



**SAIL HARBOUR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
APRIL 11, 2022  
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**  
Hilton Garden Inn  
12600 University Drive  
Fort Myers, Florida 33907  
**REGULAR BOARD MEETING**  
April 11, 2022  
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. October 11, 2021 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Ratification of Professional Services Agreement with Johnson Engineering.....Page 5
  - 2. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 8
- I. Administrative Matters
  - 1. Engineer’s Report
  - 2. Financials.....Page 15
- J. Board Members Comments
- K. Adjourn

Attn:

**SAIL HARBOUR COM DEV DISTRICT  
 2501 BURNS RD STE A  
 PALM BEACH GARDENS, FL 33410**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared  
Nicole Jacobs, who on oath says that  
 he or she is a Legal Assistant 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

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
 FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE**  
 NOTICE IS HEREBY GIVEN that the Board of Supervisors of the  
 Sail Harb

In the Twentieth Judicial Circuit Court was published in said  
 newspaper editions dated in the issues of:

10/01/2021

Affiant further says that the said News-Press is a paper of  
 general circulation daily in Lee County and published at Fort  
 Myers, in said Lee County, Florida, and that the said newspaper  
 has heretofore been continuously published in said Lee County,  
 Florida each day and has been entered as periodicals matter at  
 the post office in Fort Myers, in said Lee County, Florida, for a  
 period of one year next preceding the first publication of the  
 attached copy of advertisement; and affiant further says that  
 he or she has never paid nor promised any person, firm or  
 corporation any discount, rebate, commission or refund for the  
 purpose of securing this advertisement for publication in said  
 newspaper editions dated:

Sworn to and Subscribed before me this 1st of October 2021,  
 by legal clerk who is personally known to me.

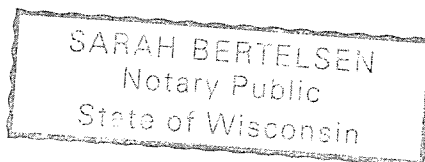
Nicole Jacobs  
 Affiant

Sarah B. A.  
 Notary State of Wisconsin, County of Brown

7/27/25  
 My commission expires

# of Affidavits 1

**This is not an invoice**



**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
 FISCAL YEAR 2021/2022 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 11, 2021  
 November 8, 2021  
 December 13, 2021  
 January 10, 2022  
 February 14, 2022  
 March 14, 2022  
 April 11, 2022  
 May 9, 2022  
 June 13, 2022  
 July 11, 2022  
 August 8, 2022  
 September 12, 2022

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)  
 AD # 4929144

October 1, 2021

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 11, 2021**

**A. CALL TO ORDER**

The October 11, 2021, 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 October 1, 2021, as legally required.

**C. ESTABLISH A QUORUM**

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

Chairperson	Marge Howerton	Present
Vice Chairperson	Susan Balaun	Present
Supervisor	Richard Balaun	Present
Supervisor	Aaron Roeth	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	Brent Burford (via phone)	Johnson Engineering, Inc.

Also present were District residents John and June Gill (via phone).

**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. June 14, 2021, Public Hearing & Regular Board Meeting**

The minutes of the June 14, 2021, Public Hearing & Regular Board Meeting were presented for approval.

A **motion** was made by Mrs. Balaun, seconded by Mr. Roeth and passed unanimously approving the minutes of the June 14, 2021, Public Hearing & 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. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Resolution No. 2021-05 was presented, entitled:

#### **RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Imbasciani, seconded by Mr. Balaun and passed unanimously to adopt Resolution No. 2021-05, as presented.

### **2. Consider Engineering Rate Increase**

A **motion** was made by Mr. Roeth, seconded by Ms. Imbasciani and passed unanimously approving the engineering rate increase, as presented.

### **3. Designation of District Engineer**

Ms. Meneely went over the memo received from Johnson Engineering which requested that Jordan Varble, PE be named Engineer of Record for the District. Brent Barford stated that he would continue serving in the role as Project Manager.

