SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING & PUBLIC HEARING AUGUST 11, 2025 6:00 P.M.

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

www.sailharbourcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
Hilton Garden Inn
12600 University Drive
Fort Myers, Florida 33907
REGULAR BOARD MEETING & PUBLIC HEARING
August 11, 2025
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
   1. April 14, 2025 Regular Board Meeting……Page 2
G. Public Hearing
   1. Proof of Publication……...Page 6
   2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
   3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget…….Page 7
H. Old Business
I. New Business
   1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule…….Page 14
J. Administrative Matters
   1. Engineer's Report
      - Pipe Cleaning Project Summary Report……...Page 16
   2. Manager's Report
      - Financials……..Page 19
K. Board Member Comments
L. Adjourn

LocaliQ

Florida

GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

DISTRICT SAIL HARBOUR COM DEV
C/O Special District Serv Accts Payable
Sail Harbour Com Dev District
2501 BURNS RD STE A
PALM BEACH GARDENS FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/30/2024

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	$235.22
Tax Amount:	$0.00
Payment Cost:	$235.22
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sail Harbour Community Development District will hold Regular Meetings in a Meeting Room at the Hilton Garden Inn located at 12600 University Drive, Fort Myers, Florida 33907 at 6:00 p.m. on the following dates:

October 14, 2024
January 13, 2025
March 10, 2025
April 14, 2025
June 9, 2025
August 11, 2025

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 District's 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
September 30, 2024

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 14, 2025

A. CALL TO ORDER

The April 14, 2025, Regular Board Meeting of the Sail Harbour Community Development District (the "District") was called to order at 6:00 p.m. at the Hilton Garden Inn located at 12600 University Drive, Fort Myers, Florida 33907.

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 September 30, 2024, as part of the District's Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. CONSIDER APPOINTMENT TO BOARD VACANCY

There was a consensus of the Board to move this item to the end of the meeting.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

E. 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, Mauro & Ramsey, P.A.
District Engineer	Mark Zordan	Johnson Engineering, Inc.

Also present were Ted Olechna, Ernie Huggard, Joel Frank, Joh & June Gill, Harry & Janet Schill.

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. March 10, 2025, Regular Board Meeting

A **motion** was made by Ms. Myers, seconded by Ms. Jones and passed unanimously approving the minutes of the March 10, 2025, Regular Board Meeting, as presented.

I. OLD BUSINESS

1. Update on Pipe Tv-ing

Mr. Zordan stated that the work had been completed and he had the reports and videos. He continued that structurally nothing was wrong with the pipes but there was much more debris than anticipated, especially on the 48-inch pipe that was 60% full of debris. He stated that he would obtain a proposal for the entrance pipe. Mr. Olechna, who is with the HOA and Chair of the Landscape Committee, explained that they were working with the landscape contractor to make sure all was operating properly and would hold off on any further mulching. Mr. Zordan stated that an extra emergency change order was needed in order to raise grates as the way they are currently was a trip and mower hazard.

A **motion** was made by Ms. Jones, seconded by Ms. Myers and passed unanimously ratifying the $8,450 change order expense, as presented.

J. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING

Ms. Meneely and Mr. Zordan went over his chart in the agenda showing the priorities for cleaning pipes each year, noting that he broke it down into a 5-year program. There was discussion regarding the continuation of using Extreme Divers as they have done such a good job with this year's project. Ms. Wald stated that she could look at the contract but with the amount discussed it is fine to stay with the same contractor.

A **motion** was made by Ms. Myers, seconded by Ms. Imbasciani and passed unanimously adopting Resolution No. 2025-01, setting the Public Hearing for August 11, 2025.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

Ms. Wald advised that Dennis Lyles had retired and since he was the registered agent, the name needed to be changed to Michael J. Pawelczyk of the firm.

A **motion** was made by Ms. Myers, seconded by Ms. Imbasciani and passed unanimously adopting Resolution No. 2025-02, as presented.

K. ADMINISTRATIVE MATTERS

1. Engineer's Report

The Engineer had nothing further to report.

2. Manager's Report

Ms. Meneely went over the financials. The Board Members had no questions at this time.

Ms. Meneely advised that the next meeting was scheduled for June 9, 2025, is necessary. She also reminded the Board that the August 11, 2025, meeting would include the Public Hearing on the budget.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

Consider Appointment to Board Vacancy

Ms. Meneely noted that resumes had been received from Joel Frank, Harry Schill and Ernest Huggard and that all the candidates were present. Each candidate went over their background, their desire to be on the Board and the amount of time they are in Florida for meetings.

