATE: \_\_\_\_\_, 2026

HOUR: 12:30 p.m.

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

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

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

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

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

ATTEST:

**COLBERT LANDINGS  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**Exhibit A:** Proposed Budget for Fiscal Year 2027

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

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

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

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

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

\* These items will be realized when bonds are issued

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

**EXPENDITURES**

**Professional & administrative**

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

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

**EXPENDITURES (continued)**

**Field operations**

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

**Amenities**

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

**Utilities**

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

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - Series 2023-1	\$ 153,988				\$ 150,392
Assessment levy: on-roll - Series 2023-2	151,843				148,945
Allowable discounts (4%)	(12,233)				(11,973)
Net assessment levy - on-roll	293,598	\$ 286,410	\$ 7,188	\$ 293,598	287,364
Assessment prepayments	-	38,493	-	38,493	-
Interest	-	4,669	-	4,669	-
Total revenues	<u>293,598</u>	<u>329,572</u>	<u>7,188</u>	<u>336,760</u>	<u>287,364</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - Series 2023-1	30,000	-	30,000	30,000	25,000
Principal - Series 2023-2	25,000	-	25,000	25,000	25,000
Principal prepayment	-	20,000	-	20,000	-
Interest - Series 2023-1	121,340	58,566	57,971	116,537	114,655
Interest - Series 2023-2	114,683	57,341	57,342	114,683	113,395
Tax collector	6,117	5,728	389	6,117	5,987
Total expenditures	<u>297,140</u>	<u>141,635</u>	<u>170,702</u>	<u>312,337</u>	<u>284,037</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,542)	187,937	(163,514)	24,423	3,327
Fund balance:					
Beginning fund balance (unaudited)	<u>340,917</u>	<u>316,502</u>	<u>504,439</u>	<u>316,502</u>	<u>340,925</u>
Ending fund balance (projected)	<u>\$337,375</u>	<u>\$504,439</u>	<u>\$340,925</u>	<u>\$340,925</u>	<u>344,252</u>
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023-1					(72,197)
Debt service reserve account balance (required) - Series 2023-2					(71,366)
Interest expense - November 1, 2027 - Series 2023-1					(56,684)
Interest expense - November 1, 2027 - Series 2023-2					(56,054)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 87,951</u>

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

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

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>1,890,000.00</b>		<b>2,229,715.00</b>	<b>4,119,715.00</b>	

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

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

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

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

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

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

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

<b>On-Roll Assessments</b>
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**Series 2023-1 (AA1)**

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

**Series 2023-2 (AA2)**

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

**Series 2026 (AA3)**

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

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

Serial Number  
26-00094G

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 by the Colbert Landings Community Development District

in the matter of Public Hearing on May 7, 2026 at 12:30 p.m.

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

issues of 3/26/2026

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

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

**NOTICE OF RULE DEVELOPMENT 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 notice of its intent to develop a rule related to parking and parking enforcement on District property, with penalties including but not necessarily limited to towing ("Policy"). The Proposed Rule number is PARKING-1.

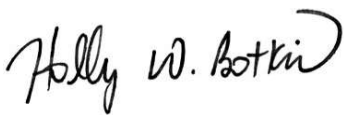
The Proposed Rule will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public, as provided by Section 190.035, *Florida Statutes*. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, 190.011(5), 190.012(3), 190.035(2) and 120.54, *Florida Statutes*. A public hearing on the adoption of the proposed Policy will be conducted by the District on **May 7, 2026, at 12:30 p.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.**

Additional information regarding the public hearing may be obtained from the District's website, <https://colbertlandingscdd.net/> or by contacting the District Manager, Daniel Rom, at [romd@whassociates.com](mailto:romd@whassociates.com) or by calling (561) 571-0010. A copy of the Proposed Rule may be obtained, without cost, by contacting the District Manager, Wrathall, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

A copy of the proposed Policy may be obtained by contacting the District Manager in writing at Wrathall, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, or by phone at 561-571-0010 during regular business hours.

Daniel Rom  
Colbert Landings Community Development District  
March 26, 2026

26-00094G



Holly Botkin

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

27th day of March, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



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

Serial Number  
26-00103G

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 for the Colbert Landings Community Development District (Parking and Parking Enforcement Rules)

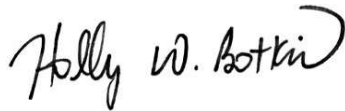
in the matter of Public Hearing on May 7, 2026 at 12:30 p.m.

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

issues of 4/2/2026

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

\*This Notice was placed on the newspaper's website and [floridapublicnotices.com](http://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,

3rd day of April, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



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

**NOTICE OF RULEMAKING FOR THE  
COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT  
(PARKING AND PARKING ENFORCEMENT RULES)**

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 *Parking and Parking Enforcement* ("Proposed Rule"; to regulate parking on District property with penalties including but not necessarily limited to towing. The Proposed Rule number is PARKING 1. Prior notice of rule development relative to the proposed rule was published in the Business Observer on March 20, 2026. A public hearing will be conducted by the Board on May 7, 2026, 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, relative to the adoption of the Proposed Rule.

