



**SAIL HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 10, 2020  
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**  
**\*Dial In (877) 402-9753 Access Code 1811087**  
**REGULAR BOARD MEETING & PUBLIC HEARING**

August 10, 2020

6:00 p.m.

**\*Public please mute phones unless speaking**

- 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. June 8, 2020 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
  - 3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 6
- H. Old Business
  - 1. Update on Video Inspection of the Stormwater System
- I. New Business
  - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 13
- J. Administrative Matters
  - 1. Financials.....Page 15
- K. Board Members Comments
- L. Adjourn

## **News-Press, The**

July 21, 2020

### 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 ("District") will hold a public hearing on August 10, 2020, at 6:00 p.m. in the Hilton Garden Inn located at 12600 University Drive, Fort Myers, Florida 33907 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it. A copy of the agenda and budget may be obtained from the District's website (of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours. It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information: Join by TELEPHONE at: Phone: 1-877-402-9753; Access Code: 1811087 Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [kdailey@sdsinc.org](mailto:kdailey@sdsinc.org) or by calling 239-444-5790 by August 7, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 239-444-5790 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice. District Manager Sail Harbour Community Development District [www.sailharbourcdd.org](http://www.sailharbourcdd.org) AD # 4283756 July 21, 28, 2020

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
Dial In (877) 402-9753 Access Code 1811087  
JUNE 8, 2020**

**A. CALL TO ORDER**

The June 8, 2020, Regular Board Meeting of the Sail Harbour Community Development District was called to order at 6:00 p.m. via conference call.

Members of the public were asked to mute their phones, unless speaking.

**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 May 29, 2020, as legally required.

**C. ESTABLISH A QUORUM**

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

Chairperson	Marge Howerton	Present
Vice Chairperson	Susan Balaun	Present
Supervisor	Richard Balaun	Present
Supervisor	Aaron Roeth	Present
Supervisor	June Gill	Present

Staff members in virtual attendance were:

District Manager	Kathleen Dailey	Special District Services
District Counsel	Gerald Knight	Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Engineer	Brent Burford	Johnson Engineering, Inc.

Also present was John Gill.

**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. October 14, 2019, Regular Board Meeting**

The minutes of the October 14, 2019, Regular Board Meeting were presented for approval.

A **motion** was made by Ms. Gill, seconded by Mr. Roeth and passed unanimously approving the minutes of the October 14, 2019, Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

There were no Old Business items to come before the Board.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget**

Resolution No. 2020-01 was presented, entitled:

#### **RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mrs. Balaun, seconded by Mr. Balaun and passed unanimously to adopt Resolution No. 2020-01, as presented, setting the Public Hearing for August 10, 2020.

### **2. Consider Proposal for Video Inspection of the Stormwater System**

Mr. Burford advised that they had gone out for bids for the \$10,000 budgeted inspections, but the bids came in double that amount with the lowest from Sewer Viewer for \$24,850. There was general discussion whether to do a partial inspection over two years or to do all at once. Mr. Roeth stated that inspections were only included in the bid and if repairs are necessary, more funds would be needed. Ms. Howerton suggested doing the three most important inspections now and then repair later, if necessary. Mr. Burford stated that those three would be the “S-10”, the “S-29A, 30, 95A” and “S-55, 97, 113, 117” at a cost of \$11,550 from Sewer Viewer.

A **motion** was made by Mrs. Balaun, seconded by Mr. Balaun and passed unanimously approving the proposal for video inspection of the stormwater system for S-10, the S-29A, 30, 95A and S-55, 97, 113, 117 at a cost of \$11,550 from Sewer Viewer.

## **I. ADMINISTRATIVE MATTERS**

### **1. Financials**

Ms. Meneely went over the financials. There were no questions.

Ms. Meneely advised that the next meeting was scheduled for August 10, 2020, and included the Public Hearing on the budget.

## **J. BOARD MEMBER COMMENTS**

Ms. Gill advised that she would not seeking reelection and suggested a resident who may be interested in serving. Ms. Meneely pointed out that if they run for the seat, they would need to qualify by noon on Friday. She added that if nobody qualifies to run for the seat, the Board has 90 days to do their best to appoint someone to fill the vacancy.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Gill, seconded by Mr. Roeth to adjourn the Regular Board Meeting at 6:36 p.m. The **motion** carried unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

## **News-Press, The**

July 21, 2020

### 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 ("District") will hold a public hearing on August 10, 2020, at 6:00 p.m. in the Hilton Garden Inn located at 12600 University Drive, Fort Myers, Florida 33907 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it. A copy of the agenda and budget may be obtained from the District's website (of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours. It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information: Join by TELEPHONE at: Phone: 1-877-402-9753; Access Code: 1811087 Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [kdailey@sdsinc.org](mailto:kdailey@sdsinc.org) or by calling 239-444-5790 by August 7, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 239-444-5790 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice. District Manager Sail Harbour Community Development District [www.sailharbourcdd.org](http://www.sailharbourcdd.org) AD # 4283756 July 21, 28, 2020

**RESOLUTION NO. 2020-02**

**A RESOLUTION OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2020/2021 BUDGET.**

**WHEREAS**, the Sail Harbour Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 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 2020/2021 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 10<sup>th</sup> day of August, 2020.