After discussion, a **motion** was made by Ms. Myers, seconded by Ms. Jones appointing Joel Frank to the vacancy in Seat #4 which expires in 2026.

Ms. Meneely administered the oath of office to Mr. Frank and Ms. Wald went over the ethics, Sunshine and Records Laws. Mr. Frank chose not to take the stipend and will submit the Supervisor Information sheet at a later date.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Imbasciani, seconded by Mr. Frank and passed unanimously adjourning the Regular Board Meeting at 6:47 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Publication Date
2025-07-29

Subcategory
Miscellaneous Notices

Notice of Public Hearing and
Regular Board Meeting of the
Sail Harbour Community
Development District

The Board of Supervisors of the Sail Harbour Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on August 11, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in a Meeting Room at the Hilton Garden Inn located at 12600 University Drive, Ft. Myers, Florida 33907.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the Districts website (www.sailharbourcdd/org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (239) 444-5790 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Sail Harbour Community
Development District
www.sailharbourcdd.org
No.11498297 July 22, 29, 2025

RESOLUTION NO. 2025-03

A RESOLUTION OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Sail Harbour Community Development District ("District") has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 11th day of August, 2025.

ATTEST:

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Sail Harbour
Community Development District

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

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III DETAILED FINAL DEBT SERVICE FUND BUDGET

IV ASSESSMENT COMPARISON

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

REVENUES		FISCAL YEAR 2025/2026 BUDGET
O & M Assessments		68,771
Debt Assessments		509,434
Other Revenues		0
Interest Income		1,440
TOTAL REVENUES	**$**	**579,645**
EXPENDITURES		
Supervisor Fees		7,000
Payroll Taxes (Employer)		560
Engineering/Inspections		12,500
Pipe & Miscellaneous Maintenance		37,500
Stormwater Videotaping		5,000
Management		24,000
Legal		6,500
Assessment Roll		5,000
Audit Fees		3,600
Arbitrage Rebate Fee		500
Travel		500
Insurance		6,800
Legal Advertisements		1,350
Miscellaneous		2,500
Postage		325
Office Supplies		425
Dues & Subscriptions		175
Trustee Fee		4,400
Website Management		1,500
TOTAL EXPENDITURES	**$**	**120,135**
REVENUES LESS EXPENDITURES	**$**	**459,510**
Bond Payments		(478,868)
BALANCE	**$**	**(19,358)**
County Appraiser & Tax Collector Fee		(11,564)
Discounts For Early Payments		(23,128)
EXCESS/ (SHORTFALL)	**$**	**(54,050)**
Carryover Funds From Prior Year		54,050
NET EXCESS/ (SHORTFALL)	**$**	**-**

DETAILED FINAL BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
O & M Assessments	70,810	68,782	68,771	Expenditures Less Interest & Carryover/.94
Debt Assessments	509,435	509,434	509,434	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	5,875	960	1,440	Interest Projected At $120 Per Month
TOTAL REVENUES	**$ 586,120**	**$ 579,176**	**$ 579,645**	
EXPENDITURES				
Supervisor Fees	2,400	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	184	560	560	8% Of Supervisor Fees
Engineering/Inspections	18,798	6,500	12,500	FY 24/25 Expenditure Through Feb 25 Was $3,843
Pipe & Miscellaneous Maintenance	0	20,000	37,500	Pipe & Miscellaneous Maintenance
Stormwater Videotaping	0	2,000	5,000	$3,000 Increase From 2024/2025 Budget
Management	24,000	24,000	24,000	No Change From 2024/2025 Budget
Legal	6,462	5,500	6,500	FY 24/25 Expenditure Through Feb 25 Was $2,840
Assessment Roll	5,000	5,000	5,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2024/2025 Budget
Travel	128	500	500	No Change From 2024/2025 Budget
Insurance	6,134	6,600	6,800	Fiscal Year 2024/2025 Expenditure Was $6,379
Legal Advertisements	859	1,400	1,350	$50 Decrease From 2024/2025 Budget
Miscellaneous	2,473	1,350	2,500	Includes Meeting Room Fees
Postage	145	350	325	$25 Decrease From 2024/2025 Budget
Office Supplies	244	450	425	$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,337	4,400	4,400	No Change From 2024/2025 Budget
Website Management	1,500	1,500	1,500	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	**$ 76,739**	**$ 91,285**	**$ 120,135**	
REVENUES LESS EXPENDITURES	**$ 509,381**	**$ 487,891**	**$ 459,510**	
Bond Payments	(490,037)	(478,868)	(478,868)	2026 Principal & Interest Payments
BALANCE	**$ 19,344**	**$ 9,023**	**$ (19,358)**	
County Appraiser & Tax Collector Fee	(1,167)	(11,564)	(11,564)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,675)	(23,129)	(23,128)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ (2,498)**	**$ (25,670)**	**$ (54,050)**	
Carryover Funds From Prior Year	0	25,670	54,050	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	**$ (2,498)**	**$ -**	**$ -**	