A **motion** was made by Mr. Balaun, seconded by Mr. Roeth and passed unanimously designating Jordan Varble of Johnson Engineering as Engineer of Record for the District.

### **4. Consider Audit Renewal – Grau & Associates**

A **motion** was made by Mrs. Balaun, seconded Ms. Imbasciani and passed unanimously approving the audit renewal for Grau & Associates, as presented.

## **I. ADMINISTRATIVE MATTERS**

### **1. Engineer’s Report**

There was no Engineer’s Report at this time.

### **2. Financials**

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

Ms. Meneely noted that the next meetings were scheduled as follows: November 8, 2021, December 13, 2021, and January 10, 2022.

Ms. Meneely also advised that the money for the Sewer Viewer Project had been carried over into the new fiscal year. Mr. Barford stated he believed the project would be completed around April/May 2022.

#### **J. BOARD MEMBER COMMENTS**

Ms. Imbasciani advised that she sits on the ARB for Sail Harbour and they were looking at building a walking trail and did not know if District approval was needed. Ms. Howerton stated she thought the area was outside of District property. Ms. Imbasciani indicated she would pass the plans on to Mr. Barford and he will make sure that there are no impacts.

#### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Imbasciani, seconded by Mr. Roeth and passed unanimously to adjourn the Regular Board Meeting at 6:12 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

## PROFESSIONAL SERVICES AGREEMENT

BETWEEN

JOHNSON ENGINEERING, INC.  
(CONSULTANT)

AND

SAIL HARBOUR COMMUNITY  
DEVELOPMENT DISTRICT  
(OWNER)PROJECT NAME: Sail Harbour CDD Stormwater Management Needs AnalysisSection: 33 Township: 45 South Range: 24 East County: Lee  
Latitude: 26.5112 Longitude: -81.9179 Comments: \_\_\_\_\_

## CONSULTANT CONTACT INFORMATION

## OWNER CONTACT INFORMATION

Project Manager: Jordan Varble  
Address: 2122 Johnson Street  
City: Fort Myers  
State/Zip: Florida, 33901  
Phone: (239) 334-0046  
Email: JVarble@johnsoneng.comBill to the attention of: Marge Howerton  
Chairperson, Sail Harbour CDD  
Billing Address: c/o 2501A Burns Road  
City/State/Zip: Palm Beach Gardens, Florida 33410  
Phone: (239) 444-5790  
Cell: \_\_\_\_\_  
Email: c/o kdailey@sdsinc.org

## SCOPE OF SERVICES (LIMITED TO THE FOLLOWING):

## Background

The Florida Legislature passed House Bill 53 related to public infrastructure. A portion of it is shown below relating to stormwater and the requirement to create a 20-year needs analysis. Sail Harbour CDD is one of the special districts mentioned in Section (1) below.

403.9302 Stormwater management projections.

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.



(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

#### Task 1 - Analysis

The CONSULTANT will assist the CLIENT the analysis required in 403.9302, Florida Statutes, Section (3) as requested by the Office of Economic and Demographic Research (EDR). Information will be collected by the CONSULTANT from own records and publicly available sources. Analysis of system components will be presented in a narrative format with exhibits as necessary to convey the information in an effective manner. A typical lifespan will be created for each asset along with the existing age and remaining lifespan. Replacement/retrofit costs will be developed for each asset acknowledging that actual asset life will vary from the typical. Revenue determinations (past, present, and future) will require assistance from the District Manager or designee.

#### Task 2 - Report

The CONSULTANT will compile the narrative, graphs, and tables from Task 1 and populate the spreadsheets created by EDR to be sent to Lee County before June 30, 2022. Lee County will be responsible to compile this report with others and their own information and transmit it to the EDR.

FEE & TYPE:		Lump Sum (LS):	\$9,300.00	LS
	Time & Materials (based on rate schedule in effect at the time service is rendered)	Reimbursables:	\$50.00	T&M
		TOTAL FEES:	\$9,350.00	LS; T&M

**OWNER AUTHORIZATION:** I warrant and represent I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges resulting there from as identified in the "FEE TYPE" section above. I have read, understand, and agree to the Standard Business Terms and Conditions, including Limitation of Liability, printed on page 3 of this Agreement.

