



**SAIL HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 12, 2026  
6:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.sailharbourcdd.org](http://www.sailharbourcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
Cypress Living  
16451 HealthPark Commons Drive  
Fort Myers, Florida 33908  
**REGULAR BOARD MEETING**  
October 12, 2026  
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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  - 1. Update on Ownership and Responsibility of CDD and in Relation to HOA/POA Agreement
- H. New Business
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- I. Administrative Matters
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- J. Board Member Comments
- K. Adjourn

Publication Date  
2026-09-28

Subcategory  
Miscellaneous Notices

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sail Harbour Community Development District will hold Regular Meetings at Cypress Living located at 16451 HealthPark Commons Drive, Fort Myers, Florida 33908 at 6:00 p.m. on the following dates:

October 12, 2026

January 11, 2027

March 8, 2027

April 12, 2027

June 14, 2027

August 9, 2027

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
[www.sailharbourcdd.org](http://www.sailharbourcdd.org)  
September 28, 2026 12649821

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
AUGUST 10, 2026**

**A. CALL TO ORDER**

The August 10, 2026, Regular Board Meeting of the Sail Harbour Community Development District (the “District”) was called to order at 6:00 p.m. at Cypress Living located at 16451 HealthPark Commons Drive, Fort Myers, Florida 33908.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on July 21, 2026, and July 28, 2026, as legally required.

**C. ESTABLISH A QUORUM**

It was noted that a quorum was established by the presence of:

|                  |                  |         |
|------------------|------------------|---------|
| Chairperson      | Susan Balaun     | Present |
| Vice Chairperson | Patricia Myers   | Present |
| Supervisor       |                  | Vacant  |
| Supervisor       | Kathy Jones      | Present |
| Supervisor       | Irene Imbasciani | Present |

Staff members in attendance were:

|                   |                         |                                                  |
|-------------------|-------------------------|--------------------------------------------------|
| District Manager  | Kathleen Meneely        | Special District Services                        |
| District Counsel  | Ginger Wald (via phone) | Billing, Cochran, Lyles,<br>Mauro & Ramsey, P.A. |
| District Engineer | Mark Zordan             | APEX Engineering, Inc.                           |

Also present were Lana Krefta, Resident; Janet Schill, Resident; and Leanne Olson of Apex Engineering.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. April 13, 2026, Regular Board Meeting**

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and passed unanimously approving the minutes of the April 13, 2026, Regular Board Meeting, as presented.

## **G. PUBLIC HEARING**

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

### **1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Fort Myers News-Press* on July 21, 2026, and July 28, 2026, as legally required.

### **2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget**

Ms. Meneely noted that notices had been sent to residents and that she had received and responded to several telephone inquiries regarding the budget.

There were no public comments on the Fiscal Year 2026/2027 Final Budget.

### **3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget**

Resolution No. 2026-02 was presented, entitled:

#### **RESOLUTION NO. 2026-02**

#### **A RESOLUTION OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

A **motion** was made by Ms. Myers, seconded by Ms. Jones and unanimously passed adopting Resolution No. 2026-02, adopting the Fiscal Year 2026/2027 Final Budget, as presented.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

## **H. OLD BUSINESS**

### **1. Update on Ownership and Responsibility of CDD and in Relation to HOA/POA Agreement**

Discussion ensued regarding the existing agreement between the CDD and HOA and the respective ownership and maintenance responsibilities for District infrastructure and the stormwater management system. Ms. Wald explained that the agreement dates from 2006, had expired and is currently continuing on a month-to-month basis. She noted that the agreement provides for the HOA to maintain the stormwater management system; however, the CDD is currently performing that maintenance.

Ms. Wald recommended that the agreement be updated to accurately reflect the current responsibilities of the CDD and HOA. The Board discussed the benefits of clarifying the responsibilities of each entity and agreed it would be prudent to address the agreement proactively. Ms. Meneely advised that she would contact the HOA President to obtain the name of the HOA's Legal Counsel and would provide the information to Ms. Wald so that the attorneys can communicate regarding an updated agreement.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule**

Resolution No. 2026-03 was presented, entitled:

#### **RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

The Board reviewed the proposed fiscal year 2026/2027 meeting schedule and had no requested changes.

