



**SAIL HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 13, 2022
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
June 13, 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. April 11, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 13
- J. Administrative Matters
 - 1. Engineer’s Report
 - 2. Financials.....Page 15
- K. Board Members Comments
- L. 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.

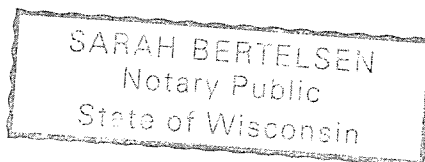
Nicole Jacobs
 Affiant

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 Com-
 munity 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 pro-
 visions of Florida law. Copies of the Agendas for any of the meetings may be ob-
 tained 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; there-
 fore a speaker telephone will be present at the meeting location so that Supervi-
 sors may be fully informed of the discussions taking place. Meetings may be con-
 tinued 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 con-
 sidered 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
 AD # 4929144

October 1, 2021

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 11, 2022**

A. CALL TO ORDER

The April 11, 2022, 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 part of the District's Fiscal Year 2021/2022 Regular Meeting Schedule, 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.

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 11, 2021, Regular Board Meeting

The minutes of the October 11, 2021, Regular Board Meeting were presented for approval.

A **motion** was made by Mr. Roeth, seconded by Mr. Balaun and passed unanimously approving the minutes of the October 11, 2022, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Ratification of Stormwater Needs Analysis Proposal from Johnson Engineering

Ms. Meneely explained that the Stormwater Needs Analysis Report was required by June 30, 2022, by the State and was a mandate put in place after budgets were adopted. She added that the Chairperson had approved the proposal in the amount of \$9,350 in between meetings due to the time constraints and that the Board was now being asked to ratify the expenditure. Ms. Wald stated that only the cost of the report needed to be approved since there was already an agreement in place with Johnson Engineering.

A **motion** was made by Mrs. Balaun, seconded by Ms. Imbasciani and passed unanimously ratifying the \$9,350 cost for Johnson Engineering to prepare the Stormwater Needs Analysis Report, as presented.

2. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Resolution No. 2022-01 was presented, entitled:

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.

Ms. Meneely went over the proposed budget, stating that it was status quo with no major changes.

A **motion** was made by Mr. Roeth, seconded by Ms. Imbasciani and passed unanimously adopting Resolution No. 2022-01, as presented, setting the Public Hearing for June 13, 2022.

I. ADMINISTRATIVE MATTERS

1. Engineer's Report

Ms. Meneely advised that Mr. Burford had a matter to attend to so he was unable to be at today's meeting. After discussion, the Board requested an update from the engineer be e-mailed summarizing what has been done and what was coming on the pipe tv-ing project.

2. Manager's Report

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

Ms. Meneely noted that the next meeting was scheduled for June 13, 2022, and included a Public Hearing on the budget. She noted that no other meetings were scheduled before that date, unless something pressing comes up.

3. Attorney's Report

Ms. Wald stated that she would keep the Board advised of any legislation passed that would impact the District.

J. BOARD MEMBER COMMENTS

Ms. Howerton advised that she had approved a back patio deck that Mr. Burford had opined did not impact the stormwater system.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Roeth, seconded by Ms. Imbasciani and passed unanimously to adjourn the Regular Board Meeting at 6:20 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Miscellaneous Notices



Published in The News-Press on May 24, 2022

Location

Lee County, Florida

Notice Text

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 June 13, 2022, 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 2022/2023 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 District's website (www.sailharbourcdd.org) or at the offices of the District Manager, 27499 Riverview Center Boulevard, Suite 253, Bonita Springs, Florida 34134, 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 PUBLISH: FT. MYERS NEWS-PRESS 05/24/22 & 05/31/22

RESOLUTION NO. 2022-02

A RESOLUTION OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the Sail Harbour Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 2022/2023 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 13th day of June, 2022.