The public hearing will provide an opportunity for the public to address the Policy. The purpose and effect of the Policy is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the Policy includes Sections 190.011(5), 190.012(3), 190.035(2) and 120.54, *Florida Statutes*.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager in writing at District Manager, Wrathall, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, or by phone at 561-571-0010 during regular business hours ("District Manager's Office") or email, [romd@whhassociates.com](mailto:romd@whhassociates.com).

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041, *Florida Statutes*. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing to the District Manager's Office within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

Daniel Rom  
Colbert Landings Community Development District  
April 2, 2026

26-00103G

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**RESOLUTION 2026-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; RATIFYING ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; 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*, being situated entirely within the City of Palm Coast, Flagler County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Rules Relating to Parking and Parking Enforcement*, (the "**Parking Policies**"), a proposed copy of which is attached hereto as **Exhibit A**, for immediate use and application; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Parking Policies and a public hearing was held at a meeting of the Board on May 7, 2026; and

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

**SECTION 1.** The attached Parking Policies are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Parking Policies shall stay in full force and effect until such time as they are otherwise amended by the Board.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**PASSED AND ADOPTED** this 7th day of May, 2026.

ATTEST:

**COLBERT LANDINGS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Rules Relating to Parking and Parking Enforcement

**Exhibit A**

Proposed Rules Relating to Parking and Parking Enforcement

**COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT  
RULES RELATING TO PARKING AND PARKING ENFORCEMENT, POLICY NO. \_\_\_\_**

---

**On May 7, 2026, at a duly noticed public meeting, the Board of Supervisors of the Colbert Landings Community Development District (“District”) adopted the following policies to govern parking and parking enforcement on certain District property (“Policy”). This Policy repeals and supersedes all prior District rules or policies governing the same subject matter.**

---

**SECTION 1. INTRODUCTION AND APPLICATION.** The District finds that Vehicles and Vessels (hereinafter defined) Parked (hereinafter defined) on certain grounds of the District cause hazards and danger to the health, safety, and welfare of District residents, paid users, and the public and damages District property. This Policy is intended to provide a means by which the District may tow such improperly Parked Vehicles and Vessels, subject to certain exceptions.

**SECTION 2. DEFINITIONS.**

- A. *Abandoned.* Any Vehicle or Vessel that, for a period of two (2) weeks, has not been operational or has otherwise not been moved shall be deemed abandoned.
- B. *Overnight.* Between the hours of 11:00 p.m. and 5:00 a.m. daily.
- C. *Park.* To leave a Vehicle or Vessel unattended by its owner or user.
- D. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action, as identified at **Exhibit A**. All District roads are considered Tow-Away Zones during Overnight hours.
- E. *Vehicle.* Any mobile item which normally uses wheels and is capable of being used as a means of transportation for persons or property.
- F. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

**SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS.**

- A. *Tow-Away Zones.* The areas indicated on the map attached hereto as **Exhibit A**, including all roadways within the District, are hereby designated as Tow-Away Zones during Overnight hours for all Vehicles. Further, Vehicles may not Park at any time on any District property that is not designated for Parking; such prohibited Parking areas include, but are not limited to, grassy or landscaped common areas, grassy or landscaped areas near the ponds, and grassy or landscaped areas bordering the roadways. Parking any Vehicle on District-owned grassy and/or landscaped areas is expressly prohibited at all times, unless an express exception is granted by the District in writing in advance. Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with

**all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

- B. *Abandoned Vehicles and Vessels.* Abandoned Vehicles and Vessels are not permitted to be Parked on District property at any time and are subject to towing at the owner's expense.
- C. *Manner of Parking.* Vehicles and Vessels may not be Parked such that they utilize more than one (1) marked parking space, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same.
- D. *Exceptions.*
  - a. Special Circumstances. District staff may issue a Parking permit to authorize an exception to this Policy for special events or as necessitated by special circumstances, in which case the Parking permit shall be for a limited time and shall be posted in the windshield of the Vehicle or Vessel.
  - b. Vendors and Food Trucks. Food Trucks invited to special District events and District vendors performing District business are exempt from this Policy; provided, however, that such Food Trucks and vendors may not Park in a manner which threatens the health, safety, and welfare of District residents and guests, or causes property damage, and are subject to special instructions issued by the District for their Parking.
  - c. Delivery Vehicles and Governmental Vehicles. Delivery Vehicles, including, but not limited to, Vehicles associated with U.S.P.S., U.P.S., Fed Ex, moving companies, and District vendors are exempt from this Policy while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