Authorized Signature:

*Margaret R. Howerton*

Date:

1-11-2022  
November, 2021

Typed Name & Title: Marge Howerton, Chairperson, Sail Harbour CDD



## STANDARD BUSINESS TERMS AND CONDITIONS

These Standard Business Terms and Conditions are attached to, and made a part of, Proposals and Agreements for services by Johnson Engineering, Inc. ("CONSULTANT").

**Standard of Care:** The Standard of Care for all professional engineering and related services performed or furnished by the CONSULTANT under this Agreement with the care and skill ordinarily used by members of the CONSULTANT's profession practicing under similar conditions at the same time and the same locality.

**Information from Owner:** OWNER to provide supporting information and extraordinary project considerations or special services, deeds, easements, rights-of-way, etc. needed for CONSULTANT to complete the Scope described herein.

**Cooperation with Other Consultants or Owner's Attorney:** Due to the various laws, rules and ordinances relating to projects of this nature, legal counsel may be required, which is excluded from this Agreement. OWNER is expected to retain an attorney as needed for advice and participation as a professional team member. OWNER will serve as project coordinator and be responsible for assuring the cooperation of consultants contracting directly with him.

**Permit and Application Fees:** OWNER shall pay all project-related fees including, but not limited to plan review, platting, permits, DRI, impact fees, etc.

**Termination:** This Agreement and obligation to provide further service may be terminated by either party upon 30 days written notice in the event of substantial failure by the other party to perform to the terms hereof through no fault of the terminating party.

**Billings and Payment:** Fixed fees shall be billed monthly for the project portion completed to the billing date, plus reimbursables. Time/Material/Expenses (TME) fees shall be billed monthly based on time, materials, and expenses incurred to the billing date, plus reimbursables. A T/M/E estimate, if provided, is for information purposes only. Actual fee may be more or less and based on the Rate Code Schedule in effect at the time services are rendered. Additional Services mutually agreed upon by CONSULTANT and OWNER shall be billed monthly based on time, materials, and expenses incurred to the billing date plus Reimbursables based on the Rate Code Schedule in effect at the time services are rendered. The continuous progress of CONSULTANT's service requires prompt payment. Payment is due within thirty days of the invoice date. Past due amounts shall include a late charge of 1% per month from said thirtieth day; and, in addition, we may, after seven days' notice to OWNER, suspend services under this Agreement until we have been paid in full for all amounts due for our services and expenses. CONSULTANT is entitled to collect reasonable fees and costs, including attorney fees and interest, if required to obtain collection of any amount due under this Agreement by a court action or settlement without court action.

**Reimbursables:** Project-related expenses such as transportation, subsistence, long distance communications, postage, shipping, report, drawing, specification reproduction, and OWNER-authorized overtime shall be reimbursable. The amount payable for reimbursables will be the charge actually incurred by or imputed cost allocated by CONSULTANT therefore times a factor of 1.10.

**Taxes:** Any government imposed taxes or fees shall be added to the invoice for services under this Agreement.

**Renegotiation of Fees:** CONSULTANT reserves the right to renegotiate fixed fees on an annual basis to reflect changes in price indices and pay scales applicable to the period when services are, in fact, being rendered.

**Subconsultant:** Subconsultant contracts will be administered at a cost of 10% of the Subconsultant contract fee.

**Attorney Fees:** Should litigation arise related to services under this Agreement, the prevailing party is entitled to recover reasonable costs including staff time, court costs, attorney fees and related expenses.

**Legal Interpretations Clarified:** The work proposed herein is based on the services of a professional engineer, professional surveyor, professional land planner, and/or professional landscape architect, and does not constitute the rendering of legal advice or opinion. Interpretations of laws, rules, and ordinances are based solely on the professional opinion of the Design Professional. OWNER is advised to secure adequate legal counsel as needed for the project.

