

Sail Harbour
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	68,771
Debt Assessments	509,434
Other Revenues	0
Interest Income	1,440
TOTAL REVENUES	\$ 579,645
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 120,135
REVENUES LESS EXPENDITURES	\$ 459,510
Bond Payments	(478,868)
BALANCE	\$ (19,358)
County Appraiser & Tax Collector Fee	(11,564)
Discounts For Early Payments	(23,128)
EXCESS/ (SHORTFALL)	\$ (54,050)
Carryover Funds From Prior Year	54,050
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 586,120	\$ 579,176	\$ 579,645	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 76,739	\$ 91,285	\$ 120,135	
REVENUES LESS EXPENDITURES	\$ 509,381	\$ 487,891	\$ 459,510	
Bond Payments	(490,037)	(478,868)	(478,868)	2026 Principal & Interest Payments
BALANCE	\$ 19,344	\$ 9,023	\$ (19,358)	
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
EXCESS/ (SHORTFALL)	\$ (2,498)	\$ (25,670)	\$ (54,050)	
Carryover Funds From Prior Year	0	25,670	54,050	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (2,498)	\$ -	\$ -	

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	
Total Revenues	\$ 514,600	\$ 478,968	\$ 479,868	
EXPENDITURES				
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
Total Expenditures	\$ 484,458	\$ 478,968	\$ 479,868	
Excess/ (Shortfall)	\$ 30,142	\$ -	\$ -	

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	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Assessment	Assessment	Assessment	Assessment	Projected Assessment
	<u>Before Discount*</u>	<u>Before Discount*</u>	<u>Before Discount*</u>	<u>Before Discount*</u>	<u>Before Discount*</u>
O & M	\$ 145.57	\$ 145.51	\$ 145.46	\$ 145.42	\$ 145.40
<u>Debt</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>	<u>\$ 1,079.31</u>
Total	\$ 1,224.88	\$ 1,224.82	\$ 1,224.77	\$ 1,224.73	\$ 1,224.71

* 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