#### **SECTION 4. ENFORCEMENT.**

- A. *Towing.* Vehicles or Vessels Parked in violation of this Policy may be towed in the District's sole discretion and in accordance with the requirements and procedures set forth at Section 5 herein.
- B. *Amenity Suspension.* The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Policy, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

#### **SECTION 5. TOWING/REMOVAL PROCEDURES.**

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Signage providing notice shall be approved by the District's Board of Supervisors and shall be posted on District property in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To the extent that the District has entered into an agreement with an authorized towing service in accordance with Section 5.C., such towing service may patrol the District for Policy violations (i.e., “roam” towing) and remove any Vehicle or Vessel parked in a way that violates this Policy. Any such removal, including towing fees, release fees, storage fees, etc., shall be at the owner’s expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 6. PARKING AT YOUR OWN RISK.** Any permitted Parking pursuant to this Policy is at the driver’s own risk. The District assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or Vehicles or Vessels. Parking is subject to all applicable Flagler County laws, ordinances, and regulations, and law enforcement may take action to enforce all such laws, ordinances, and regulations.

**SECTION 7. AMENDMENTS.** Designated Amenity Parking areas may be added to or removed from this Policy without a formal hearing by motion of the District’s Board of Supervisors, subject to installation of proper signage, adoption of a new map, and compliance with all other requirements of Florida law. Requirements of this Policy may be suspended by the District’s Board of Supervisors or by the District Manager for good cause.

### **Exhibit A: Parking Map**

Specific Authority: §§ 190.011(5), 190.012(2)(d), and 190.041, *Fla. Stat.*  
Effective date: May 7, 2026

# EXHIBIT A

All areas highlighted in yellow are considered Tow-Away Zones during Overnight hours.



**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4C**

## TOWING SERVICES AGREEMENT

**THIS AGREEMENT (“Agreement”)** is made and entered into this 7th day of May, 2026 by and between:

**COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

**R&R TOWING AND RECOVERY LLC**, a Florida limited liability company with a mailing address of 36 Braddock Lane, Palm Coast, Florida 32137 (“**Contractor**”).

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the District has adopted *Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Rules**”); and

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules (“**Services**”); and

**WHEREAS**, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

**WHEREAS**, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the District Manager (Raymond Passaro of Wrathell, Hunt & Associates, LLC), or his designee, and the Community Manager (Stephen Ervin of Folio Association Management), or his designee (“**District Representatives**”). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

**SECTION 3. COMPENSATION.** Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

**SECTION 4. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

**SECTION 5. INSURANCE.**

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:
  - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:
    - 1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.
  - iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the

additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**SECTION 9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 10. ASSIGNMENT.** Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 11. NOTICES.** All notices, requests, consents, and other communications hereunder (each a “**Notice**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

- A. If to the District:**           **Colbert Landings Community Development District**  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager
- With a copy to:**           **Kilinski | Van Wyk PLLC**  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: Colbert Landings CDD, District Counsel
- B. If to Contractor:**           **R&R Towing and Recovery LLC**  
36 Braddock Lane  
Palm Coast, Florida 32137  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

**SECTION 12. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard of Wrathell, Hunt & Associates, LLC** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or

confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**SECTION 13. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Flagler County, Florida.

**SECTION 14. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 15. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

**SECTION 16. SCRUTINIZED COMPANIES.** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found

to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

**SECTION 17. PUBLIC ENTITY CRIMES.** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**SECTION 18. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 19. INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 20. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

**SECTION 23. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

**COLBERT LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**R&R TOWING AND RECOVERY LLC,**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Parking Rules

DRAFT

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2026-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Colbert Landings Community Development District (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**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (Fiscal Year 2026/2027), attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7th day of May, 2026.

ATTEST:

**COLBERT LANDINGS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 1, 2026</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>November 3, 2026</b>	<b>Landowners' Meeting</b>	<b>8:30 AM</b>
<b>November 5, 2026</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>December 3, 2026</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>January 7, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>February 4, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>March 4, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>April 1, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>May 6, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>June 3, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>July 1, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>August 5, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>
<b>September 2, 2027</b>	<b>Regular Meeting</b>	<b>12:30 PM</b>

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**COLBERT LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2026**