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and unanimously passed adopting Resolution No. 2026-03, adopting the Fiscal Year 2026/2027 Meeting Schedule, as presented.

### **2. 2026 Legislative Memo**

Ms. Wald reviewed the 2026 Legislative Memo and provided updates regarding legislation considered during the legislative session. She noted that the proposed increase in sovereign immunity limits had been vetoed by the governor and therefore the existing limits remained in effect.

Ms. Wald also reviewed legislation establishing a formal recall process for CDD Supervisors, explaining that eligible voters may now initiate a recall process under certain circumstances. She noted that other legislation discussed in the memorandum had limited or no direct applicability to the District.

Ms. Wald further reminded the Board that Supervisors remain subject to the annual four-hour ethics training requirement and that the District must continue its annual goals, objectives and performance measures reporting.

### **3. Discussion Regarding Filling Board Vacancy**

Ms. Meneely noted that Supervisor Joel Frank had passed away since the Board's last meeting, resulting in a vacancy on the Board. Ms. Wald reviewed the process and legal qualifications for filling the vacancy.

Ms. Wald explained that an appointee must be a United States citizen, at least 18 years of age, a registered voter in Lee County and a resident within the boundaries of the District. She also reviewed the financial disclosure, oath of office and ethics training requirements applicable to District Supervisors.

Ms. Meneely advised that the unexpired term for the vacant seat ends in November 2026 and that no candidate had qualified for the seat. Ms. Myers' term also expires in November, and she had not qualified for another term. Ms. Meneely advised that letters of interest had already been

received from interested residents and recommended that notice of the vacancies be provided to the HOA for distribution to the community so that all interested residents would have an opportunity to submit a letter of interest or résumé.

Following discussion, it was the consensus of the Board to solicit letters of interest through the HOA and consider candidates for the two seats at the January 2027 meeting. Ms. Myers indicated that she would continue serving as a holdover until appointments have been made.

Ms. Wald advised that the Board should formally declare the unexpired term of Seat 4 vacant.

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and unanimously declaring the unexpired term of Seat 4 vacant.

## **J. ADMINISTRATIVE MATTERS**

### **1. Engineer's Report**

- **Update on Pipe Video Project**

Mr. Zordan reported that Extreme Divers had completed the cleaning of 438-feet of pipe. The video footage had been reviewed and the pipes were reported to be in good condition. The final invoice of approximately \$15,000 had been processed, completing Phase 2 of the District's pipe video and cleaning program.

Mr. Zordan recommended proceeding with Phase 3 during the winter/dry season in accordance with the District's five-year program. He advised that the work would not begin earlier than February due to water levels, with March or April potentially providing better conditions.

### **2. Manager's Report**

- **Financials**

Ms. Meneely reviewed the financial statements through July 2026. She reminded the Board that an amended Fiscal Year 2025/2026 Budget would be presented at the October meeting to reconcile year-end revenues and expenditures.

In response to a Board question regarding the District's outstanding bonds, Ms. Meneely advised that the bonds mature in May 2036. Discussion ensued regarding the remaining term, interest rate and the option available to property owners to pay off their individual bond assessment.

Ms. Meneely noted that the next meeting was scheduled for October 12, 2026.

## **K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

## **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Jones, seconded by Ms. Myers and passed unanimously adjourning the Regular Board Meeting at 6:36 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



August 17, 2026

Ms. Kathleen D. Meenely  
District Manager  
Sail Harbour Community Development District  
c/o Special District Services  
2501A Burns Road  
Palm Beach Gardens, FL 33410

*Delivered via [kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)*

RE: Rate Adjustment / Updated Rate Schedule

Dear Ms. Meenely:

As we have completely transitioned from Johnson Engineering to Apex Companies our organization has taken steps to enhance our operations, expand resources, and strengthen the level of service we provide to our clients. As part of this alignment, we have conducted a review of our current pricing structure to ensure it reflects the value, support, and capabilities now available to you. Based on this evaluation, market conditions, and operational costs we respectfully propose an adjustment to the categories and pricing structure/hourly rate schedule for services under our Professional Engineering Services Agreement dated March 13, 2017. Please refer to *Attachment I* for the proposed adjustments.

