



**SAIL HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 8, 2024
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
April 8, 2024
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Appointment to Board Vacancy.....Page 2
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. November 13, 2023 Regular Board Meeting.....Page 3
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 6
 - 2. Consider Approval of Johnson Engineering’s Rate Adjustment.....Page 13
 - 3. Discussion Regarding Clogged French Drains
 - 4. Discussion Regarding Sail Harbour Fencing Project Authority
- K. Administrative Matters
 - 1. Engineer’s Report
 - 2. Financials.....Page 15
- L. Board Members Comments
- M. Adjourn

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

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 9, 2023
- November 13, 2023
- December 11, 2023
- January 8, 2024
- February 12, 2024
- March 11, 2024
- April 8, 2024
- May 6, 2024
- June 10, 2024
- July 8, 2024
- August 12, 2024
- September 9, 2024

State of Wisconsin, County of Brown:
Before the undersigned authority personally appeared D. Roberts, 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 2023/2024 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sail Harb

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
No. 5833537

Sept. 29, 2023

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

09/29/2023

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 29th of September 2023, by legal clerk who is personally known to me.

D. Roberts

Affiant

Nicole Jacobs

Notary State of Wisconsin, County of Brown

8-21-26

My commission expires

of Affidavits 1

This is not an invoice

NICOLE JACOBS
Notary Public
State of Wisconsin

PATRICIA ANN MYERS

1705 Junonia Court

Fort Myers, Florida 33908-1603

patricia33908@gmail.com

Internet site: www.aemyers.net

Telephone: 239.222.1012

Patricia, a native of Florida, is daughter of a career U.S. Army officer and lived in many places in the United State and abroad. Some of her activities:

- attended the University of Maryland and the University of Florida.**
- was the Project Manager for Cumberland Circle in Gainesville, Florida and supervised the builders, landscapers and venders. She also sold the homes and helped the buyers make their selections.**
- was a Real Estate broker for many years in Gainesville, Florida.**
- was a Lee County Master Gardener and has given talks on various topics, worked at Lakes Park giving tours and talks.**
- past president of the James Hendry Hibiscus Society in Lee County and is an expert on hibiscus care.**
- a Florida Naturalist and has spent many hours learning about our local nature.**
- a nature tour guide on the Shell Point tour boat for 15 years and narrates tours around the Lee County area.**
- was Regent of the Coral Gables DAR and is a member of the Henry Samson Colony of the Mayflower Society and of the Caloosahatchee Chapter, DAR.**
- worked for J C Penney, Burdines and Bloomingdale's as a custom designer.**
- was an Elderhostel Coordinator for Barry University and traveled with about 50 adults to various sites.**
- was a volunteer at the Lakes Park Library. She was a Hope Hospice volunteer.**
- owns 5 townhouses in Sail Harbour which she manages as well as lives here year round.**
- as a gardener, she likes to weed and prune and spray for bugs!**

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 13, 2023**

A. CALL TO ORDER

The November 13, 2023, Regular Board Meeting of the Sail Harbour Community Development District (the “District”) was called to order at 6:00 p.m. at the Hilton Garden Inn located at 12600 University Drive, Fort Myers, Florida 33907.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on September 29, 2023, as part of the District’s Fiscal Year 2023/2024 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	Vacant	
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.

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. August 14, 2023, Public Hearing & Regular Board Meeting

The minutes of the August 14, 2023, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Balaun seconded by Ms. Imbasciani and passed unanimously approving the minutes of the August 14, 2023, 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. 2023-05 – Adopting a Fiscal Year 2022/2023 Amended Budget

Resolution No. 2023-05 was presented, entitled:

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Balaun, seconded by Mr. Balaun and passed unanimously adopting Resolution No. 2023-03, as presented.

2. Discussion Regarding Clogged French Drains

Ms. Howerton advised that this issue was brought up by homeowners regarding the drains from the front of the roofs between the home and the stormwater ditches being clogged. She indicated that it was causing silting in the driveways. Mr. Burford advised that they take a look at these each year and that the stormwater system was draining well. He further stated that he could look at the downspouts from the home, if he gets a specific address(es). Ms. Howerton stated she would get Mr. Burford those addresses. Mr. Burford added that there were no ownership maps to downspout connection, and it is probably an HOA or homeowner issue.

3. Discussion Regarding District Fencing Project Authority

Ms. Howerton advised that the HOA wants to put a fence at the north end of the property to keep youngsters from walking through private yards. She noted that Eagle Fencing was trying to permit the project and the CDD name is on one area and Sail Harbour is on the other. She showed the contractor the agreement between the CDD and Sail Harbour to maintain the common area, but they still are seeking CDD approval. Ms. Wald indicated that she would review the documents and may need to develop a license agreement with the HOA if it is on CDD property. She requested the specific location of the fence and the documents that require signature.