**COLBERT LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 199,077	\$ -	\$ -	\$ 199,077
Investments				
Revenue - 2023A1	-	153,871	-	153,871
Revenue - 2023A2	-	147,210	-	147,210
Reserve - 2023A1	-	72,197	-	72,197
Reserve - 2023A2	-	71,366	-	71,366
Prepayment - 2023-1	-	31,804	-	31,804
Prepayment - 2023A2	-	27,991	-	27,991
Construction - 2023A1	-	-	17	17
Construction - 2023A2	-	-	4,183	4,183
Utility deposit	80	-	-	80
Due from Landowner	75,642	-	2,246	77,888
Due from general fund	-	-	259	259
Total assets	<u>\$ 274,799</u>	<u>\$504,439</u>	<u>\$ 6,705</u>	<u>\$ 785,943</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Contracts payable	-	-	6,604	6,604
Landowner advance	6,000	-	-	6,000
Due to Landowner	-	-	12	12
Due to capital projects fund	259	-	-	259
Total liabilities	<u>6,259</u>	<u>-</u>	<u>6,616</u>	<u>12,875</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	75,642	-	2,233	77,875
Total deferred inflows of resources	<u>75,642</u>	<u>-</u>	<u>2,233</u>	<u>77,875</u>
Fund balances:				
Restricted for:				
Debt service	-	504,439	-	504,439
Capital projects	-	-	(2,144)	(2,144)
Unassigned	192,898	-	-	192,898
Total fund balances	<u>192,898</u>	<u>504,439</u>	<u>(2,144)</u>	<u>695,193</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 274,799</u>	<u>\$504,439</u>	<u>\$ 6,705</u>	<u>\$ 785,943</u>

**COLBERT LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,214	\$ 299,679	\$ 305,737	98%
Assessment levy: off-roll	-	-	54,607	0%
Landowner contribution	\$ -	\$ 56,281	\$ 333,806	17%
Total revenues	<u>3,214</u>	<u>355,960</u>	<u>694,150</u>	51%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	1,288	0%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	1,809	4,446	15,000	30%
Engineering	-	-	2,000	0%
Audit	-	-	5,400	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,000	2,000	50%
Dissemination agent - 2nd bond series*	-	-	2,000	0%
Trustee	-	4,496	8,500	53%
EMMA software service	-	-	2,000	0%
Telephone	17	100	200	50%
Postage	12	107	500	21%
Printing & binding	42	250	500	50%
Legal advertising	80	80	1,500	5%
Annual special district fee	-	175	175	100%
Insurance	-	5,512	6,350	87%
Contingencies/bank charges	85	495	750	66%
Website hosting & maintenance	850	850	705	121%
Website ADA compliance	-	-	210	0%
Tax collector	64	5,994	6,370	94%
Total professional & administrative	<u>7,126</u>	<u>47,505</u>	<u>104,448</u>	45%

**COLBERT LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Field operations accounting	200	1,200	2,400	50%
Landscape maintenance	8,069	48,414	125,000	39%
Landscape replacement	-	-	15,000	0%
Irrigation repairs	-	1,101	3,500	31%
Pond maintenance	2,060	12,060	24,000	50%
Wetland monitoring	-	-	10,000	0%
Nuisance exotic plant removal	-	-	19,876	0%
Walking trails	-	-	2,500	0%
Dog stations	-	-	3,000	0%
Lift station	-	-	10,000	0%
Pressuer washing	-	-	7,500	0%
Misc. repairs & replacements	-	-	10,000	0%
Holiday lights	-	-	5,000	0%
<b>Amenitites</b>				
Operatoins management	1,122	6,732	40,392	17%
Pool maintenance	1,600	7,970	19,200	42%
Repairs & maintenance	-	-	3,500	0%
Court maintenance	2,575	2,575	1,500	172%
Tot lot maintenance	-	-	1,500	0%
Janitorial	1,125	5,400	9,600	56%
Access control/monitoring	-	710	14,500	5%
Potable water	-	-	1,500	0%
Electricity - amenity	540	2,612	5,000	52%
Internet	-	500	2,484	20%
Insurance - property	-	15,708	90,000	17%
<b>Utilities</b>				
Electricity - common	262	1,255	12,000	10%
Water - reclaimed	265	1,274	-	N/A
Streetlights	5,182	25,541	105,000	24%
Total field operations	<u>23,000</u>	<u>133,052</u>	<u>543,952</u>	24%
Total expenditures	<u>30,126</u>	<u>180,557</u>	<u>648,400</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	(26,912)	175,403	45,750	
Fund balances - beginning	219,810	17,495	-	
Fund balances - ending	<u>\$ 192,898</u>	<u>\$ 192,898</u>	<u>-</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 MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 3,072	\$ 286,410	\$ 293,598	98%
Assessment prepayments	-	38,493	-	N/A
Interest	1,237	4,669	-	N/A
Total revenues	<u>4,309</u>	<u>329,572</u>	<u>293,598</u>	112%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - Series 2023-1	-	-	30,000	0%
Principal - Series 2023-2	-	-	25,000	0%
Prepayment	-	20,000	-	N/A
Interest - Series 2023-1	-	58,566	121,340	48%
Interest - Series 2023-2	-	57,341	114,683	50%
Total debt service	<u>-</u>	<u>135,907</u>	<u>291,023</u>	47%
<b>Other fees &amp; charges</b>				
Tax collector	61	5,728	6,117	94%
Total other fees and charges	<u>61</u>	<u>5,728</u>	<u>6,117</u>	94%
Total expenditures	<u>61</u>	<u>141,635</u>	<u>297,140</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	4,248	187,937	(3,542)	
Fund balances - beginning	500,191	316,502	340,917	
Fund balances - ending	<u>\$ 504,439</u>	<u>\$ 504,439</u>	<u>\$ 343,000</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 MARCH 31, 2026**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 10	\$ 73
Total revenues	10	73
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	10	73
Fund balances - beginning	(2,154)	(2,217)
Fund balances - ending	\$ (2,144)	\$ (2,144)