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

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Interest Income	24,563	100	1,000	Projected Interest For 2025/2026
NAV Tax Collection	490,037	478,868	478,868	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	**$ 514,600**	**$ 478,968**	**$ 479,868**	
EXPENDITURES				
Principal Payments	315,000	315,000	340,000	Principal Payment Due In 2026
Interest Payments	169,458	163,662	138,379	Interest Payments Due In 2026
Bond Redemption	0	306	1,489	Estimated Excess Debt Collections
Total Expenditures	**$ 484,458**	**$ 478,968**	**$ 479,868**	
Excess/ (Shortfall)	**$ 30,142**	**$ -**	**$ -**	

Series 2015 Bond Refunding Information

Original Par Amount =	$6,775,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.60%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2015		
Maturity Date =	May 2036		
Par Amount As Of 1/1/25 =	$4,315,000		

Sail Harbour Community Development District
Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	**Fiscal Year 2025/2026 Projected Assessment Before Discount***
O & M	$ 145.57	$ 145.51	$ 145.46	$ 145.42	**$ 145.40**
Debt	$ 1,079.31	$ 1,079.31	$ 1,079.31	$ 1,079.31	**$ 1,079.31**
Total	**$ 1,224.88**	**$ 1,224.82**	**$ 1,224.77**	**$ 1,224.73**	**$ 1,224.71**

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	473
Prepayments	1
Billed for Debt	472

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Sail Harbour Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of August, 2025.

ATTEST:

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sail Harbour Community Development District will hold Regular Meetings in a Meeting Room at the Hilton Garden Inn located at 12600 University Drive, Fort Myers, Florida 33907 at 6:00 p.m. on the following dates:

October 13, 2025
November 10, 2025
December 8, 2025
January 12, 2026
February 9, 2026 (Presidents' Day)
March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

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 District's 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.

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

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT

www.sailharbourcdd.org

PUBLISH:

JOHNSON ENGINEERING
— An Apex Company —

SINCE 1946

July 30, 2025

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

RE: Sail Harbour Stormwater Structure and Pipe Cleaning Project Summary

Dear Ms. Meneely:

Extreme Golf Course Underwater Solutions, Inc. has completed the inspection, cleaning and televising of forty-two (42) stormwater structures and forty-six (46) pipe sections totaling approximately 3,340 linear feet of pipe within the Sail Harbour Community Development District (CDD). In addition, structures S-5 and S-109 were raised to grade, and a broken grate was replaced on structure S-16.

Notable findings included removal of approximately 15 sandbags in the system, pieces of plywood, large chunks of concrete, and an approximate 60% accumulation of sediment within the forty-two (42) inch pipe sections of the community.





The bid cost for the project was $61,172.75 and there was one change order for $8,450.00. The total cost of the project is $69,622.75. See accompanying invoices for reference.

Sincerely,
JOHNSON ENGINEERING, LLC.
An Apex Comany

Mark Zordan

Mark Zordan, PMP
Project Manager

Attachments

File: 20055591-001

EXTREME GOLF COURSE UNDERWATER SOLUTIONS, INC
8301 Bayshore Rd
North Fort Myers, FL 33917 US
+12397310272
Sales@Extremedivers.net
www.extremedivers.net

Invoice



BILL TO
Sail Harbour CDD at Health Park Attn: Mark Zordan C/O Johnson Engineering, Inc. 2122 Johnson Street PO Box 1550 Fort Myers, Fl 33902