After discussion, a **motion** was made by Mr. Balaun, seconded by Ms. Balaun and passed unanimously directing the attorney to draft a license agreement, or any other legal agreement required for the project, to be signed by the Chair and ratified at a future meeting. Said agreement is to include reimbursement for attorney fees by the HOA for their fencing request.

The Regular Board Meeting was then recessed and a meeting of the Auditor Selection Committee was opened.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Ms. Wald noted that only one qualified proposal had been received from Grau & Associates; therefore the ranking of the proposal process is waived.

A **motion** was made by Ms. Balaun, seconded by Ms. Imbasciani and passed unanimously selecting Grau & Associates as the District's auditor.

J. 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 went over the upcoming meeting schedule with the proposed budget being presented in March. There was a consensus of the Board to send an inquiry for the February meeting and if there are no pressing items, to cancel it.

3. Update on Filling Board Vacancy

Ms. Wald stated the seat should be filled in 90 days and requested continued due diligence to fill the vacancy. She went over the requirements to serve on the CDD Board. Ms. Howerton stated she would bring the issue up at the next HOA meeting.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Imbasciani, seconded by Mr. Balaun and passed unanimously adjourning the Regular Board Meeting at 6:57 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 12, 2024 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 8th day of April, 2024.

ATTEST:

**SAIL HARBOUR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Sail Harbour
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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

PROPOSED BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M Assessments	68,782
Debt Assessments	509,434
Other Revenues	0
Interest Income	960
TOTAL REVENUES	\$ 579,176
EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
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	3,500
Arbitrage Rebate Fee	500
Travel	500
Insurance	6,600
Legal Advertisements	1,400
Miscellaneous	1,350
Postage	350
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	1,500
TOTAL EXPENDITURES	\$ 91,285
REVENUES LESS EXPENDITURES	\$ 487,891
Bond Payments	(478,868)
BALANCE	\$ 9,023
County Appraiser & Tax Collector Fee	(11,564)
Discounts For Early Payments	(23,129)
EXCESS/ (SHORTFALL)	\$ (25,670)
Carryover Funds From Prior Year	25,670
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M Assessments	70,458	68,798	68,782	Expenditures Less Interest & Carryover/.94
Debt Assessments	509,437	509,434	509,434	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	3,603	480	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 583,498	\$ 578,712	\$ 579,176	
EXPENDITURES				
Supervisor Fees	2,600	8,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	199	640	560	8% Of Supervisor Fees
Engineering/Inspections	4,263	6,500	6,500	No Change From 2023/2024 Budget
Pipe & Miscellaneous Maintenance	3,438	20,000	20,000	Pipe & Miscellaneous Maintenance
Stormwater Videotaping	0	2,000	2,000	No Change From 2023/2024 Budget
Management	24,000	24,000	24,000	No Change From 2023/2024 Budget
Legal	4,623	5,500	5,500	No Change From 2023/2024 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2023/2024 Budget
Audit Fees	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2023/2024 Budget
Travel	124	500	500	No Change From 2023/2024 Budget
Insurance	6,134	6,600	6,600	Fiscal Year 2023/2024 Expenditure Was \$6,134
Legal Advertisements	1,377	1,350	1,400	\$50 Increase From 2023/2024 Budget
Miscellaneous	643	1,400	1,350	\$50 Decrease From 2023/2024 Budget
Postage	129	350	350	No Change From 2023/2024 Budget
Office Supplies	184	475	450	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	4,337	4,400	4,400	No Change From 2023/2024 Budget
Website Management	1,500	1,500	1,500	No Change From 2023/2024 Budget
TOTAL EXPENDITURES	\$ 63,026	\$ 92,790	\$ 91,285	
REVENUES LESS EXPENDITURES	\$ 520,472	\$ 485,922	\$ 487,891	
Bond Payments	(488,886)	(478,868)	(478,868)	2025 Principal & Interest Payments
BALANCE	\$ 31,586	\$ 7,054	\$ 9,023	
County Appraiser & Tax Collector Fee	(1,012)	(11,565)	(11,564)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(22,168)	(23,129)	(23,129)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 8,406	\$ (27,640)	\$ (25,670)	
Carryover Funds From Prior Year	0	27,640	25,670	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 8,406	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	18,267	100	100	Projected Interest For 2024/2025
NAV Tax Collection	488,886	478,868	478,868	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 507,153	\$ 478,968	\$ 478,968	
EXPENDITURES				
Principal Payments	305,000	315,000	315,000	Principal Payment Due In 2025
Interest Payments	180,128	163,662	163,662	Interest Payments Due In 2025
Bond Redemption	0	306	306	Estimated Excess Debt Collections
Total Expenditures	\$ 485,128	\$ 478,968	\$ 478,968	
Excess/ (Shortfall)	\$ 22,025	\$ -	\$ -	