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

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The Board of Supervisors of the Colbert Landings Community Development District held a Regular Meeting on March 5, 2026 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
Ray Passaro	Wrathell, Hunt and Associates LLC (WHA)
Mary Grace Henley (via telephone)	District Counsel
Jennifer Kilinski (via telephone)	Kilinski I Van Wyk PLLC
Matt Lahti	District Engineer
Sete Zare (via telephone)	MBS Capital (Bond Underwriter)
George Smith (via telephone)	Greenberg Traurig (Bond Counsel)
Dayvin Oliver	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Passaro called the meeting to order at 12:34 p.m. Supervisors Owens, Schiffer and Germino were present. Supervisors Bock and Camacho were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Cecil Camacho [Seat 3]**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Cecil Camacho from Seat 3, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

44 Mr. Owens nominated Dayvin Oliver to fill Seat 3. No other nominations were made.

45 **On MOTION by Ms. Schiffer and seconded by Mr. Owens, with all in favor, the**  
46 **appointment of Dayvin Oliver to fill Seat 3, was approved.**

47  
48 • **Administration of Oath of Office (the following will be provided in a separate package)**

49 Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of  
50 Office to Dayvin Oliver. The following items were provided and will be explained to Mr. Oliver  
51 after the meeting:

52 **A. Required Ethics Training and Disclosure Filing**

53 • **Sample Form 1 2023/Instructions**

54 Mr. Passaro reminded the other Board Members of the July 1, 2026 deadline to file their  
55 Form 1 electronically.

56 **B. Membership, Obligations and Responsibilities**

57 **C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and**  
58 **Employees**

59 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other**  
60 **local Public Officers**

61  
62 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-01,**  
63 **Electing and Removing Officers of the**  
64 **District and Providing for an Effective Date**  
65

66 Mr. Passaro presented Resolution 2026-01. Mr. Owens nominated the following slate:

- |    |                 |                     |
|----|-----------------|---------------------|
| 67 | Martha Schiffer | Chair               |
| 68 | Michael Owens   | Vice Chair          |
| 69 | Megan Germino   | Assistant Secretary |
| 70 | Rose Bock       | Assistant Secretary |
| 71 | Dayvin Oliver   | Assistant Secretary |
| 72 | Raymond Passaro | Assistant Secretary |

73 No other nominations were made.

74 This Resolution removes the following from the Board:

- |    |                |                     |
|----|----------------|---------------------|
| 75 | Cecil Camacho  | Assistant Secretary |
| 76 | Kristen Thomas | Assistant Secretary |

77 The following prior appointments by the Board remain unchanged by this Resolution:

78	Craig Wrathell	Secretary
79	Daniel Rom	Assistant Secretary
80	Craig Wrathell	Treasurer
81	Jeff Pinder	Assistant Treasurer

<p>82 <b>On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,</b></p> <p>83 <b>Resolution 2026-01, Electing, as nominated, and Removing Officers of the</b></p> <p>84 <b>District and Providing for an Effective Date, was adopted.</b></p>
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**SIXTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer’s Report for Colbert Landings CDD Phase 2**

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90 Mr. Lahti stated the Phase 2 Project infrastructure improvements were completed; as  
91 such, he prepared the Supplemental Engineer’s Report for the Colbert Landings CDD Phase 2  
92 Project for the upcoming bond issue. He noted the following:

- 93 ➤ The Phase 2 Capital Improvement Plan (CIP) estimated project cost is \$5,577,014.71.
- 94 ➤ The Phase 2 improvements consist of utilities; water, sewer and reuse; certain off-site  
95 road improvements; and common area infrastructure.
- 96 ➤ All the applicable permits are in place and were closed out and the work was completed.

97 Ms. Schiffer asked if Meritage Homes will be doing the second lift of asphalt. Mr. Lahti  
98 replied affirmatively.

99

**SEVENTH ORDER OF BUSINESS**

**Presentation of Second Supplemental Special Assessment Methodology Report**

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103 Mr. Passaro presented the Preliminary Second Supplemental Special Assessment  
104 Methodology Report for Colbert Landings CDD Phase 2 dated March 5, 2026. He noted the  
105 following:

- 106 ➤ This Report presents the projections for the second bond issuance to finance a portion  
107 of the CDD’s CIP described in the Supplemental Engineer’s Report for Colbert Landings CDD  
108 Phase 2.
- 109 ➤ The Development of the CDD is anticipated to be conducted by Meritage Homes of  
110 Florida, Inc., and Taylor Morrison of Florida, Inc.
- 111 ➤ Consistent with the Master Methodology and as set forth in the Developer’s Joint  
112 Development Agreement, lots with a building pad of 45’ or below will be treated as a Single-

113 Family 50’ units and lots with a building pad above 45’ will be treated as a Single-family 60’  
114 units.

115 ➤ The current Development Plan anticipates 374 Single-family 50’ units and 108 Single-  
116 family 60’ units; the Phase 2 Project is anticipated to account for 192 Single-family 50’ units and  
117 77 Single-family 60’ units.