Our goal is to ensure continued high-quality service, responsiveness, and long-term support for your needs. This adjustment ensures that we can continue investing in the top-tier talent and tools required to drive your projects forward.

We truly value our partnership and the opportunity to support Sail Harbour CDD over the years, and we look forward to our continued collaboration.

Thank you for your consideration and please feel free to contact me at (239) 461-2441 or [erik.howard@apexc.com](mailto:erik.howard@apexc.com) with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erik Howard', with a long, sweeping horizontal line extending to the right.

Erik L. Howard, P.E., P.S.M.  
Principal Engineer

cc: File #20055591-001  
Attachment(s): Standard Billing Rates

## Attachment I



# Standard Billing Rates\*

Florida  
\*Effective until March 2027

| Category                     | Hourly Rate |
|------------------------------|-------------|
| Principal Engineer           | \$330       |
| Principal Scientist          | \$310       |
| Principal Planner            |             |
| Principal Surveyor           |             |
| Sr. Engineering Manager      |             |
| Sr. Project Manager          | \$275       |
| Sr. Lead Scientist           | \$265       |
| Sr. Survey Manager           | \$240       |
| Sr. Construction Manager     | \$235       |
| Project Manager              |             |
| Lead Scientist               | \$225       |
| Associate Project Manager    |             |
| Sr. Project Engineer         |             |
| Engineering Manager          | \$220       |
| Landscape Architect          | \$210       |
| Sr. Planner                  |             |
| Sr. Technician               | \$205       |
| Sr Project Scientist         | \$200       |
| Sr. CAD/GIS Technician       | \$190       |
| Project Engineer             |             |
| Sr. Environmental Technician | \$185       |

| Category                        | Hourly Rate       |
|---------------------------------|-------------------|
| Project Scientist               | \$180             |
| CEI Project Administrator       | \$175             |
| Staff Engineer                  | \$170             |
| Planner 3                       | \$165             |
| Sr. Landscape Designer          |                   |
| Technician 3                    |                   |
| Staff Scientist                 |                   |
| Contract Support Specialist     | \$160             |
| Planning Technician 3           | \$150             |
| CAD/GIS Technician 2            |                   |
| Landscape Designer              |                   |
| Sr. Construction Engineer       | \$145             |
| Sr. Construction Inspector      | \$140             |
| CAD/GIS Technician 1            |                   |
| Construction Inspector          | \$125             |
| Project Administrator           | \$120             |
| Administrative Services Manager | \$115             |
| Intern                          |                   |
| Office Manager                  | \$110             |
| Construction Technician         |                   |
| Administrative                  | \$100             |
| Expert Witness                  | 1.5 X Hourly Rate |

| Category            | Hourly Rate |
|---------------------|-------------|
| 4-Person Field Crew | \$300       |
| 3-Person Field Crew | \$260       |
| 2-Person Field Crew | \$205       |
| 1-Person Field Crew | \$155       |

Reimbursable expenses are billed at cost plus 18 percent. Mileage is billed at the current IRS mileage rate.

## **RESOLUTION NO. 2026-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Sail Harbour Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-04 on August 12, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

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

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

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

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

**PASSED AND ADOPTED** this 12<sup>th</sup> day of October, 2026.

**ATTEST:**

**SAIL HARBOUR COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **Exhibit A**

**Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

**Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
  - o If “yes” explain

**Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

**RESOLUTION NO. 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Sail Harbour Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 12<sup>th</sup> day of October, 2026.