ATTEST:

**SAIL HARBOUR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sail Harbour Community Development District

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

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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 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	68,824
Debt Assessments	509,434
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 578,738
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 92,315
REVENUES LESS EXPENDITURES	\$ 486,423
Bond Payments	(478,868)
BALANCE	\$ 7,555
County Appraiser & Tax Collector Fee	(11,565)
Discounts For Early Payments	(23,130)
EXCESS/ (SHORTFALL)	\$ (27,140)
Carryover Funds From Prior Year	27,140
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 579,298	\$ 578,765	\$ 578,738	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 99,333	\$ 92,340	\$ 92,315	
REVENUES LESS EXPENDITURES	\$ 479,965	\$ 486,425	\$ 486,423	
Bond Payments	(489,844)	(478,868)	(478,868)	2023 P & I Payments Less Earned Interest
BALANCE	\$ (9,879)	\$ 7,557	\$ 7,555	
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
EXCESS/ (SHORTFALL)	\$ (31,895)	\$ (27,140)	\$ (27,140)	
Carryover Funds From Prior Year	0	27,140	27,140	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (31,895)	\$ -	\$ -	

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

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	
Total Revenues	\$ 489,871	\$ 478,893	\$ 478,893	
EXPENDITURES				
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
Total Expenditures	\$ 480,933	\$ 478,893	\$ 478,893	
Excess/ (Shortfall)	\$ 8,938	\$ -	\$ -	

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 2022/2023 Projected Assessment <u>Before Discount*</u>
O & M	\$ 168.54	\$ 145.79	\$ 145.60	\$ 145.57	\$ 145.51
<u>Debt</u>	<u>\$ 1,223.46</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>
Total	\$ 1,392.00	\$ 1,225.10	\$ 1,224.91	\$ 1,224.88	\$ 1,224.82

* 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. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of June, 2022.

ATTEST:

**SAIL HARBOUR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 10, 2022
November 14, 2022
December 12, 2022
January 9, 2023
February 13, 2023
March 13, 2023
April 10, 2023
May 8, 2023
June 12, 2023
July 10, 2023
August 14, 2023
September 11, 2023**

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.

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

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT

www.sailharbourcdd.org

PUBLISH: FT. MYERS NEWS-PRESS

Sail Harbour
Community Development District

**Financial Report For
May 2022**

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

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Checking Account	61,576.68	0.00	0.00	0.00	0.00	61,576.68
Money Market Account	127,298.81	0.00	0.00	0.00	0.00	127,298.81
Total Checking/Savings	<u>188,875.49</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>188,875.49</u>
Total Current Assets	188,875.49	0.00	0.00	0.00	0.00	188,875.49
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	198,537.11	0.00	0.00	198,537.11
Investments - Prepayment Account	0.00	0.00	3,454.67	0.00	0.00	3,454.67
Investments - Sinking Fund	0.00	0.00	0.00	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	393,797.98	393,797.98
Amount To Be Provided	0.00	0.00	0.00	0.00	4,541,202.02	4,541,202.02
Total Other Assets	<u>0.00</u>	<u>0.00</u>	<u>393,797.98</u>	<u>0.00</u>	<u>4,935,000.00</u>	<u>5,328,797.98</u>
TOTAL ASSETS	<u>188,875.49</u>	<u>0.00</u>	<u>393,797.98</u>	<u>4,371,017.00</u>	<u>4,935,000.00</u>	<u>9,888,690.47</u>
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	8,187.67	0.00	0.00	0.00	0.00	8,187.67
Total Accounts Payable	<u>8,187.67</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,187.67</u>
Total Current Liabilities	8,187.67	0.00	0.00	0.00	0.00	8,187.67
Long Term Liabilities						
Special Assessment Debt	0.00	0.00	0.00	0.00	4,935,000.00	4,935,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,935,000.00</u>	<u>4,935,000.00</u>
Total Liabilities	8,187.67	0.00	0.00	0.00	4,935,000.00	4,943,187.67
Equity						
Retained Earnings	212,402.29	0.00	400,217.93	-333,390.00	0.00	279,230.22
Net Income	-31,714.47	0.00	-6,419.95	0.00	0.00	-38,134.42
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>180,687.82</u>	<u>0.00</u>	<u>393,797.98</u>	<u>4,371,017.00</u>	<u>0.00</u>	<u>4,945,502.80</u>
TOTAL LIABILITIES & EQUITY	<u>188,875.49</u>	<u>0.00</u>	<u>393,797.98</u>	<u>4,371,017.00</u>	<u>4,935,000.00</u>	<u>9,888,690.47</u>

