

Sail Harbour  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

# **CONTENTS**

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

**DETAILED PROPOSED BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	68,771
Debt Assessments	509,434
Other Revenues	0
Interest Income	1,440
<b>TOTAL REVENUES</b>	<b>\$ 579,645</b>
<b>EXPENDITURES</b>	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
Engineering/Inspections	12,500
Pipe & Miscellaneous Maintenance	37,500
Stormwater Videotaping	5,000
Management	24,000
Legal	6,500
Assessment Roll	5,000
Audit Fees	3,600
Arbitrage Rebate Fee	500
Travel	500
Insurance	6,800
Legal Advertisements	1,350
Miscellaneous	2,500
Postage	325
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	1,500
<b>TOTAL EXPENDITURES</b>	<b>\$ 120,135</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 459,510</b>
Bond Payments	(478,868)
<b>BALANCE</b>	<b>\$ (19,358)</b>
County Appraiser & Tax Collector Fee	(11,564)
Discounts For Early Payments	(23,128)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (54,050)</b>
Carryover Funds From Prior Year	54,050
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	70,810	68,782	68,771	Expenditures Less Interest & Carryover/.94
Debt Assessments	509,435	509,434	509,434	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	5,875	960	1,440	Interest Projected At \$120 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 586,120</b>	<b>\$ 579,176</b>	<b>\$ 579,645</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,400	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	184	560	560	8% Of Supervisor Fees
Engineering/Inspections	18,798	6,500	12,500	FY 24/25 Expenditure Through Feb 25 Was \$3,843
Pipe & Miscellaneous Maintenance	0	20,000	37,500	Pipe & Miscellaneous Maintenance
Stormwater Videotaping	0	2,000	5,000	\$3,000 Increase From 2024/2025 Budget
Management	24,000	24,000	24,000	No Change From 2024/2025 Budget
Legal	6,462	5,500	6,500	FY 24/25 Expenditure Through Feb 25 Was \$2,840
Assessment Roll	5,000	5,000	5,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2024/2025 Budget
Travel	128	500	500	No Change From 2024/2025 Budget
Insurance	6,134	6,600	6,800	Fiscal Year 2024/2025 Expenditure Was \$6,379
Legal Advertisements	859	1,400	1,350	\$50 Decrease From 2024/2025 Budget
Miscellaneous	2,473	1,350	2,500	Includes Meeting Room Fees
Postage	145	350	325	\$25 Decrease From 2024/2025 Budget
Office Supplies	244	450	425	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,337	4,400	4,400	No Change From 2024/2025 Budget
Website Management	1,500	1,500	1,500	No Change From 2024/2025 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,739</b>	<b>\$ 91,285</b>	<b>\$ 120,135</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 509,381</b>	<b>\$ 487,891</b>	<b>\$ 459,510</b>	
Bond Payments	(490,037)	(478,868)	(478,868)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 19,344</b>	<b>\$ 9,023</b>	<b>\$ (19,358)</b>	
County Appraiser & Tax Collector Fee	(1,167)	(11,564)	(11,564)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,675)	(23,129)	(23,128)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (2,498)</b>	<b>\$ (25,670)</b>	<b>\$ (54,050)</b>	
Carryover Funds From Prior Year	0	25,670	54,050	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (2,498)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	24,563	100	1,000	Projected Interest For 2025/2026
NAV Tax Collection	490,037	478,868	478,868	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 514,600</b>	<b>\$ 478,968</b>	<b>\$ 479,868</b>	
<b>EXPENDITURES</b>				
Principal Payments	315,000	315,000	340,000	Principal Payment Due In 2026
Interest Payments	169,458	163,662	138,379	Interest Payments Due In 2026
Bond Redemption	0	306	1,489	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 484,458</b>	<b>\$ 478,968</b>	<b>\$ 479,868</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 30,142</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 1/1/25 =	\$4,315,000		

## Sail Harbour Community Development District Assessment Comparison

	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 Assessment <u>Before Discount*</u>	Fiscal Year <b>2025/2026</b> <b>Projected Assessment</b> <b><u>Before Discount*</u></b>
O & M	\$ 145.57	\$ 145.51	\$ 145.46	\$ 145.42	\$ <b>145.40</b>
<u>Debt</u>	\$ <u>1,079.31</u>	\$ <u>1,079.31</u>	\$ <u>1,079.31</u>	\$ <u>1,079.31</u>	\$ <b><u>1,079.31</u></b>
<b>Total</b>	\$ <b>1,224.88</b>	\$ <b>1,224.82</b>	\$ <b>1,224.77</b>	\$ <b>1,224.73</b>	\$ <b>1,224.71</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