**ATTEST:**

**SAIL HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Sail Harbour Community Development District

**Amended Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**AMENDED FINAL BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                                      | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/25 - 9/29/26</b> |
|--------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>                      |                                                                   |                                                           |                                                          |
| O & M Assessments                    | 68,771                                                            | 68,792                                                    | 68,792                                                   |
| Debt Assessments                     | 509,434                                                           | 509,783                                                   | 509,783                                                  |
| Other Revenues                       | 0                                                                 | 0                                                         | 0                                                        |
| Interest Income                      | 1,440                                                             | 1,875                                                     | 1,827                                                    |
| <b>TOTAL REVENUES</b>                | <b>\$ 579,645</b>                                                 | <b>\$ 580,450</b>                                         | <b>\$ 580,402</b>                                        |
| <b>EXPENDITURES</b>                  |                                                                   |                                                           |                                                          |
| Supervisor Fees                      | 7,000                                                             | 3,600                                                     | 3,600                                                    |
| Payroll Taxes (Employer)             | 560                                                               | 275                                                       | 275                                                      |
| Engineering/Inspections              | 12,500                                                            | 19,500                                                    | 16,348                                                   |
| Pipe Maintenance/Replacement         | 37,500                                                            | 32,000                                                    | 22,000                                                   |
| Stormwater Videotaping               | 5,000                                                             | 2,500                                                     | 0                                                        |
| Management                           | 24,000                                                            | 24,000                                                    | 24,000                                                   |
| Legal                                | 6,500                                                             | 6,500                                                     | 5,420                                                    |
| Assessment Roll                      | 5,000                                                             | 5,000                                                     | 5,000                                                    |
| Audit Fees                           | 3,600                                                             | 3,600                                                     | 3,600                                                    |
| Arbitrage Rebate Fee                 | 500                                                               | 500                                                       | 500                                                      |
| Travel                               | 500                                                               | 80                                                        | 45                                                       |
| Insurance                            | 6,800                                                             | 6,761                                                     | 6,761                                                    |
| Legal Advertisements                 | 1,350                                                             | 1,400                                                     | 1,063                                                    |
| Miscellaneous                        | 2,500                                                             | 1,000                                                     | 405                                                      |
| Postage                              | 325                                                               | 550                                                       | 535                                                      |
| Office Supplies                      | 425                                                               | 550                                                       | 520                                                      |
| Dues & Subscriptions                 | 175                                                               | 175                                                       | 175                                                      |
| Trustee Fee                          | 4,400                                                             | 4,606                                                     | 4,606                                                    |
| Website Management                   | 1,500                                                             | 1,500                                                     | 1,500                                                    |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 120,135</b>                                                 | <b>\$ 114,097</b>                                         | <b>\$ 96,353</b>                                         |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 459,510</b>                                                 | <b>\$ 466,353</b>                                         | <b>\$ 484,049</b>                                        |
| Bond Payments                        | (478,868)                                                         | (490,220)                                                 | (490,220)                                                |
| <b>BALANCE</b>                       | <b>\$ (19,358)</b>                                                | <b>\$ (23,867)</b>                                        | <b>\$ (6,171)</b>                                        |
| County Appraiser & Tax Collector Fee | (11,564)                                                          | (1,311)                                                   | (1,311)                                                  |
| Discounts For Early Payments         | (23,128)                                                          | (20,860)                                                  | (20,860)                                                 |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (54,050)</b>                                                | <b>\$ (46,038)</b>                                        | <b>\$ (28,342)</b>                                       |
| Carryover From Prior Year            | 54,050                                                            | 54,050                                                    | 0                                                        |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>                                                       | <b>\$ 8,012</b>                                           | <b>\$ (28,342)</b>                                       |

|                            |
|----------------------------|
| FUND BALANCE AS OF 9/30/25 |
| FY 2025/2026 ACTIVITY      |
| FUND BALANCE AS OF 9/30/26 |

|            |
|------------|
| \$102,893  |
| (\$46,038) |
| \$56,855   |

**Notes**

Carryover From Prior Year Of \$54,050 Was Used To Reduce Fiscal Year 2025/2026 Assessments.

