



**SAIL HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
OCTOBER 13, 2025
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
Cypress Living
16451 HealthPark Commons Drive
Fort Myers, Florida 33908
REGULAR BOARD MEETING
October 13, 2025
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. August 11, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 5
 - 2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 10
- I. Administrative Matters
 - 1. Engineer’s Report
 - 2. Manager’s Report
 - Financials.....Page 13
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sail Harbour Community Development District will hold Regular Meetings at Cypress Living located at 16451 HealthPark Commons Drive, Fort Myers, Florida 33908 at 6:00 p.m. on the following dates:

October 13, 2025

January 12, 2026

March 9, 2026

April 13, 2026

June 8, 2026

August 10, 2026

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 Districts 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 ensure 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
11697153 Oct 3, 2025

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 11, 2025**

A. CALL TO ORDER

The August 11, 2025, 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 30, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was noted that a quorum was established by the presence of:

Chairperson	Susan Balaun	Present
Vice Chairperson	Patricia Myers (who arrived at 6:05 p.m.)	Present
Supervisor	Joel Frank	Present
Supervisor	Kathy Jones	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.
District Engineer	Mark Zordan	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. April 14, 2025, Regular Board Meeting

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and passed unanimously approving the minutes of the April 14, 2025, Regular Board Meeting, as presented.

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING
1. 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 July 22, 2025, and July 29, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

There was no public comment on the Fiscal Year 2026/2026 Final Budget.

Board Member Patricia Myers arrived at approximately 6:05 p.m.

3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2023-03 was presented, entitled:

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE SAIL HARBOUR COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026
BUDGET.**

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and passed unanimously adopting Resolution No. 2025-03, as presented.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

H. OLD BUSINESS

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

I. NEW BUSINESS

**1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting
Schedule**

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL
HARBOUR COMMUNITY DEVELOPMENT DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL
YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID
DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Meneely explained that the District needed to pay the Hilton Garden Inn at the beginning of the year for its anticipated meeting dates. The Board chose the following meeting dates: October 13, 2025, Jan 12, 2026, March 9, 2026, April 13, 2026, June 8, 2026, and August 10, 2026. Ms.

Imbasciani advised that their HOA had been meeting at the Cypress Cove Living Headquarters and there was no charge. Discussion ensued about possibly changing meeting locations if the Cypress Cove Living Headquarters is available for CDD meetings.

A **motion** was made by Mr. Frank, seconded by Ms. Myers and passed unanimously adopting Resolution No. 2025-04, and possibly changing meeting locations, if necessary.

J. ADMINISTRATIVE MATTERS

1. Engineer's Report

- **Pipe Cleaning Project Summary Report**

Mr. Zordan summarized the project and costs, including the change order items. He stated that the pipes were far worse than anticipated and recommending a five-year rotation of geographic areas for videotaping. He added that when there was 25% of accumulated silt he recommends moving forward with cleaning, noting that the recommended schedule would result in ongoing maintenance. There was a consensus of the Board to follow the engineer recommended maintenance schedule.

Mr. Zordan advised that he was putting together the annual Stormwater Certification for the bond holders.

2. Manager's Report

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

Ms. Meneely advised that the next meeting was scheduled for October 13, 2025.

K. BOARD MEMBER COMMENTS

Ms. Imbasciani indicated she would check on the new meeting location and get back to the District Manager.

There was discussion about the required ethics training. Ms. Wald noted that she would resend the links for the ethics training and advised that the training needed to be completed before December 31st.

L. ADJOURNMENT

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

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Sail Harbour Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 October, 2025.

ATTEST:

**SAIL HARBOUR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sail Harbour Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M Assessments	68,782	69,077	69,077
Debt Assessments	509,434	509,435	509,435
Other Revenues	0	0	0
Interest Income	960	3,900	3,749
TOTAL REVENUES	\$ 579,176	\$ 582,412	\$ 582,261
EXPENDITURES			
Supervisor Fees	7,000	1,800	1,800
Payroll Taxes (Employer)	560	219	219
Engineering/Inspections	6,500	10,500	8,488
Pipe Maintenance/Replacement	20,000	72,000	69,623
Stormwater Videotaping	2,000	0	0
Management	24,000	24,000	24,000
Legal	5,500	5,500	4,438
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	500	500	500
Travel	500	125	90
Insurance	6,600	6,379	6,379
Legal Advertisements	1,400	1,400	658
Miscellaneous	1,350	500	290
Postage	350	140	128
Office Supplies	450	345	295
Dues & Subscriptions	175	175	175
Trustee Fee	4,400	4,337	4,337
Website Management	1,500	1,500	1,500
TOTAL EXPENDITURES	\$ 91,285	\$ 137,920	\$ 131,420
REVENUES LESS EXPENDITURES	\$ 487,891	\$ 444,492	\$ 450,841
Bond Payments	(478,868)	(489,784)	(489,784)
BALANCE	\$ 9,023	\$ (45,292)	\$ (38,943)
County Appraiser & Tax Collector Fee	(11,564)	(1,343)	(1,343)
Discounts For Early Payments	(23,129)	(20,962)	(20,962)
EXCESS/ (SHORTFALL)	\$ (25,670)	\$ (67,597)	\$ (61,248)
Carryover From Prior Year	25,670	25,670	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (41,927)	\$ (61,248)

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$166,117
(\$67,597)
\$98,520

Notes

Carryover From Prior Year Of \$25,670 Was Used To Reduce Fiscal Year 2024/2025 Assessments.
\$54,050 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	100	20,000	19,814
NAV Tax Collection	478,868	489,784	489,784
Total Revenues	\$ 478,968	\$ 509,784	\$ 509,598
EXPENDITURES			
Principal Payments	315,000	325,000	325,000
Interest Payments	163,662	157,498	157,498
Bond Redemption	306	0	0
Total Expenditures	\$ 478,968	\$ 482,498	\$ 482,498
Excess/ (Shortfall)	\$ -	\$ 27,286	\$ 27,101

FUND BALANCE AS OF 9/30/24	\$462,636
FY 2024/2025 ACTIVITY	\$27,286
FUND BALANCE AS OF 9/30/25	\$489,922

Notes

Reserve Fund Balance = \$191,752*. Revenue Fund Balance = \$298,170*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$73,416.

* Approximate Amounts

Series 2015 Bond Refunding Information

Original Par Amount =	\$6,775,000	Annual Principal Payments Due:
Interest Rate =	3.60%	May 1st
Issue Date =	February 2015	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$3,990,000	

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sail Harbour Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 12, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of October, 2025.

ATTEST:

**SAIL HARBOUR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

Sail Harbour Community Development District

Financial Report For September 2025

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
O & M Assessments	68,782	0	69,077
Debt Assessments	509,434	0	509,435
Other Revenues	0	0	0
Interest Income	960	0	3,749
Total Revenues	\$ 579,176	\$ -	\$ 582,261
EXPENDITURES			
Supervisor Fees	7,000	0	1,800
Payroll Taxes (Employer)	560	0	218
Engineering/Inspections	6,500	0	8,488
Pipe Maintenance/Replacement	20,000	0	69,623
Stormwater Videotaping	2,000	0	0
Management	24,000	2,000	24,000
Legal	5,500	0	4,437
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,500	0	3,500
Arbitrage Rebate Fee	500	0	500
Travel	500	0	90
Insurance	6,600	0	6,379
Legal Advertisements	1,400	0	658
Miscellaneous	1,350	0	290
Postage	350	0	128
Office Supplies	450	0	295
Dues & Subscriptions	175	0	175
Trustee Fee	4,400	0	4,337
Website Management	1,500	125	1,500
Miscellaneous Maintenance	0	0	0
Total Expenditures	\$ 91,285	\$ 7,125	\$ 131,418
Revenues Less Expenditures	\$ 487,891	\$ (7,125)	\$ 450,843
Bond Payments	(478,868)	0	(489,784)
BALANCE	\$ 9,023	\$ (7,125)	\$ (38,941)
County Appraiser & Tax Collector Fee	(11,564)	0	(1,343)
Discounts For Early Payments	(23,129)	0	(20,962)
EXCESS/ (SHORTFALL)	\$ (25,670)	\$ (7,125)	\$ (61,246)
Carryover Funds From Prior Year	25,670	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (7,125)	\$ (61,246)
Bank Balance As Of 9/30/25	\$ 111,996.34		
Accounts Payable As Of 9/30/25	\$ 7,125.00		
Accounts Receivable As Of 9/30/25	\$ -		
Available Funds As Of 9/30/25	\$ 104,871.34		