**ATTEST:**

**SAIL HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



Sail Harbour  
Community Development District

**Final Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**FINAL BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	68,867
Debt Assessments	509,434
Other Revenues	0
Interest Income	360
<b>TOTAL REVENUES</b>	<b>\$ 578,661</b>
<b>EXPENDITURES</b>	
Supervisor Fees	9,000
Payroll Taxes (Employer)	720
Engineering/Inspections	6,500
Pipe Maintenance/Replacement	10,000
Stormwater Videotaping	10,000
Management	24,000
Legal	5,500
Assessment Roll	5,000
Audit Fees	3,600
Arbitrage Rebate Fee	600
Travel	500
Insurance	6,000
Legal Advertisements	1,450
Miscellaneous	1,550
Postage	350
Office Supplies	550
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,395</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 487,266</b>
Bond Payments	(478,868)
<b>BALANCE</b>	<b>\$ 8,398</b>
County Appraiser & Tax Collector Fee	(11,566)
Discounts For Early Payments	(23,132)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (26,300)</b>
Carryover Funds From Prior Year	26,300
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	69,851	68,957	68,867	Expenditures Less Interest & Carryover/.94
Debt Assessments	509,434	509,434	509,434	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	2,713	300	360	Interest Projected At \$30 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 581,998</b>	<b>\$ 578,691</b>	<b>\$ 578,661</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	3,000	9,000	9,000	No Change From 2019/2020 Budget
Payroll Taxes (Employer)	229	720	720	8% Of Supervisor Fees
Engineering/Inspections	3,421	7,000	6,500	\$500 Decrease From 2019/2020 Budget
Pipe Maintenance/Replacement	0	10,000	10,000	No Change From 2019/2020 Budget
Stormwater Videotaping	0	10,000	10,000	No Change From 2019/2020 Budget
Management	24,000	24,000	24,000	No Change From 2019/2020 Budget
Legal	4,523	5,500	5,500	No Change From 2019/2020 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2019/2020 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2019/2020 Audit
Arbitrage Rebate Fee	500	600	600	No Change From 2019/2020 Budget
Travel	0	500	500	No Change From 2019/2020 Budget
Insurance	5,000	6,200	6,000	Insurance Estimate
Legal Advertisements	516	1,500	1,450	\$50 Decrease From 2019/2020 Budget
Miscellaneous	824	1,600	1,550	\$50 Decrease From 2019/2020 Budget
Postage	168	350	350	No Change From 2019/2020 Budget
Office Supplies	257	575	550	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	\$25 Decrease From 2019/2020 Budget
Trustee Fee	4,337	4,400	4,400	\$25 Decrease From 2019/2020 Budget
Website Management	1,500	1,500	1,500	\$25 Decrease From 2019/2020 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 56,850</b>	<b>\$ 92,120</b>	<b>\$ 91,395</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 525,148</b>	<b>\$ 486,571</b>	<b>\$ 487,266</b>	
Bond Payments	(490,180)	(478,868)	(478,868)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 34,968</b>	<b>\$ 7,703</b>	<b>\$ 8,398</b>	
County Appraiser & Tax Collector Fee	(924)	(11,567)	(11,566)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,698)	(23,136)	(23,132)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 13,346</b>	<b>\$ (27,000)</b>	<b>\$ (26,300)</b>	
Carryover Funds From Prior Year	0	27,000	26,300	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 13,346</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	8,154	100	100	Projected Interest For 2020/2021
NAV Tax Collection	490,180	478,868	478,868	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 498,334</b>	<b>\$ 478,968</b>	<b>\$ 478,968</b>	
<b>EXPENDITURES</b>				
Principal Payments	260,000	270,000	280,000	Principal Payment Due In 2021
Interest Payments	220,278	206,397	195,781	Interest Payments Due In 2021
Additional Principal Payments	0	2,571	3,187	Additional Principal Payments
<b>Total Expenditures</b>	<b>\$ 480,278</b>	<b>\$ 478,968</b>	<b>\$ 478,968</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 18,056</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/20 =	\$5,775,000		