118 Mr. Passaro reviewed Appendix Tables 1 through 6, reflecting the Development Plan,  
119 CIP Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation of  
120 CIP and Bond Assessment Apportionment.

121 ➤ The Phase 2 CIP estimated projected cost is \$5,577,015.40.

122 ➤ The CDD anticipates issuing bonds in the approximate principal amount of  
123 \$5,480,000.00 to finance a portion of the Phase 2 Project costs of approximately \$4,791,897.79.

124

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Authorizing the Issuance of Not to Exceed \$6,500,000 Aggregate Principal Amount of its Colbert Landings Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Three), in One or More Series (The “Series 2026 Bonds”); Determining Certain Details of The Series 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture; Authorizing the Negotiated Sale of The Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to The Series 2026 Bonds and Awarding The Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in This Resolution; Approving the Form of and Authorizing the Distribution of the Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection with the Offering for Sale of The Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of Continuing Disclosure Agreements for The Series 2026 Bond and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026**

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154 **Bond Proceeds; Authorizing the Proper Officials**  
155 **to Do All Things Deemed Necessary in**  
156 **Connection with the Issuance, Sale and Delivery**  
157 **of The Series 2026 Bonds; Making Certain**  
158 **Declarations; Appointing a Trustee; Providing**  
159 **for the Registration of The Series 2026 Bonds**  
160 **Pursuant to the DTC Book-Entry System;**  
161 **Providing an Effective Date and for Other**  
162 **Purposes**

163  
164 Mr. Smith presented Resolution 2026-02, which is the Supplemental Bond Resolution to  
165 the 2023 Master Bond Resolution, which accomplishes the following:

- 166 ➤ Approves the issuance of bonds in a not-to-exceed principal amount of \$6,500,000.
- 167 ➤ Authorizes and approves, in substantial form, the documents needed to market, price,  
168 and sell the bonds, including the First Supplemental Trust Indenture, Bond Purchase  
169 Agreement, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and  
170 the Supplemental Engineer’s Report and Preliminary Second Supplemental Special Assessment  
171 Methodology Report for Colbert Landings CDD Phase 2
- 172 ➤ Approves MBS Capital Markets as the Underwriter.
- 173 ➤ Delegates authority to the Chair to execute the Bond Purchase Agreement with MBS  
174 Capital Markets upon pricing without the need to hold a Special Meeting, provided the terms  
175 are within the parameters set forth in Section 7.
- 176 ➤ The principal amount of the bonds is likely closer to \$5,480,000; the \$6,500,000 amount  
177 includes a buffer in case the market conditions change.

178 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
179 **Resolution 2026-02, Authorizing the Issuance of Not to Exceed \$6,500,000**  
180 **Aggregate Principal Amount of its Colbert Landings Community Development**  
181 **District Special Assessment Revenue Bonds, Series 2026 (Assessment Area**  
182 **Three), in One or More Series (The “Series 2026 Bonds”); Determining Certain**  
183 **Details of The Series 2026 Bonds; Approving the Form of and Authorizing the**  
184 **Execution and Delivery of a Third Supplemental Trust Indenture; Authorizing**  
185 **the Negotiated Sale of The Series 2026 Bonds; Appointing an Underwriter;**  
186 **Approving the Form of and Authorizing the Execution and Delivery of a Bond**  
187 **Purchase Contract with Respect to The Series 2026 Bonds and Awarding The**  
188 **Series 2026 Bonds to the Underwriter Named Therein Pursuant to the**  
189 **Parameters Set Forth in This Resolution; Approving the Form of and**  
190 **Authorizing the Distribution of the Preliminary Limited Offering Memorandum**  
191 **and its Use by the Underwriter in Connection with the Offering for Sale of The**  
192 **Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited**  
193 **Offering Memorandum; Authorizing the Execution and Delivery of Continuing**

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**Disclosure Agreements for The Series 2026 Bond and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of The Series 2026 Bonds; Making Certain Declarations; Appointing a Trustee; Providing for the Registration of The Series 2026 Bonds Pursuant to the DTC Book-Entry System; Providing an Effective Date and for Other Purposes**

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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Setting Forth the Specific Terms Of The District’s Special Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings and Adopting and Confirming an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing For Conflicts, Severability and an Effective Date**

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Ms. Kilinski presented Resolution 2026-03, known as the Supplemental Assessment Resolution, which accomplishes the following:

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- Approves, in substantial form, the Supplemental Engineer’s Report and the Preliminary Second Supplemental Special Assessment Methodology Report for Colbert Landings CDD Phase 2 that were just reviewed and delegates authority to update the Reports and to reattach them after final pricing of the bonds.
- Authorizes the CDD to proceed with the bond issuance and assess the property based on the bond sizing for Assessment Area Three.
- Delegates authority for the CDD and Staff to finalize, effectuate the execution and delivery of all ancillary financing documents, including the maturity and coupons of the 2026 bonds, the sources and uses of funds, as well as the Annual Debt Service Payment Schedule, after closing on the bonds.

