

Sail Harbour  
Community Development District

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

# **CONTENTS**

- 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**

	<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 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
<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 FINAL 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
REVENUES				
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>	
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
<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>
<b>Total</b>	<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