**AMENDED FINAL BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|                            | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>AMENDED<br/>FINAL<br/>BUDGET<br/>10/1/25 - 9/30/26</b> | <b>YEAR<br/>TO DATE<br/>ACTUAL<br/>10/1/25 - 9/29/26</b> |
|----------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| <b>REVENUES</b>            |                                                                   |                                                           |                                                          |
| Interest Income            | 1,000                                                             | 18,411                                                    | 17,411                                                   |
| NAV Tax Collection         | 478,868                                                           | 490,220                                                   | 490,220                                                  |
| Bond Prepayments           | 0                                                                 | 15,466                                                    | 15,466                                                   |
| <b>Total Revenues</b>      | <b>\$ 479,868</b>                                                 | <b>\$ 524,097</b>                                         | <b>\$ 523,097</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>EXPENDITURES</b>        |                                                                   |                                                           |                                                          |
| Principal Payments         | 340,000                                                           | 340,000                                                   | 340,000                                                  |
| Interest Payments          | 138,379                                                           | 145,635                                                   | 145,635                                                  |
| Bond Redemption            | 1,489                                                             | 0                                                         | 0                                                        |
| <b>Total Expenditures</b>  | <b>\$ 479,868</b>                                                 | <b>\$ 485,635</b>                                         | <b>\$ 485,635</b>                                        |
|                            |                                                                   |                                                           |                                                          |
| <b>Excess/ (Shortfall)</b> | <b>\$ -</b>                                                       | <b>\$ 38,462</b>                                          | <b>\$ 37,462</b>                                         |

|                            |           |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/25 | \$491,357 |
| FY 2025/2026 ACTIVITY      | \$38,462  |
| FUND BALANCE AS OF 9/30/26 | \$529,819 |

Notes

Reserve Fund Balance = \$191,752\*. Revenue Fund Balance = \$319,092\*.

Prepayment Fund Balance = \$18,975\*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$67,160.

Prepayment Fund Balance To Be Used To Make 11/1/2026 Extraordinary Principal Payment Of \$15,000.

\* Approximate Amounts

**Series 2015 Bond Refunding Information**

|                       |               |                                |
|-----------------------|---------------|--------------------------------|
| Original Par Amount = | \$6,775,000   | Annual Principal Payments Due: |
| Interest Rate =       | 3.60%         | May 1st                        |
| Issue Date =          | February 2015 | Annual Interest Payments Due:  |
| Maturity Date =       | May 2036      | May 1st & November 1st         |

Par Amount As Of 9/30/26 = \$3,650,000

October 12, 2026

RE: Sail Harbour Community Development District Auditor Renewal

At the November 13, 2023 Sail Harbour Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were \$3,400. The fees for the 9-30-2024 audit were \$3,500. And the fees for the 9-30-2025 audit were \$3,600. The proposed fee for the 9-30-2026 audit is \$3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

