

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

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

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

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 318,476
Allowable discounts (4%)	-				(12,739)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	305,737
Assessment levy: off-roll	-	-	-	-	54,607
Landowner contribution	687,420	52,814	334,401	387,215	333,806
Total revenues	687,420	52,814	334,401	387,215	694,150
EXPENDITURES					
Professional & administrative					
Supervisors	1,288	-	1,288	1,288	1,288
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	1,439	3,500	4,939	15,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	6,700	-	5,300	5,300	5,400
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Dissemination agent - 2nd bond series*	-	-	-	-	2,000
Trustee	4,500	8,492	-	8,492	8,500
EMMA software service	-	-	-	-	2,000
Telephone	200	100	100	200	200
Postage	500	22	478	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,350
Contingencies/bank charges	750	547	203	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	123	-	123	6,370
Total professional & administrative	90,528	42,053	40,829	82,882	104,448

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

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

* These items will be realized when bonds are issued

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 1,288
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt	
Dissemination agent - 2nd bond series*	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt	
Trustee	8,500
Annual fee for the service provided by trustee, paying agent and registrar.	
EMMA	2,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,350
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	6,370

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

EXPENDITURES (continued)

Field operations

Field operations accounting	2,400
Landscape maintenance	125,000
Landscape replacement	15,000
Irrigation repairs	3,500
Pond maintenance	24,000
Wetland monitoring	10,000
Nuisance exotic plant removal	19,876
Walking trails	2,500
Dog stations	3,000
Lift station	10,000
Pressure washing	7,500
Misc. repairs & replacements	10,000
Holiday lights	5,000

Amenities

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

Utilities

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

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

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

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

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

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			57,341.25	57,341.25	1,890,000.00
05/01/26	25,000.00	5.150%	57,341.25	82,341.25	1,865,000.00
11/01/26			56,697.50	56,697.50	1,865,000.00
05/01/27	25,000.00	5.150%	56,697.50	81,697.50	1,840,000.00
11/01/27			56,053.75	56,053.75	1,840,000.00
05/01/28	30,000.00	5.150%	56,053.75	86,053.75	1,810,000.00
11/01/28			55,281.25	55,281.25	1,810,000.00
05/01/29	30,000.00	5.150%	55,281.25	85,281.25	1,780,000.00
11/01/29			54,508.75	54,508.75	1,780,000.00
05/01/30	30,000.00	5.350%	54,508.75	84,508.75	1,750,000.00
11/01/30			53,706.25	53,706.25	1,750,000.00
05/01/31	35,000.00	5.350%	53,706.25	88,706.25	1,715,000.00
11/01/31			52,770.00	52,770.00	1,715,000.00
05/01/32	35,000.00	5.350%	52,770.00	87,770.00	1,680,000.00
11/01/32			51,833.75	51,833.75	1,680,000.00
05/01/33	40,000.00	5.350%	51,833.75	91,833.75	1,640,000.00
11/01/33			50,763.75	50,763.75	1,640,000.00
05/01/34	40,000.00	5.350%	50,763.75	90,763.75	1,600,000.00
11/01/34			49,693.75	49,693.75	1,600,000.00
05/01/35	40,000.00	6.050%	49,693.75	89,693.75	1,560,000.00
11/01/35			48,483.75	48,483.75	1,560,000.00
05/01/36	45,000.00	6.050%	48,483.75	93,483.75	1,515,000.00
11/01/36			47,122.50	47,122.50	1,515,000.00
05/01/37	50,000.00	6.050%	47,122.50	97,122.50	1,465,000.00
11/01/37			45,610.00	45,610.00	1,465,000.00
05/01/38	50,000.00	6.050%	45,610.00	95,610.00	1,415,000.00
11/01/38			44,097.50	44,097.50	1,415,000.00
05/01/39	55,000.00	6.050%	44,097.50	99,097.50	1,360,000.00
11/01/39			42,433.75	42,433.75	1,360,000.00
05/01/40	55,000.00	6.050%	42,433.75	97,433.75	1,305,000.00
11/01/40			40,770.00	40,770.00	1,305,000.00
05/01/41	60,000.00	6.050%	40,770.00	100,770.00	1,245,000.00
11/01/41			38,955.00	38,955.00	1,245,000.00
05/01/42	65,000.00	6.050%	38,955.00	103,955.00	1,180,000.00
11/01/42			36,988.75	36,988.75	1,180,000.00
05/01/43	70,000.00	6.050%	36,988.75	106,988.75	1,110,000.00
11/01/43			34,871.25	34,871.25	1,110,000.00
05/01/44	75,000.00	6.050%	34,871.25	109,871.25	1,035,000.00
11/01/44			32,602.50	32,602.50	1,035,000.00
05/01/45	75,000.00	6.300%	32,602.50	107,602.50	960,000.00
11/01/45			30,240.00	30,240.00	960,000.00
05/01/46	80,000.00	6.300%	30,240.00	110,240.00	880,000.00
11/01/46			27,720.00	27,720.00	880,000.00
05/01/47	85,000.00	6.300%	27,720.00	112,720.00	795,000.00
11/01/47			25,042.50	25,042.50	795,000.00
05/01/48	95,000.00	6.300%	25,042.50	120,042.50	700,000.00
11/01/48			22,050.00	22,050.00	700,000.00
05/01/49	100,000.00	6.300%	22,050.00	122,050.00	600,000.00
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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/50			15,592.50	15,592.50	495,000.00
05/01/51	110,000.00	6.300%	15,592.50	125,592.50	385,000.00
11/01/51			12,127.50	12,127.50	385,000.00
05/01/52	120,000.00	6.300%	12,127.50	132,127.50	265,000.00
11/01/52			8,347.50	8,347.50	265,000.00
05/01/53	130,000.00	6.300%	8,347.50	138,347.50	135,000.00
11/01/53			4,252.50	4,252.50	135,000.00
05/01/54	135,000.00	6.300%	4,252.50	139,252.50	-
Total	1,890,000.00		2,229,715.00	4,119,715.00	

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Series 2023-1 (AA1)

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

Series 2023-2 (AA2)

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

Off-Roll Assessments

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