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Ms. Kilinski stated this Resolution is typically called the Breakdown Resolution. It will be the actual Resolution that levies the lien for purposes of repayment of the 2026 Bonds;

234 provided the terms are within the parameters set forth in Resolution 2026-02. As such, the CDD  
235 can proceed with closing on the bonds, without the need to hold a Special Meeting. This  
236 Resolution then will be supplemented with the final terms of the bond(s).

237 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
238 **Resolution 2026-03, Setting Forth the Specific Terms Of The District’s Special**  
239 **Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings**  
240 **and Adopting and Confirming an Engineer’s Report and a Supplemental**  
241 **Assessment Report; Delegating Authority to Prepare Final Reports and Update**  
242 **this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds;**  
243 **Addressing the Allocation and Collection of the Assessments Securing the**  
244 **Series 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments;**  
245 **Providing for the Supplementation of the Improvement Lien Book; and**  
246 **Providing For Conflicts, Severability and an Effective Date, was adopted.**

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249 **TENTH ORDER OF BUSINESS**

**Consideration of Ancillary Financing Documents**

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252 Ms. Kilinski presented the following, which are similar in form to those approved at the  
253 last bond issue:

254 **A. Collateral Assignments**

255 **B. Completion Agreements**

256 The Completion Agreement is for the second lift of asphalt.

257 **C. Declarations of Consent**

258 **D. Acquisition Agreements**

259 Preparation of the acquisition packages for the improvements the CDD is contemplating  
260 financing today is underway.

261 Ms. Kilinski stated, because the CDD has fully platted property, a True-up Agreement is  
262 not necessary. She requested approving all in substantial form. The reimbursement requisition  
263 and payout application documents should be sent to Chris Ward and Mr. Lahti.

264 **On MOTION by Mr. Owens and seconded by Ms. Schiffer, with all in favor, the**  
265 **Ancillary Financing Documents, including the Collateral Assignments,**  
266 **Completion Agreements, Declarations of Consent and Acquisition Agreements,**  
267 **all in substantial form, were approved.**

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270 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Greenberg Traurig P.A. Bond Counsel Engagement Agreement**

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273 Due to his prior firm being dissolved, Mr. Smith presented the Greenberg Traurig P.A.  
274 Engagement Letter to serve as Bond Counsel. The fees, terms and responsibilities are the same  
275 as in the prior Agreement with the other firm.

276 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
277 **the Greenberg Traurig P.A. Bond Counsel Engagement Agreement, was**  
278 **approved.**

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**TWELFTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.**

287 Mr. Passaro presented the Audited Annual Financial Report for the Fiscal Year Ended  
288 September 30, 2024 and noted the pertinent information. There were no findings,  
289 recommendations, deficiencies on internal control or instances of non-compliance; it was a  
290 clean audit.

291 **A. Consideration of Resolution 2026-04, Hereby Accepting the Audited Annual Financial**  
292 **Report for the Fiscal Year Ended September 30, 2024**

293 References to Silverado CDD in the Management Letter will be corrected.

294 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
295 **Resolution 2026-04, Hereby Accepting the Audited Annual Financial Report for**  
296 **the Fiscal Year Ended September 30, 2024, was adopted.**

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**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 3, 4 & 5]**

307 Mr. Passaro presented Resolution 2026-05. Seats 3, 4 and 5, currently held by Dayvin  
308 Oliver, Megan Germino and Rose Bock, respectively, will be up for election at the Landowners'  
309 Election. The time for the Landowners' Election will be inserted into Resolution 2026-05.

310 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
311 **Resolution 2026-05, as amended, Designating November 3, 2026 at 8:30 a.m.,**  
312 **at the Flagler County Government Services Building, 1769 E. Moody Blvd.,**

313 **Building 2, 1st Floor Conference Room, Bunnell, Florida 32110, as the Date,**  
 314 **Time and Location for Landowners’ Meeting and Election; Providing for**  
 315 **Publication; Establishing Forms for the Landowner Election; and Providing for**  
 316 **Severability and an Effective Date, was adopted.**

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319 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement**

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326 Mr. Passaro presented Resolution 2026-06. Ms. Henley stated she worked with the  
327 Chair and the District Manager on the drop policies for overnight towing on CDD roads.