### Responsible Party:

PURSUANT TO §558.0035 FLORIDA STATUTE, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS

AGREEMENT. NO INDIVIDUAL, PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS AGREEMENT.

**Project Delays:** The OWNER recognizes and agrees that various factors both within and without the control of Design Professional can operate to delay the performance of the work, the issuance of permits and licenses, and the overall construction of the project. The OWNER agrees that it shall not be entitled to any claim for damages on account of hindrances or delays from any cause whatsoever including, but not limited to: the production of contract documents; issuance of permits from any government or agency; beginning or completion of construction; or performance of any phase of the work pursuant to this Agreement. Permitting is a regulatory function and CONSULTANT does not guarantee issuance of any permit.

**Budgetary Limitations:** It is necessary that OWNER advise CONSULTANT in writing at an early date if OWNER has budgetary limitations for the overall Project Cost or Construction Cost. CONSULTANT will endeavor to work within those limitations. If OWNER requests, CONSULTANT will submit to OWNER, as an Additional Service, opinions as to the probability of completing construction within OWNER's budget and, where appropriate, request an adjustment in the budget or a revision in the scope of services of the Project. CONSULTANT does not guarantee that opinions of probable cost will not differ materially from negotiated prices, fees or bids. If OWNER wishes greater assurance as to the probable construction costs, or if formal estimates are desired, an independent cost estimator should be employed.

**Excluded Services:** CONSULTANT will provide services including and limited to those described in the Scope of Services (Scope of Work). All other services are specifically excluded. Listed below are excluded services, unless otherwise specifically included in the Scope, which may be required or desired for the Project: Abstract of Title Review - Geotechnical Services - Materials Testing - Architectural Services - Hazardous Waste Assessments

**Mediation:** In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the OWNER and the Design Professional agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless parties mutually agree otherwise.

**Betterment:** If CONSULTANT mistakenly leaves out of the Construction Documents, any component or item required for the Project, CONSULTANT shall not be responsible for the cost or expense of constructing or adding the component or item to the extent such item or component would have been required and included in the original construction documents. In no event will the CONSULTANT be responsible for any cost or expense that provides betterment, upgrades or enhances the value of the Project.

**Ownership of Instruments of Service:** All reports, plans, specifications, field data, and notes or other documents, including all documents on electronic media, prepared by the Design Professional as instruments of service shall remain the property of the Design Professional.

**Hazardous Materials:** Services related to asbestos, hazardous or toxic materials are excluded. OWNER shall provide a site that complies with applicable laws and regulations. CONSULTANT may, at its option and without liability for consequential or other damages, suspend services until OWNER retains specialist consultants to abate or remove asbestos, hazardous, or toxic materials.

**Entire Understanding:** This Proposal/Agreement represents the entire understanding between OWNER and CONSULTANT in respect to this Project and may only be modified in writing.

**Consultant's Limited Liability:** Notwithstanding any other provision of this Agreement and to the fullest extent permitted by law, the total liability, in the aggregate, of CONSULTANT and CONSULTANT's officers, directors, partners, employees, agents and CONSULTANT's Sub-Consultants, and any of them, to OWNER and anyone claiming by, through or under OWNER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the Project, this Agreement, or any supplemental Agreements written or oral from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied of CONSULTANT or CONSULTANT's officers, directors, partners, employees, agents or CONSULTANT's Sub-Consultants or any of them, shall not exceed \$9,350.00.



**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Sail Harbour Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 13, 2022 at 6:00 p.m. in the Hilton Garden Inn, 12600 University Drive, Fort Myers, Florida 33907, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 11<sup>th</sup> day of April, 2022.