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
23066	04/04/2025	$61,172.75		Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/04/2025	**04.8 Cleaning**	Extreme Divers have completed the stormwater cleaning of approximately 3,340LF of pipe for Sail Harbour CDD. Pipe sizes included 18", 24", 30", 36",42", and 48". Copies of videos and pictures have been provided. Total lump sum of $61,172.75	1	61,172.75	61,172.75

BALANCE DUE **$61,172.75**

EXTREME GOLF COURSE UNDERWATER SOLUTIONS, INC
8301 Bayshore Rd
North Fort Myers, FL 33917 US
+12397310272
Sales@Extremedivers.net
www.extremedivers.net

Invoice



BILL TO
Sail Harbour CDD at Health Park C/O Johnson Engineering, Inc. Attn: Mark Zordan 2501A Burns Road Palm Beach Gardens, Florida 33410

INVOICE #	DATE	TOTAL DUE		TERMS	ENCLOSED
23065	04/03/2025	$8,450.00		Due on receipt	

P.O. NUMBER
CB Manhole/CB Inlet/Grate

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/03/2025	**04.3 Repairs**	Extreme Divers will raise CB Manhole (S-5) 6": Excavate around exiting inlet/box, raise to match sod. Grade by installation of brick & motor, reset inlet for a sum of $3,500.	1	3,500.00	3,500.00
04/03/2025	**04.3 Repairs**	Extreme Divers will raise CB inlet/box (S-109) 6"-12": Excavate around exiting inlet/box, raise to match sod. Grade by installation of brick & motor, reset inlet for a sum of $4,500.	1	4,500.00	4,500.00
04/03/2025	**04.3 Repairs**	Extreme Divers will replace Broken Grate (S-16) for a sum of $450.	1	450.00	450.00

BALANCE DUE **$8,450.00**

Sail Harbour
Community Development District

Financial Report For
July 2025

Sail Harbour Community Development District
Balance Sheet
As of July 31, 2025

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Checking Account	46,378.96	0.00	0.00	0.00	0.00	46,378.96
Money Market Account	79,082.93	0.00	0.00	0.00	0.00	79,082.93
Total Checking/Savings	125,461.89	0.00	0.00	0.00	0.00	125,461.89
Total Current Assets	125,461.89	0.00	0.00	0.00	0.00	125,461.89
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	-400,068.00	0.00	-400,068.00
Total Fixed Assets	0.00	0.00	0.00	4,304,339.00	0.00	4,304,339.00
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	264,897.32	0.00	0.00	264,897.32
Investments - Prepayment Account	0.00	0.00	3,509.27	0.00	0.00	3,509.27
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	460,158.19	460,158.19
Amount To Be Provided	0.00	0.00	0.00	0.00	3,529,841.81	3,529,841.81
Total Other Assets	0.00	0.00	460,158.19	0.00	3,990,000.00	4,450,158.19
TOTAL ASSETS	**125,461.89**	**0.00**	**460,158.19**	**4,304,339.00**	**3,990,000.00**	**8,879,959.08**
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	8,974.70	0.00	0.00	0.00	0.00	8,974.70
Total Accounts Payable	8,974.70	0.00	0.00	0.00	0.00	8,974.70
Total Current Liabilities	8,974.70	0.00	0.00	0.00	0.00	8,974.70
Long Term Liabilities						
Special Assessment Debt	0.00	0.00	0.00	0.00	3,990,000.00	3,990,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	3,990,000.00	3,990,000.00
Total Liabilities	8,974.70	0.00	0.00	0.00	3,990,000.00	3,998,974.70
Equity						
Retained Earnings	166,116.84	0.00	462,635.90	-400,068.00	0.00	228,684.74
Net Income	-49,629.65	0.00	-2,477.71	0.00	0.00	-52,107.36
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In General Fixed Assets	0.00	0.00	0.00	4,704,407.00	0.00	4,704,407.00
Total Equity	116,487.19	0.00	460,158.19	4,304,339.00	0.00	4,880,984.38
TOTAL LIABILITIES & EQUITY	**125,461.89**	**0.00**	**460,158.19**	**4,304,339.00**	**3,990,000.00**	**8,879,959.08**