328 Discussion ensued regarding changing the overnight hours, the requirement to hold a  
329 public hearing if the CDD enters into an Agreement with a towing company, and Staff and Field  
330 Operations selecting a towing company.

331 The following change will be made:

332 Exhibit A, Rules, Section 2: Change “10:00 p.m.” to “11:00 p.m.”

333 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
 334 **Resolution 2026-06, as amended, to Designate May 7, 2026 at 12:30 p.m., at**  
 335 **the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2,**  
 336 **1st Floor Conference Room, Bunnell, Florida 32110, as the Date, Time and Place**  
 337 **of a Public Hearing and Authorization to Publish Notice of Such Hearing for the**  
 338 **Purpose of Adopting Rules Relating to Parking and Parking Enforcement, was**  
 339 **adopted.**

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342 **FIFTEENTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

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346 **A. October 1, 2024 – September 30, 2025 [Posted]**

347 Mr. Passaro noted that the 2025 Goals and Objectives Reporting was completed and  
348 posted on the website.

349 **On MOTION by Mr. Owens and seconded by Ms. Schiffer, with all in favor, the**  
 350 **Fiscal Year 2025 Goals and Objectives Reporting, was ratified,**

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**B. October 1, 2025 – September 30, 2026**

353 Mr. Passaro presented the Goals and Objectives Reporting Fiscal Year 2026 Performance  
354 Measures and Standards.

355 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
356 **the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures**  
357 **and Standards, were approved.**

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360 **SIXTEENTH ORDER OF BUSINESS**

**Consideration of MBS Capital Markets, LLC  
361 Supplement to Investment Banking  
362 Agreement Dated March 28, 2023  
363 Regarding Bond Issuance**

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365 Ms. Zare presented the MBS Capital Markets, LLC Supplement to the Investment  
366 Banking Agreement dated March 28, 2023, which is specific to this bond issue; the terms and  
367 conditions are the same.

368 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
369 **MBS Capital Markets, LLC Supplement to Investment Banking Agreement**  
370 **Dated March 28, 2023 Regarding Bond Issuance, was approved.**

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373 **SEVENTEENTH ORDER OF BUSINESS**

**Ratification Items**

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375 **A. The Lake Doctors, Inc. First Amendment to Agreement for Lake Management Services**

376 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
377 **The Lake Doctors, Inc. First Amendment to Agreement for Lake Management**  
378 **Services, was ratified.**

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380 **B. City of Palm Coast Utility Easement**

381 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
382 **the City of Palm Coast Utility Easement, was ratified.**

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385 **EIGHTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
386 Statements as of January 31, 2026**

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388 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**  
389 **the Unaudited Financial Statements as of January 31, 2026, were accepted.**

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392 **NINETEENTH ORDER OF BUSINESS**

**Approval of August 7, 2025 Public Hearings  
393 and Regular Meeting Minutes**

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On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the August 7, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

**TWENTIETH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kilinski|Van Wyk, PLLC**

Ms. Henley discussed legislative bills she is monitoring. Updates will be provided once the legislative session ends.

**B. District Engineer: Gulfstream Design Group, LLC**

Mr. Lahti will check for emails regarding the second lift of asphalt project and will confirm if all the permits were transferred into the CDD's name.

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

Mr. Passaro stated a lock was placed on the pickleball gate, due to complaints of nonresidents accessing the courts.

- **NEXT MEETING DATE: April 2, 2026 at 12:30 PM**
  - **QUORUM CHECK**

The next meeting will be on April 2, 2026, unless canceled.

Discussion ensued regarding establishing a quorum for the May 7, 2026 meeting.

**TWENTY-FIRST ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWENTY-SECOND ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**TWENTY-THIRD ORDER OF BUSINESS****Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair

**COLBERT LANDINGS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 2, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>12:30 PM</del>
<b>November 6, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>12:30 PM</del>
<b>December 4, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>12:30 PM</del>
<b>February 5, 2026 CANCELED</b>	<del>Regular Meeting</del>	<del>12:30 PM</del>
<b>March 5, 2026</b>	Regular Meeting	12:30 PM
<b>April 2, 2026 CANCELED</b>	<del>Regular Meeting</del>	<del>12:30 PM</del>
<b>May 7, 2026</b>	<b>Public Hearings and Regular Meeting</b> <i>Presentation of FY2027 Proposed Budget</i> <i>Adoption of Rules Relating to Parking and</i> <i>Parking Enforcement</i>	12:30 PM
<b>June 4, 2026</b>	Regular Meeting	12:30 PM
<b>July 2, 2026</b>	Regular Meeting	12:30 PM
<b>August 6, 2026</b>	Regular Meeting	12:30 PM
<b>September 3, 2026</b>	Regular Meeting	12:30 PM

**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 two 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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

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

**Standard:** CDD website contains 100% of the following information: Most recent link to 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 transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No