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

	Annual Budget 10/1/21 - 9/30/22	Actual May-22	Year To Date Actual 10/1/21 - 5/31/22
REVENUES			
O & M Assessments	68,851	730	67,526
Debt Assessments	509,434	4,316	498,359
Other Revenues	0	0	0
Interest Income	480	0	188
Total Revenues	\$ 578,765	\$ 5,046	\$ 566,073
EXPENDITURES			
Supervisor Fees	8,000	0	2,000
Payroll Taxes (Employer)	640	0	153
Engineering/Inspections	6,500	0	7,114
Pipe Maintenance/Replacement	20,000	0	52,322
Stormwater Videotaping	2,000	0	0
Management	24,000	2,000	16,000
Legal	5,500	0	2,650
Assessment Roll	5,000	0	0
Audit Fees	3,700	0	3,700
Arbitrage Rebate Fee	500	0	500
Travel	500	0	0
Insurance	6,100	0	5,706
Legal Advertisements	1,450	0	305
Miscellaneous	1,500	43	495
Postage	350	39	115
Office Supplies	525	67	185
Dues & Subscriptions	175	0	175
Trustee Fee	4,400	0	4,336
Website Management	1,500	125	1,000
Total Expenditures	\$ 92,340	\$ 2,274	\$ 96,756
Revenues Less Expenditures	\$ 486,425	\$ 2,772	\$ 469,317
Bond Payments	(478,868)	(4,316)	(478,591)
BALANCE	\$ 7,557	\$ (1,544)	\$ (9,274)
County Appraiser & Tax Collector Fee	(11,566)	0	(1,159)
Discounts For Early Payments	(23,131)	0	(21,281)
EXCESS/ (SHORTFALL)	\$ (27,140)	\$ (1,544)	\$ (31,714)
Carryover Funds From Prior Year	27,140	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (1,544)	\$ (31,714)
Bank Balance As Of 5/31/22	\$ 188,875.49		
Accounts Payable As Of 5/31/22	\$ 8,187.67		
Accounts Receivable As Of 5/31/22	\$ -		
Available Funds As Of 5/31/22	\$ 180,687.82		

**Note: Bank Balance Includes Money Market Fund
Balance As Of 5/31/22: \$127,298.81**

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

	Oct 21 - May 22	21-22 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	67,526.15	68,851.00	-1,324.85	98.08%
363.810 · Debt Assessments	498,358.50	509,434.00	-11,075.50	97.83%
363.820 · Debt Assessment-Paid To Trustee	-478,591.15	-478,868.00	276.85	99.94%
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	188.05	480.00	-291.95	39.18%
369.402 · Carryover From Prior Year	0.00	27,140.00	-27,140.00	0.0%
Total Income	65,041.37	92,340.00	-27,298.63	70.44%
Gross Profit	65,041.37	92,340.00	-27,298.63	70.44%
Expense				
511.122 · Payroll Expense	153.00	640.00	-487.00	23.91%
511.131 · Supervisors Fee	2,000.00	8,000.00	-6,000.00	25.0%
511.310 · Engineering	7,113.75	6,500.00	613.75	109.44%
511.311 · Management Fees	16,000.00	24,000.00	-8,000.00	66.67%
511.315 · Legal Fees	2,650.00	5,500.00	-2,850.00	48.18%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	500.00	500.00	0.00	100.0%
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	494.75	1,500.00	-1,005.25	32.98%
511.513 · Postage and Delivery	114.97	350.00	-235.03	32.85%
511.514 · Office Supplies	184.85	525.00	-340.15	35.21%
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	1,000.00	1,500.00	-500.00	66.67%
Total Expense	96,755.84	92,340.00	4,415.84	104.78%
Net Income	-31,714.47	0.00	-31,714.47	100.0%