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 1/1/24 =	\$4,630,000		

Sail Harbour Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment <u>Before Discount*</u>	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Projected Assessment <u>Before Discount*</u>
O & M	\$ 145.60	\$ 145.57	\$ 145.51	\$ 145.46	\$ 145.42
Debt	\$ 1,079.31	\$ 1,079.31	\$ 1,079.31	\$ 1,079.31	\$ 1,079.31
Total	\$ 1,224.91	\$ 1,224.88	\$ 1,224.82	\$ 1,224.77	\$ 1,224.73

* 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



March 11, 2024

Ms. Kathleen Meneely
District Manager
Sail Harbour CDD
c/o Special District Services, Inc.
2501 Burns Road, Suite A
Palm Beach Gardens, FL 33410

Delivered via kmeneely@sdsinc.org

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Ms. Meneely and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis. However, rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on September 6, 2023. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the Board Meeting on May 6, 2024, for implementation upon Board approval.

After 77 years, our firm's focus remains the same and that is your satisfaction. The community is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,
JOHNSON ENGINEERING, INC.

Erik L. Howard, P.E., P.S.M.
For the Firm

Attachment
20055591-001



**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
September 6, 2023**

Professional

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

Technician

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

Administrative

3	\$105
2	\$94
1	\$77

Field Crew

4-Person	\$270
3-Person	\$231
2-Person	\$182

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$440

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection
(CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

Sail Harbour
Community Development District

**Financial Report For
March 2024**

**Sail Harbour Community Development District
Balance Sheet
As of March 31, 2024**

	<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>
ASSETS						
Current Assets						
Checking/Savings						
Checking Account	77,460.26	0.00	0.00	0.00	0.00	77,460.26
Money Market Account	132,898.10	0.00	0.00	0.00	0.00	132,898.10
Total Checking/Savings	<u>210,358.36</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>210,358.36</u>
Total Current Assets	210,358.36	0.00	0.00	0.00	0.00	210,358.36
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	-377,842.00	0.00	-377,842.00
Total Fixed Assets	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,326,565.00</u>	<u>0.00</u>	<u>4,326,565.00</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	191,751.60	0.00	0.00	191,751.60
Investments - Revenue Account	0.00	0.00	591,198.20	0.00	0.00	591,198.20
Investments - Prepayment Account	0.00	0.00	3,509.27	0.00	0.00	3,509.27
Investments - Sinking Fund	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Amount Available In DSF	0.00	0.00	0.00	0.00	786,459.07	786,459.07
Amount To Be Provided	0.00	0.00	0.00	0.00	3,843,540.93	3,843,540.93
Total Other Assets	<u>0.00</u>	<u>0.00</u>	<u>786,459.07</u>	<u>0.00</u>	<u>4,630,000.00</u>	<u>5,416,459.07</u>
TOTAL ASSETS	<u>210,358.36</u>	<u>0.00</u>	<u>786,459.07</u>	<u>4,326,565.00</u>	<u>4,630,000.00</u>	<u>9,953,382.43</u>
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	6,467.49	0.00	0.00	0.00	0.00	6,467.49
Total Accounts Payable	<u>6,467.49</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,467.49</u>
Total Current Liabilities	6,467.49	0.00	0.00	0.00	0.00	6,467.49
Long Term Liabilities						
Special Assessment Debt	0.00	0.00	0.00	0.00	4,630,000.00	4,630,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,630,000.00</u>	<u>4,630,000.00</u>
Total Liabilities	6,467.49	0.00	0.00	0.00	4,630,000.00	4,636,467.49
Equity						
Retained Earnings	168,614.39	0.00	432,493.42	-377,842.00	0.00	223,265.81
Net Income	35,276.48	0.00	353,965.65	0.00	0.00	389,242.13
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>203,890.87</u>	<u>0.00</u>	<u>786,459.07</u>	<u>4,326,565.00</u>	<u>0.00</u>	<u>5,316,914.94</u>
TOTAL LIABILITIES & EQUITY	<u>210,358.36</u>	<u>0.00</u>	<u>786,459.07</u>	<u>4,326,565.00</u>	<u>4,630,000.00</u>	<u>9,953,382.43</u>