## Sail Harbour Community Development District Assessment Comparison

	Original Projected Assessment <u>Before Discount*</u>	Fiscal Year 2017/2018 Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Assessment <u>Before Discount*</u>	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year <b>2020/2021</b> Projected Assessment <u>Before Discount*</u>
O & M	\$ 168.54	\$ 145.93	\$ 145.92	\$ 145.79	\$ <b>145.60</b>
<u>Debt</u>	<u>\$ 1,223.46</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ <b>1,079.31</b></u>
<b>Total</b>	<b>\$ 1,392.00</b>	<b>\$ 1,225.24</b>	<b>\$ 1,225.23</b>	<b>\$ 1,225.10</b>	<b>\$ 1,224.91</b>

\* 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. 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 10<sup>th</sup> day of August, 2020.

**ATTEST:**

**SAIL HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 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 12, 2020  
November 9, 2020  
December 14, 2020  
January 11, 2021  
February 8, 2021  
March 8, 2021  
April 12, 2021  
May 10, 2021  
June 14, 2021  
July 12, 2021  
August 9, 2021  
September 13, 2021**

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 insure 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)**

**PUBLISH: FT. MYERS NEWS-PRESS 00/00/2020**



Sail Harbour  
Community Development District

**Financial Report For  
June 2020**

**Sail Harbour Community Development District**  
**Balance Sheet**  
**As of June 30, 2020**

	<u>Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
<b>ASSETS</b>						
<b>Current Assets</b>						
Checking/Savings						
Checking Account	157,604.34	0.00	0.00	0.00	0.00	157,604.34
Money Market Account	126,939.67	0.00	0.00	0.00	0.00	126,939.67
<b>Total Checking/Savings</b>	<u>284,544.01</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>284,544.01</u>
<b>Total Current Assets</b>	284,544.01	0.00	0.00	0.00	0.00	284,544.01
<b>Fixed Assets</b>						
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	-288,938.00	0.00	-288,938.00
<b>Total Fixed Assets</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,415,469.00</u>	<u>0.00</u>	<u>4,415,469.00</u>
<b>Other Assets</b>						
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	191,806.20	0.00	0.00	191,806.20
Investments - Revenue Account	0.00	0.00	186,315.82	0.00	0.00	186,315.82
Investments - Prepayment Account	0.00	0.00	3,454.67	0.00	0.00	3,454.67
Investments - Construction 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	381,576.69	381,576.69
Amount To Be Provided	0.00	0.00	0.00	0.00	5,123,423.31	5,123,423.31
<b>Total Other Assets</b>	<u>0.00</u>	<u>0.00</u>	<u>381,576.69</u>	<u>0.00</u>	<u>5,505,000.00</u>	<u>5,886,576.69</u>
<b>TOTAL ASSETS</b>	<u><b>284,544.01</b></u>	<u><b>0.00</b></u>	<u><b>381,576.69</b></u>	<u><b>4,415,469.00</b></u>	<u><b>5,505,000.00</b></u>	<u><b>10,586,589.70</b></u>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accounts Payable						
Accounts Payable	12,995.85	0.00	0.00	0.00	0.00	12,995.85
<b>Total Accounts Payable</b>	<u>12,995.85</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,995.85</u>
<b>Total Current Liabilities</b>	12,995.85	0.00	0.00	0.00	0.00	12,995.85
<b>Long Term Liabilities</b>						
Special Assessment Debt	0.00	0.00	0.00	0.00	5,505,000.00	5,505,000.00
<b>Total Long Term Liabilities</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,505,000.00</u>	<u>5,505,000.00</u>
<b>Total Liabilities</b>	12,995.85	0.00	0.00	0.00	5,505,000.00	5,517,995.85
<b>Equity</b>						
Retained Earnings	245,339.48	0.00	379,430.90	-288,938.00	0.00	335,832.38
Net Income	26,208.68	0.00	2,145.79	0.00	0.00	28,354.47
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
<b>Total Equity</b>	<u>271,548.16</u>	<u>0.00</u>	<u>381,576.69</u>	<u>4,415,469.00</u>	<u>0.00</u>	<u>5,068,593.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>284,544.01</b></u>	<u><b>0.00</b></u>	<u><b>381,576.69</b></u>	<u><b>4,415,469.00</b></u>	<u><b>5,505,000.00</b></u>	<u><b>10,586,589.70</b></u>