Sail Harbour  
Community Development District

**Financial Report For  
September 2026**

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
SEPTEMBER 2026**

|                                          | <b>Annual<br/>Budget<br/>10/1/25 - 9/30/26</b> | <b>Actual<br/>Sep-26</b> | <b>Year<br/>To Date<br/>Actual<br/>10/1/25 - 9/30/26</b> |
|------------------------------------------|------------------------------------------------|--------------------------|----------------------------------------------------------|
| <b>REVENUES</b>                          |                                                |                          |                                                          |
| O & M Assessments                        | 68,771                                         | 0                        | 68,792                                                   |
| Debt Assessments                         | 509,434                                        | 0                        | 509,783                                                  |
| Other Revenues                           | 0                                              | 0                        | 0                                                        |
| Interest Income                          | 1,440                                          | 0                        | 1,827                                                    |
| <b>Total Revenues</b>                    | <b>\$ 579,645</b>                              | <b>\$ -</b>              | <b>\$ 580,402</b>                                        |
| <b>EXPENDITURES</b>                      |                                                |                          |                                                          |
| Supervisor Fees                          | 7,000                                          | 0                        | 3,600                                                    |
| Payroll Taxes (Employer)                 | 560                                            | 0                        | 275                                                      |
| Engineering/Inspections                  | 12,500                                         | 0                        | 16,348                                                   |
| Pipe Maintenance/Replacement             | 37,500                                         | 0                        | 22,000                                                   |
| Stormwater Videotaping                   | 5,000                                          | 0                        | 0                                                        |
| Management                               | 24,000                                         | 2,000                    | 24,000                                                   |
| Legal                                    | 6,500                                          | 0                        | 5,420                                                    |
| Assessment Roll                          | 5,000                                          | 5,000                    | 5,000                                                    |
| Audit Fees                               | 3,600                                          | 0                        | 3,600                                                    |
| Arbitrage Rebate Fee                     | 500                                            | 0                        | 500                                                      |
| Travel                                   | 500                                            | 0                        | 45                                                       |
| Insurance                                | 6,800                                          | 0                        | 6,761                                                    |
| Legal Advertisements                     | 1,350                                          | 0                        | 1,063                                                    |
| Miscellaneous                            | 2,500                                          | 72                       | 405                                                      |
| Postage                                  | 325                                            | 102                      | 535                                                      |
| Office Supplies                          | 425                                            | 33                       | 520                                                      |
| Dues & Subscriptions                     | 175                                            | 0                        | 175                                                      |
| Trustee Fee                              | 4,400                                          | 0                        | 4,606                                                    |
| Website Management                       | 1,500                                          | 125                      | 1,500                                                    |
| <b>Total Expenditures</b>                | <b>\$ 120,135</b>                              | <b>\$ 7,332</b>          | <b>\$ 96,353</b>                                         |
| <b>Revenues Less Expenditures</b>        | <b>\$ 459,510</b>                              | <b>\$ (7,332)</b>        | <b>\$ 484,049</b>                                        |
| Bond Payments                            | (478,868)                                      | 0                        | (490,220)                                                |
| <b>BALANCE</b>                           | <b>\$ (19,358)</b>                             | <b>\$ (7,332)</b>        | <b>\$ (6,171)</b>                                        |
| County Appraiser & Tax Collector Fee     | (11,564)                                       | 0                        | (1,311)                                                  |
| Discounts For Early Payments             | (23,128)                                       | 0                        | (20,860)                                                 |
| <b>EXCESS/ (SHORTFALL)</b>               | <b>\$ (54,050)</b>                             | <b>\$ (7,332)</b>        | <b>\$ (28,342)</b>                                       |
| Carryover Funds From Prior Year          | 54,050                                         | 0                        | 0                                                        |
| <b>NET EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                                    | <b>\$ (7,332)</b>        | <b>\$ (28,342)</b>                                       |
| <b>Bank Balance As Of 9/30/26</b>        | <b>\$ 83,686.38</b>                            |                          |                                                          |
| <b>Accounts Payable As Of 9/30/26</b>    | <b>\$ 9,135.56</b>                             |                          |                                                          |
| <b>Accounts Receivable As Of 9/30/26</b> | <b>\$ -</b>                                    |                          |                                                          |
| <b>Available Funds As Of 9/30/26</b>     | <b>\$ 74,550.82</b>                            |                          |                                                          |