**ATTEST:**

**SAIL HARBOUR  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Sail Harbour Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	68,824
Debt Assessments	509,434
Other Revenues	0
Interest Income	480
<b>TOTAL REVENUES</b>	<b>\$ 578,738</b>
<b>EXPENDITURES</b>	
Supervisor Fees	8,000
Payroll Taxes (Employer)	640
Engineering/Inspections	6,500
Pipe & Miscellaneous Maintenance	20,000
Stormwater Videotaping	2,000
Management	24,000
Legal	5,500
Assessment Roll	5,000
Audit Fees	3,800
Arbitrage Rebate Fee	500
Travel	500
Insurance	6,100
Legal Advertisements	1,400
Miscellaneous	1,450
Postage	350
Office Supplies	500
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 92,315</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 486,423</b>
Bond Payments	(478,868)
<b>BALANCE</b>	<b>\$ 7,555</b>
County Appraiser & Tax Collector Fee	(11,565)
Discounts For Early Payments	(23,130)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (27,140)</b>
Carryover Funds From Prior Year	27,140
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	69,318	68,851	68,824	Expenditures Less Interest & Carryover/.94
Debt Assessments	509,434	509,434	509,434	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	546	480	480	Interest Projected At \$40 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 579,298</b>	<b>\$ 578,765</b>	<b>\$ 578,738</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,800	8,000	8,000	Supervisor Fees
Payroll Taxes (Employer)	214	640	640	8% Of Supervisor Fees
Engineering/Inspections	4,299	6,500	6,500	No Change From 2021/2022 Budget
Pipe & Miscellaneous Maintenance	26,561	20,000	20,000	Pipe & Miscellaneous Maintenance
Stormwater Videotaping	13,300	2,000	2,000	No Change From 2021/2022 Budget
Management	24,000	24,000	24,000	No Change From 2021/2022 Budget
Legal	5,414	5,500	5,500	No Change From 2021/2022 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2021/2022 Budget
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2021/2022 Budget
Travel	37	500	500	No Change From 2021/2022 Budget
Insurance	5,513	6,100	6,100	Insurance Estimate
Legal Advertisements	873	1,450	1,400	\$50 Decrease From 2021/2022 Budget
Miscellaneous	933	1,500	1,450	\$50 Decrease From 2021/2022 Budget
Postage	118	350	350	No Change From 2021/2022 Budget
Office Supplies	160	525	500	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,336	4,400	4,400	No Change From 2021/2022 Budget
Website Management	1,500	1,500	1,500	No Change From 2021/2022 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 99,333</b>	<b>\$ 92,340</b>	<b>\$ 92,315</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 479,965</b>	<b>\$ 486,425</b>	<b>\$ 486,423</b>	
Bond Payments	(489,844)	(478,868)	(478,868)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (9,879)</b>	<b>\$ 7,557</b>	<b>\$ 7,555</b>	
County Appraiser & Tax Collector Fee	(936)	(11,566)	(11,565)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,080)	(23,131)	(23,130)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (31,895)</b>	<b>\$ (27,140)</b>	<b>\$ (27,140)</b>	
Carryover Funds From Prior Year	0	27,140	27,140	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (31,895)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	27	25	25	Projected Interest For 2022/2023
NAV Tax Collection	489,844	478,868	478,868	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 489,871</b>	<b>\$ 478,893</b>	<b>\$ 478,893</b>	
<b>EXPENDITURES</b>				
Principal Payments	280,000	290,000	305,000	Principal Payment Due In 2023
Interest Payments	200,933	185,377	173,516	Interest Payments Due In 2023
Bond Redemption	0	3,516	377	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 480,933</b>	<b>\$ 478,893</b>	<b>\$ 478,893</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 8,938</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 1/1/22 =	\$5,225,000		

## Sail Harbour Community Development District Assessment Comparison

	Original Projected Assessment <u>Before Discount*</u>	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year 2020/2021 Assessment <u>Before Discount*</u>	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year <b>2022/2023</b> Projected Assessment <u>Before Discount*</u>
O & M	\$ 168.54	\$ 145.79	\$ 145.60	\$ 145.57	\$ <b>145.51</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>
Total	<b>\$ 1,392.00</b>	<b>\$ 1,225.10</b>	<b>\$ 1,224.91</b>	<b>\$ 1,224.88</b>	<b>\$ 1,224.82</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