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JUNE 2020**

	Annual Budget 10/1/19 - 9/30/20	Year To Date Actual 10/1/19 - 6/30/20
<b>REVENUES</b>		
O & M Assessments	68,957	69,473
Debt Assessments	509,434	509,435
Other Revenues	0	0
Interest Income	300	1,942
<b>Total Revenues</b>	<b>\$ 578,691</b>	<b>\$ 580,850</b>
<b>EXPENDITURES</b>		
Supervisor Fees	9,000	2,000
Payroll Taxes (Employer)	720	153
Engineering/Inspections	7,000	3,101
Pipe Maintenance/Replacement	10,000	0
Stormwater Videotaping	10,000	0
Management	24,000	18,000
Legal	5,500	2,945
Assessment Roll	5,000	0
Audit Fees	3,500	3,500
Arbitrage Rebate Fee	600	500
Travel	500	0
Insurance	6,200	5,251
Legal Advertisements	1,500	967
Miscellaneous	1,600	410
Postage	350	54
Office Supplies	575	95
Dues & Subscriptions	175	175
Trustee Fee	4,400	4,337
Website Management	1,500	1,125
<b>Total Expenditures</b>	<b>\$ 92,120</b>	<b>\$ 42,613</b>
<b>Revenues Less Expenditures</b>	<b>\$ 486,571</b>	<b>\$ 538,237</b>
Bond Payments	(478,868)	(490,271)
<b>BALANCE</b>	<b>\$ 7,703</b>	<b>\$ 47,966</b>
County Appraiser & Tax Collector Fee	(11,567)	(1,159)
Discounts For Early Payments	(23,136)	(20,598)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (27,000)</b>	<b>\$ 26,209</b>
Carryover Funds From Prior Year	27,000	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 26,209</b>
<b>Bank Balance As Of 6/30/20</b>	<b>\$ 284,544.01</b>	
<b>Accounts Payable As Of 6/30/20</b>	<b>\$ 12,995.85</b>	
<b>Accounts Receivable As Of 6/30/20</b>	<b>\$ -</b>	
<b>Available Funds As Of 6/30/20</b>	<b>\$ 271,548.16</b>	

**Note: Bank Balance Includes Money Market Fund  
Balance As Of 6/30/20: \$126,939.67**

**Sail Harbour Community Development District**  
**Budget vs. Actual**  
**October 2019 through June 2020**

	<u>Oct '19 - June '20</u>	<u>19-20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessments	69,473.21	68,957.00	516.21	100.75%
363.810 · Debt Assessments	509,434.30	509,434.00	0.30	100.0%
363.820 · Debt Assessment-Paid To Trustee	-490,271.25	-478,868.00	-11,403.25	102.38%
363.830 · Assessment Fees	-1,158.85	-11,567.00	10,408.15	10.02%
363.831 · Assessment Discounts	-20,597.72	-23,136.00	2,538.28	89.03%
369.401 · Interest Income	1,942.09	300.00	1,642.09	647.36%
369.402 · Carryover From Prior Year	0.00	27,000.00	-27,000.00	0.0%
<b>Total Income</b>	<u>68,821.78</u>	<u>92,120.00</u>	<u>-23,298.22</u>	<u>74.71%</u>
<b>Gross Profit</b>	68,821.78	92,120.00	-23,298.22	74.71%
<b>Expense</b>				
511.122 · Payroll Expense	153.00	720.00	-567.00	21.25%
511.131 · Supervisors Fee	2,000.00	9,000.00	-7,000.00	22.22%
511.310 · Engineering	3,101.25	7,000.00	-3,898.75	44.3%
511.311 · Management Fees	18,000.00	24,000.00	-6,000.00	75.0%
511.315 · Legal Fees	2,945.00	5,500.00	-2,555.00	53.55%
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	600.00	-100.00	83.33%
511.441 · Travel	0.00	500.00	-500.00	0.0%
511.450 · Insurance	5,251.00	6,200.00	-949.00	84.69%
511.480 · Legal Advertisements	967.09	1,500.00	-532.91	64.47%
511.512 · Miscellaneous	410.02	1,600.00	-1,189.98	25.63%
511.513 · Postage and Delivery	53.70	350.00	-296.30	15.34%
511.514 · Office Supplies	95.10	575.00	-479.90	16.54%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.550 · Pipe Maintenance/Replacement	0.00	10,000.00	-10,000.00	0.0%
511.551 · Stormwater Videotaping	0.00	10,000.00	-10,000.00	0.0%
511.733 · Trustee Fees	4,336.94	4,400.00	-63.06	98.57%
511.750 · Website Management	1,125.00	1,500.00	-375.00	75.0%
<b>Total Expense</b>	<u>42,613.10</u>	<u>92,120.00</u>	<u>-49,506.90</u>	<u>46.26%</u>
<b>Net Income</b>	<u><u>26,208.68</u></u>	<u><u>0.00</u></u>	<u><u>26,208.68</u></u>	<u><u>100.0%</u></u>