**Note: Bank Balance Includes Money Market Fund  
Balance As Of 9/30/26: \$41,355.49**

**Sail Harbour Community Development District**  
**Budget vs. Actual**  
**October 2025 through September 2026**

|                                           | <b>Oct 25 - Sept 26</b> | <b>25/26 Budget</b> | <b>\$ Over Budget</b> | <b>% of Budget</b> |
|-------------------------------------------|-------------------------|---------------------|-----------------------|--------------------|
| <b>Income</b>                             |                         |                     |                       |                    |
| 363.100 · O & M Assessments               | 68,792.47               | 68,771.00           | 21.47                 | 100.03%            |
| 363.810 · Debt Assessments                | 509,783.45              | 509,434.00          | 349.45                | 100.07%            |
| 363.820 · Debt Assessment-Paid To Trustee | -490,220.05             | -478,868.00         | -11,352.05            | 102.37%            |
| 363.830 · Assessment Fees                 | -1,311.12               | -11,564.00          | 10,252.88             | 11.34%             |
| 363.831 · Assessment Discounts            | -20,860.28              | -23,128.00          | 2,267.72              | 90.2%              |
| 369.401 · Interest Income                 | 1,826.79                | 1,440.00            | 386.79                | 126.86%            |
| 369.402 · Carryover From Prior Year       | 0.00                    | 54,050.00           | -54,050.00            | 0.0%               |
| <b>Total Income</b>                       | <b>68,011.26</b>        | <b>120,135.00</b>   | <b>-52,123.74</b>     | <b>56.61%</b>      |
| <b>Gross Profit</b>                       | <b>68,011.26</b>        | <b>120,135.00</b>   | <b>-52,123.74</b>     | <b>56.61%</b>      |
| <b>Expense</b>                            |                         |                     |                       |                    |
| 511.122 · Payroll Expense                 | 275.40                  | 560.00              | -284.60               | 49.18%             |
| 511.131 · Supervisors Fee                 | 3,600.00                | 7,000.00            | -3,400.00             | 51.43%             |
| 511.310 · Engineering                     | 16,348.00               | 12,500.00           | 3,848.00              | 130.78%            |
| 511.311 · Management Fees                 | 24,000.00               | 24,000.00           | 0.00                  | 100.0%             |
| 511.315 · Legal Fees                      | 5,420.00                | 6,500.00            | -1,080.00             | 83.39%             |
| 511.318 · Assessment/Tax Roll             | 5,000.00                | 5,000.00            | 0.00                  | 100.0%             |
| 511.320 · Audit Fees                      | 3,600.00                | 3,600.00            | 0.00                  | 100.0%             |
| 511.330 · Arbitrage Rebate Fee            | 500.00                  | 500.00              | 0.00                  | 100.0%             |
| 511.441 · Travel                          | 44.80                   | 500.00              | -455.20               | 8.96%              |
| 511.450 · Insurance                       | 6,761.00                | 6,800.00            | -39.00                | 99.43%             |
| 511.480 · Legal Advertisements            | 1,062.51                | 1,350.00            | -287.49               | 78.7%              |
| 511.512 · Miscellaneous                   | 405.44                  | 2,500.00            | -2,094.56             | 16.22%             |
| 511.513 · Postage and Delivery            | 535.04                  | 325.00              | 210.04                | 164.63%            |
| 511.514 · Office Supplies                 | 519.75                  | 425.00              | 94.75                 | 122.29%            |
| 511.540 · Dues, License & Subscriptions   | 175.00                  | 175.00              | 0.00                  | 100.0%             |
| 511.550 · Pipe & Miscellaneous Maint      | 22,000.00               | 37,500.00           | -15,500.00            | 58.67%             |
| 511.551 · Stormwater Videotaping          | 0.00                    | 5,000.00            | -5,000.00             | 0.0%               |
| 511.733 · Trustee Fees                    | 4,606.31                | 4,400.00            | 206.31                | 104.69%            |
| 511.750 · Website Management              | 1,500.00                | 1,500.00            | 0.00                  | 100.0%             |
| <b>Total Expense</b>                      | <b>96,353.25</b>        | <b>120,135.00</b>   | <b>-23,781.75</b>     | <b>80.2%</b>       |
| <b>Net Income</b>                         | <b>-28,341.99</b>       | <b>0.00</b>         | <b>-28,341.99</b>     | <b>100.0%</b>      |