**Note: Bank Balance Includes Money Market Fund
Balance As Of 9/30/25: \$79,501.64**

Sail Harbour Community Development District
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	Oct 24 - Sept 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	69,076.80	68,782.00	294.80	100.43%
363.810 · Debt Assessments	509,435.10	509,434.00	1.10	100.0%
363.820 · Debt Assessment-Paid To Trustee	-489,784.05	-478,868.00	-10,916.05	102.28%
363.830 · Assessment Fees	-1,343.32	-11,564.00	10,220.68	11.62%
363.831 · Assessment Discounts	-20,962.25	-23,129.00	2,166.75	90.63%
369.401 · Interest Income	3,749.21	960.00	2,789.21	390.54%
369.402 · Carryover From Prior Year	0.00	25,670.00	-25,670.00	0.0%
Total Income	70,171.49	91,285.00	-21,113.51	76.87%
Gross Profit	70,171.49	91,285.00	-21,113.51	76.87%
Expense				
511.122 · Payroll Expense	218.50	560.00	-341.50	39.02%
511.131 · Supervisors Fee	1,800.00	7,000.00	-5,200.00	25.71%
511.310 · Engineering	8,487.50	6,500.00	1,987.50	130.58%
511.311 · Management Fees	24,000.00	24,000.00	0.00	100.0%
511.315 · Legal Fees	4,437.50	5,500.00	-1,062.50	80.68%
511.318 · Assessment/Tax Roll	5,000.00	5,000.00	0.00	100.0%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	500.00	500.00	0.00	100.0%
511.441 · Travel	89.60	500.00	-410.40	17.92%
511.450 · Insurance	6,379.00	6,600.00	-221.00	96.65%
511.480 · Legal Advertisements	657.82	1,400.00	-742.18	46.99%
511.512 · Miscellaneous	289.87	1,350.00	-1,060.13	21.47%
511.513 · Postage and Delivery	127.81	350.00	-222.19	36.52%
511.514 · Office Supplies	294.70	450.00	-155.30	65.49%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.550 · Pipe Maintenance/Replacement	69,622.75	20,000.00	49,622.75	348.11%
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	1,500.00	1,500.00	0.00	100.0%
Total Expense	131,416.99	91,285.00	40,131.99	143.96%
Net Income	-61,245.50	0.00	-61,245.50	100.0%

Sail Harbour Community Development District
Balance Sheet
As of September 30, 2025

ASSETS	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
Current Assets						
Checking/Savings						
Checking Account	32,494.70	0.00	0.00	0.00	0.00	32,494.70
Money Market Account	79,501.64	0.00	0.00	0.00	0.00	79,501.64
Total Checking/Savings	111,996.34	0.00	0.00	0.00	0.00	111,996.34
Total Current Assets	111,996.34	0.00	0.00	0.00	0.00	111,996.34
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	-400,068.00	0.00	-400,068.00
Total Fixed Assets	0.00	0.00	0.00	4,304,339.00	0.00	4,304,339.00
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	294,475.65	0.00	0.00	294,475.65
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	489,736.52	489,736.52
Amount To Be Provided	0.00	0.00	0.00	0.00	3,500,263.48	3,500,263.48
Total Other Assets	0.00	0.00	489,736.52	0.00	3,990,000.00	4,479,736.52
TOTAL ASSETS	111,996.34	0.00	489,736.52	4,304,339.00	3,990,000.00	8,896,071.86
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	7,125.00	0.00	0.00	0.00	0.00	7,125.00
Accounts Payable	7,125.00	0.00	0.00	0.00	0.00	7,125.00
Total Accounts Payable	7,125.00	0.00	0.00	0.00	0.00	7,125.00
Long Term Liabilities						
Special Assessment Debt	0.00	0.00	0.00	0.00	3,990,000.00	3,990,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	3,990,000.00	3,990,000.00
Total Liabilities	7,125.00	0.00	0.00	0.00	3,990,000.00	3,997,125.00
Equity						
Retained Earnings	166,116.84	0.00	462,635.90	-400,068.00	0.00	228,684.74
Net Income	-61,245.50	0.00	27,100.62	0.00	0.00	-34,144.88
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	104,871.34	0.00	489,736.52	4,304,339.00	0.00	4,898,946.86
TOTAL LIABILITIES & EQUITY	111,996.34	0.00	489,736.52	4,304,339.00	3,990,000.00	8,896,071.86