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
REVENUES			
O & M Assessments	68,798	0	63,269
Debt Assessments	509,434	0	468,405
Other Revenues	0	0	0
Interest Income	480	0	2,518
Total Revenues	\$ 578,712	\$ -	\$ 534,192
EXPENDITURES			
Supervisor Fees	8,000	0	800
Payroll Taxes (Employer)	640	0	61
Engineering/Inspections	6,500	0	480
Pipe Maintenance/Replacement	20,000	0	0
Stormwater Videotaping	2,000	0	0
Management	24,000	2,000	12,000
Legal	5,500	0	2,131
Assessment Roll	5,000	0	0
Audit Fees	3,900	0	0
Arbitrage Rebate Fee	500	0	0
Travel	500	0	42
Insurance	6,600	0	6,134
Legal Advertisements	1,350	0	0
Miscellaneous	1,400	0	847
Postage	350	0	35
Office Supplies	475	6	109
Dues & Subscriptions	175	0	175
Trustee Fee	4,400	0	4,337
Website Management	1,500	125	751
Total Expenditures	\$ 92,790	\$ 2,131	\$ 27,902
Revenues Less Expenditures	\$ 485,922	\$ (2,131)	\$ 506,290
Bond Payments	(478,868)	0	(449,093)
BALANCE	\$ 7,054	\$ (2,131)	\$ 57,197
County Appraiser & Tax Collector Fee	(11,565)	0	(1,343)
Discounts For Early Payments	(23,129)	0	(20,577)
EXCESS/ (SHORTFALL)	\$ (27,640)	\$ (2,131)	\$ 35,277
Carryover Funds From Prior Year	27,640	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,131)	\$ 35,277
Bank Balance As Of 3/31/24	\$ 210,358.36		
Accounts Payable As Of 3/31/24	\$ 6,467.49		
Accounts Receivable As Of 3/31/24	\$ -		
Available Funds As Of 3/31/24	\$ 203,890.87		

**Note: Bank Balance Includes Money Market Fund
Balance As Of 3/31/24: \$132,898.10**

Sail Harbour Community Development District
Budget vs. Actual
October 2023 through March 2024

	<u>Oct '23 - Mar 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	63,269.02	68,798.00	-5,528.98	91.96%
363.810 · Debt Assessments	468,404.60	509,434.00	-41,029.40	91.95%
363.820 · Debt Assessment-Paid To Trustee	-449,092.95	-478,868.00	29,775.05	93.78%
363.830 · Assessment Fees	-1,343.32	-11,565.00	10,221.68	11.62%
363.831 · Assessment Discounts	-20,576.97	-23,129.00	2,552.03	88.97%
369.401 · Interest Income	2,517.70	480.00	2,037.70	524.52%
369.402 · Carryover From Prior Year	0.00	27,640.00	-27,640.00	0.0%
Total Income	<u>63,178.08</u>	<u>92,790.00</u>	<u>-29,611.92</u>	<u>68.09%</u>
Gross Profit	63,178.08	92,790.00	-29,611.92	68.09%
Expense				
511.122 · Payroll Expense	61.20	640.00	-578.80	9.56%
511.131 · Supervisors Fee	800.00	8,000.00	-7,200.00	10.0%
511.310 · Engineering	480.00	6,500.00	-6,020.00	7.39%
511.311 · Management Fees	12,000.00	24,000.00	-12,000.00	50.0%
511.315 · Legal Fees	2,130.50	5,500.00	-3,369.50	38.74%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	500.00	-500.00	0.0%
511.441 · Travel	41.92	500.00	-458.08	8.38%
511.450 · Insurance	6,134.00	6,600.00	-466.00	92.94%
511.480 · Legal Advertisements	0.00	1,350.00	-1,350.00	0.0%
511.512 · Miscellaneous	847.15	1,400.00	-552.85	60.51%
511.513 · Postage and Delivery	35.49	350.00	-314.51	10.14%
511.514 · Office Supplies	109.40	475.00	-365.60	23.03%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.550 · Pipe Maintenance/Replacement	0.00	20,000.00	-20,000.00	0.0%
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%
Total Expense	<u>27,901.60</u>	<u>92,790.00</u>	<u>-64,888.40</u>	<u>30.07%</u>
Net Income	<u><u>35,276.48</u></u>	<u><u>0.00</u></u>	<u><u>35,276.48</u></u>	<u><u>100.0%</u></u>