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2025

REVENUES	Annual Budget 10/1/24 - 9/30/25	Actual Jul-25	Year To Date Actual 10/1/24 - 7/31/25
O & M Assessments	68,782	1,070	69,076
Debt Assessments	509,434	6,499	509,435
Other Revenues	0	0	0
Interest Income	960	0	3,282
Total Revenues	**$ 579,176**	**$ 7,569**	**$ 581,793**
EXPENDITURES			
Supervisor Fees	7,000	0	1,000
Payroll Taxes (Employer)	560	0	157
Engineering/Inspections	6,500	0	7,475
Pipe Maintenance/Replacement	20,000	0	0
Stormwater Videotaping	2,000	0	0
Management	24,000	2,000	20,000
Legal	5,500	0	4,088
Assessment Roll	5,000	0	0
Audit Fees	3,500	0	3,500
Arbitrage Rebate Fee	500	0	500
Travel	500	0	90
Insurance	6,600	0	6,379
Legal Advertisements	1,400	0	218
Miscellaneous	1,350	0	187
Postage	350	0	128
Office Supplies	450	1	228
Dues & Subscriptions	175	0	175
Trustee Fee	4,400	0	4,337
Website Management	1,500	125	1,250
Miscellaneous Maintenance	0	0	69,622
Total Expenditures	**$ 91,285**	**$ 2,126**	**$ 119,334**
Revenues Less Expenditures	**$ 487,891**	**$ 5,443**	**$ 462,459**
Bond Payments	(478,868)	(6,499)	(489,784)
BALANCE	**$ 9,023**	**$ (1,056)**	**$ (27,325)**
County Appraiser & Tax Collector Fee	(11,564)	0	(1,343)
Discounts For Early Payments	(23,129)	0	(20,962)
EXCESS/ (SHORTFALL)	**$ (25,670)**	**$ (1,056)**	**$ (49,630)**
Carryover Funds From Prior Year	25,670	0	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (1,056)**	**$ (49,630)**

Bank Balance As Of 7/31/25	**$ 125,461.89**
Accounts Payable As Of 7/31/25	**$ 8,974.70**
Accounts Receivable As Of 7/31/25	**$ -**
Available Funds As Of 7/31/25	**$ 116,487.19**

Note: Bank Balance Includes Money Market Fund Balance As Of 7/31/25: $79,082.93

Sail Harbour Community Development District
Profit & Loss Budget vs. Actual
October 2024 through July 2025

	Oct 24 - July 25	24/25 Budget	$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	69,076.80	68,782.00	294.80	100.43%
363.810 · Debt Assessments	509,435.10	509,434.00	1.10	100.0%
363.820 · Debt Assessment-Paid To Trustee	-489,784.05	-478,868.00	-10,916.05	102.28%
363.830 · Assessment Fees	-1,343.32	-11,564.00	10,220.68	11.62%
363.831 · Assessment Discounts	-20,962.25	-23,129.00	2,166.75	90.63%
369.401 · Interest Income	3,281.84	960.00	2,321.84	341.86%
369.402 · Carryover From Prior Year	0.00	25,670.00	-25,670.00	0.0%
Total Income	69,704.12	91,285.00	-21,580.88	76.36%
Gross Profit	69,704.12	91,285.00	-21,580.88	76.36%
Expense				
511.122 · Payroll Expense	157.30	560.00	-402.70	28.09%
511.131 · Supervisors Fee	1,000.00	7,000.00	-6,000.00	14.29%
511.310 · Engineering	7,475.00	6,500.00	975.00	115.0%
511.311 · Management Fees	20,000.00	24,000.00	-4,000.00	83.33%
511.315 · Legal Fees	4,087.50	5,500.00	-1,412.50	74.32%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	500.00	500.00	0.00	100.0%
511.441 · Travel	89.60	500.00	-410.40	17.92%
511.450 · Insurance	6,379.00	6,600.00	-221.00	96.65%
511.480 · Legal Advertisements	218.32	1,400.00	-1,181.68	15.59%
511.512 · Miscellaneous	186.75	1,350.00	-1,163.25	13.83%
511.513 · Postage and Delivery	127.81	350.00	-222.19	36.52%
511.514 · Office Supplies	227.80	450.00	-222.20	50.62%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.550 · Pipe Maintenance/Replacement	69,622.75	20,000.00	49,622.75	348.11%
511.551 · Stormwater Videotaping	0.00	2,000.00	-2,000.00	0.0%
511.733 · Trustee Fees	4,336.94	4,400.00	-63.06	98.57%
511.750 · Website Management	1,250.00	1,500.00	-250.00	83.33%
Total Expense	119,333.77	91,285.00	28,048.77	130.73%
Net Income	**-49,629.65**	**0.00**	**-49,629.65**	**100.0%**