Sail Harbour  
Community Development District

**Financial Report For  
March 2022**

**Sail Harbour Community Development District**  
**Balance Sheet**  
**As of March 31, 2022**

	<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>						
Current Assets						
Checking/Savings						
Checking Account	134,322.35	0.00	0.00	0.00	0.00	134,322.35
Money Market Account	127,267.78	0.00	0.00	0.00	0.00	127,267.78
Total Checking/Savings	<u>261,590.13</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>261,590.13</u>
Total Current Assets	261,590.13	0.00	0.00	0.00	0.00	261,590.13
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	-333,390.00	0.00	-333,390.00
Total Fixed Assets	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,371,017.00</u>	<u>0.00</u>	<u>4,371,017.00</u>
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	191,806.20	0.00	0.00	191,806.20
Investments - Revenue Account	0.00	0.00	558,538.71	0.00	0.00	558,538.71
Investments - Prepayment Account	0.00	0.00	3,454.67	0.00	0.00	3,454.67
Investments - Sinking Fund	0.00	0.00	0.14	0.00	0.00	0.14
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	753,799.72	753,799.72
Amount To Be Provided	0.00	0.00	0.00	0.00	4,471,200.28	4,471,200.28
Total Other Assets	<u>0.00</u>	<u>0.00</u>	<u>753,799.72</u>	<u>0.00</u>	<u>5,225,000.00</u>	<u>5,978,799.72</u>
<b>TOTAL ASSETS</b>	<u><b>261,590.13</b></u>	<u><b>0.00</b></u>	<u><b>753,799.72</b></u>	<u><b>4,371,017.00</b></u>	<u><b>5,225,000.00</b></u>	<u><b>10,611,406.85</b></u>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable	60,658.19	0.00	0.00	0.00	0.00	60,658.19
Total Accounts Payable	<u>60,658.19</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>60,658.19</u>
Total Current Liabilities	60,658.19	0.00	0.00	0.00	0.00	60,658.19
Long Term Liabilities						
Special Assessment Debt	0.00	0.00	0.00	0.00	5,225,000.00	5,225,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,225,000.00</u>	<u>5,225,000.00</u>
Total Liabilities	60,658.19	0.00	0.00	0.00	5,225,000.00	5,285,658.19
Equity						
Retained Earnings	212,402.29	0.00	400,217.93	-333,390.00	0.00	279,230.22
Net Income	-11,470.35	0.00	353,581.79	0.00	0.00	342,111.44
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	<u>200,931.94</u>	<u>0.00</u>	<u>753,799.72</u>	<u>4,371,017.00</u>	<u>0.00</u>	<u>5,325,748.66</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>261,590.13</b></u>	<u><b>0.00</b></u>	<u><b>753,799.72</b></u>	<u><b>4,371,017.00</b></u>	<u><b>5,225,000.00</b></u>	<u><b>10,611,406.85</b></u>



**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MARCH 2022**

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Mar-22</b>	<b>Year To Date Actual 10/1/21 - 3/31/22</b>
<b>REVENUES</b>			
O & M Assessments	68,851	1,057	65,519
Debt Assessments	509,434	7,818	484,603
Other Revenues	0	0	0
Interest Income	480	0	128
<b>Total Revenues</b>	<b>\$ 578,765</b>	<b>\$ 8,875</b>	<b>\$ 550,250</b>
<b>EXPENDITURES</b>			
Supervisor Fees	8,000	0	1,000
Payroll Taxes (Employer)	640	0	77
Engineering/Inspections	6,500	0	1,520
Pipe Maintenance/Replacement	20,000	52,322	52,322
Stormwater Videotaping	2,000	0	0
Management	24,000	2,000	12,000
Legal	5,500	0	1,918
Assessment Roll	5,000	0	0
Audit Fees	3,700	1,500	1,500
Arbitrage Rebate Fee	500	0	0
Travel	500	0	0
Insurance	6,100	0	5,706
Legal Advertisements	1,450	0	305
Miscellaneous	1,500	151	399
Postage	350	15	76
Office Supplies	525	9	84
Dues & Subscriptions	175	0	175
Trustee Fee	4,400	0	4,336
Website Management	1,500	125	749
<b>Total Expenditures</b>	<b>\$ 92,340</b>	<b>\$ 56,122</b>	<b>\$ 82,167</b>
<b>Revenues Less Expenditures</b>	<b>\$ 486,425</b>	<b>\$ (47,247)</b>	<b>\$ 468,083</b>
Bond Payments	(478,868)	0	(457,113)
<b>BALANCE</b>	<b>\$ 7,557</b>	<b>\$ (47,247)</b>	<b>\$ 10,970</b>
County Appraiser & Tax Collector Fee	(11,566)	0	(1,159)
Discounts For Early Payments	(23,131)	(110)	(21,281)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (27,140)</b>	<b>\$ (47,357)</b>	<b>\$ (11,470)</b>
Carryover Funds From Prior Year	27,140	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (47,357)</b>	<b>\$ (11,470)</b>
<b>Bank Balance As Of 3/31/22</b>	<b>\$ 261,590.13</b>		
<b>Accounts Payable As Of 3/31/22</b>	<b>\$ 60,658.19</b>		
<b>Accounts Receivable As Of 3/31/22</b>	<b>\$ -</b>		
<b>Available Funds As Of 3/31/22</b>	<b>\$ 200,931.94</b>		