**Sail Harbour Community Development District**  
**Balance Sheet**  
**As of September 30, 2026**

|                                       | Operating Fund   | Capital Projects Fund | Debt Service Fund | General Fixed Assets Fund | Long Term Debt Fund | TOTAL               |
|---------------------------------------|------------------|-----------------------|-------------------|---------------------------|---------------------|---------------------|
| <b>ASSETS</b>                         |                  |                       |                   |                           |                     |                     |
| Current Assets                        |                  |                       |                   |                           |                     |                     |
| Checking/Savings                      |                  |                       |                   |                           |                     |                     |
| Checking Account                      | 42,330.89        | 0.00                  | 0.00              | 0.00                      | 0.00                | 42,330.89           |
| Money Market Account                  | 41,355.49        | 0.00                  | 0.00              | 0.00                      | 0.00                | 41,355.49           |
| Total Checking/Savings                | 83,686.38        | 0.00                  | 0.00              | 0.00                      | 0.00                | 83,686.38           |
| Total Current Assets                  | 83,686.38        | 0.00                  | 0.00              | 0.00                      | 0.00                | 83,686.38           |
| Fixed Assets                          |                  |                       |                   |                           |                     |                     |
| Earthwork                             | 0.00             | 0.00                  | 0.00              | 547,952.00                | 0.00                | 547,952.00          |
| Surface Water Management              | 0.00             | 0.00                  | 0.00              | 889,049.00                | 0.00                | 889,049.00          |
| Land Acquisition                      | 0.00             | 0.00                  | 0.00              | 3,267,406.00              | 0.00                | 3,267,406.00        |
| Accum Deprec - Surface Water Mgt      | 0.00             | 0.00                  | 0.00              | -444,520.00               | 0.00                | -444,520.00         |
| Total Fixed Assets                    | 0.00             | 0.00                  | 0.00              | 4,259,887.00              | 0.00                | 4,259,887.00        |
| Other Assets                          |                  |                       |                   |                           |                     |                     |
| Accounts Receivable                   | 0.00             | 0.00                  | 0.00              | 0.00                      | 0.00                | 0.00                |
| Investments - Interest Account        | 0.00             | 0.00                  | 0.00              | 0.00                      | 0.00                | 0.00                |
| Investments - Reserve Account         | 0.00             | 0.00                  | 191,751.60        | 0.00                      | 0.00                | 191,751.60          |
| Investments - Revenue Account         | 0.00             | 0.00                  | 319,092.49        | 0.00                      | 0.00                | 319,092.49          |
| Investments - Prepayment Account      | 0.00             | 0.00                  | 18,975.10         | 0.00                      | 0.00                | 18,975.10           |
| Investments - Sinking Fund            | 0.00             | 0.00                  | 0.00              | 0.00                      | 0.00                | 0.00                |
| A/R Non Ad Valorem Receipts           | 0.00             | 0.00                  | 0.00              | 0.00                      | 0.00                | 0.00                |
| Amount Available In DSF               | 0.00             | 0.00                  | 0.00              | 0.00                      | 529,819.19          | 529,819.19          |
| Amount To Be Provided                 | 0.00             | 0.00                  | 0.00              | 0.00                      | 3,120,180.81        | 3,120,180.81        |
| Total Other Assets                    | 0.00             | 0.00                  | 529,819.19        | 0.00                      | 3,650,000.00        | 4,179,819.19        |
| <b>TOTAL ASSETS</b>                   | <b>83,686.38</b> | <b>0.00</b>           | <b>529,819.19</b> | <b>4,259,887.00</b>       | <b>3,650,000.00</b> | <b>8,523,392.57</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |                       |                   |                           |                     |                     |
| Liabilities                           |                  |                       |                   |                           |                     |                     |
| Current Liabilities                   |                  |                       |                   |                           |                     |                     |
| Accounts Payable                      |                  |                       |                   |                           |                     |                     |
| Accounts Payable                      | 9,135.56         | 0.00                  | 0.00              | 0.00                      | 0.00                | 9,135.56            |
| Total Accounts Payable                | 9,135.56         | 0.00                  | 0.00              | 0.00                      | 0.00                | 9,135.56            |
| Total Current Liabilities             | 9,135.56         | 0.00                  | 0.00              | 0.00                      | 0.00                | 9,135.56            |
| Long Term Liabilities                 |                  |                       |                   |                           |                     |                     |
| Special Assessment Debt               | 0.00             | 0.00                  | 0.00              | 0.00                      | 3,650,000.00        | 3,650,000.00        |
| Total Long Term Liabilities           | 0.00             | 0.00                  | 0.00              | 0.00                      | 3,650,000.00        | 3,650,000.00        |
| Total Liabilities                     | 9,135.56         | 0.00                  | 0.00              | 0.00                      | 3,650,000.00        | 3,659,135.56        |
| Equity                                |                  |                       |                   |                           |                     |                     |
| Retained Earnings                     | 102,892.81       | 0.00                  | 491,356.79        | -422,294.00               | 0.00                | 171,955.60          |
| Net Income                            | -28,341.99       | 0.00                  | 0.00              | -22,226.00                | 0.00                | -50,567.99          |
| Current Year Depreciation             | 0.00             | 0.00                  | 38,462.40         | 0.00                      | 0.00                | 38,462.40           |
| Investment In General Fixed Assets    | 0.00             | 0.00                  | 0.00              | 4,704,407.00              | 0.00                | 4,704,407.00        |
| Total Equity                          | 74,550.82        | 0.00                  | 529,819.19        | 4,259,887.00              | 0.00                | 4,864,257.01        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>83,686.38</b> | <b>0.00</b>           | <b>529,819.19</b> | <b>4,259,887.00</b>       | <b>3,650,000.00</b> | <b>8,523,392.57</b> |