**Note: Bank Balance Includes Money Market Fund  
Balance As Of 3/31/22: \$127,267.78**

**Sail Harbour Community Development District**  
**Budget vs. Actual**  
**October 2021 through March 2022**

	<b>Oct 21 - March 22</b>	<b>21-22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessments	65,519.37	68,851.00	-3,331.63	95.16%
363.810 · Debt Assessments	484,602.55	509,434.00	-24,831.45	95.13%
363.820 · Debt Assessment-Paid To Trustee	-457,113.40	-478,868.00	21,754.60	95.46%
363.830 · Assessment Fees	-1,158.85	-11,566.00	10,407.15	10.02%
363.831 · Assessment Discounts	-21,281.33	-23,131.00	1,849.67	92.0%
369.401 · Interest Income	128.08	480.00	-351.92	26.68%
369.402 · Carryover From Prior Year	0.00	27,140.00	-27,140.00	0.0%
<b>Total Income</b>	<b>70,696.42</b>	<b>92,340.00</b>	<b>-21,643.58</b>	<b>76.56%</b>
<b>Gross Profit</b>	<b>70,696.42</b>	<b>92,340.00</b>	<b>-21,643.58</b>	<b>76.56%</b>
<b>Expense</b>				
511.122 · Payroll Expense	76.50	640.00	-563.50	11.95%
511.131 · Supervisors Fee	1,000.00	8,000.00	-7,000.00	12.5%
511.310 · Engineering	1,520.00	6,500.00	-4,980.00	23.39%
511.311 · Management Fees	12,000.00	24,000.00	-12,000.00	50.0%
511.315 · Legal Fees	1,917.50	5,500.00	-3,582.50	34.86%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	1,500.00	3,700.00	-2,200.00	40.54%
511.330 · Arbitrage Rebate Fee	0.00	500.00	-500.00	0.0%
511.441 · Travel	0.00	500.00	-500.00	0.0%
511.450 · Insurance	5,706.00	6,100.00	-394.00	93.54%
511.480 · Legal Advertisements	304.58	1,450.00	-1,145.42	21.01%
511.512 · Miscellaneous	398.65	1,500.00	-1,101.35	26.58%
511.513 · Postage and Delivery	75.95	350.00	-274.05	21.7%
511.514 · Office Supplies	83.65	525.00	-441.35	15.93%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.550 · Pipe Maintenance/Replacement	52,322.00	20,000.00	32,322.00	261.61%
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	750.00	1,500.00	-750.00	50.0%
<b>Total Expense</b>	<b>82,166.77</b>	<b>92,340.00</b>	<b>-10,173.23</b>	<b>88.98%</b>
<b>Net Income</b>	<b>-11,470.35</b>	<b>0.00</b>	<b>-11,470.35</b>	<b>100.0%</b>