



**SAIL HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 13, 2026
6:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.sailharbouredd.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
April 13, 2026
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. October 13, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 12
 - 3. Consider Approval of District Engineer Fee Adjustment.....Page 14
 - 4. Discussion on Ownership and Responsibility of CDD and in Relation to HOA/POA.....Page 15
- I. Administrative Matters
 - 1. Engineer’s Report
 - Update on Pipe Video Project
 - 2. Manager’s Report
 - Financials.....Page 28
- J. Board Member Comments
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

DISTRICT SAIL HARBOUR COM DEV
Sail Harbour Com Dev District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative 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 Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/03/2025
FNP news-press.com 10/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/03/2025

Legal Clerk: *Nicole Jacobs*
Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26

My commission expires

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**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 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 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
REGULAR BOARD MEETING
OCTOBER 13, 2025**

A. CALL TO ORDER

The October 13, 2025, Regular Board Meeting of the Sail Harbour Community Development District (the “District”) was called to order at 6:00 p.m. at Cypress Living located at 16451 HealthPark Commons Drive, Fort Myers, Florida 33908.

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 October 3, 2025, as part of the District’s Fiscal Year 2025/2026 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	Absent
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.

Also present was Ernie Huggard.

D. ADDITIONS OR DELETIONS TO AGENDA

Mr. Zordan requested the addition of Consider a Proposal for ROV Video Inspections. There was a consensus of the Board to add this item under New Business.

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 11, 2025, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Frank, seconded by Ms. Imbasciani and passed unanimously approving the minutes of the August 11, 2025, 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. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

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.

Ms. Wald advised that these were to be posted on the District’s website by December 1, 2025. She also suggested that the District adopt the same goals and objectives as last year since they will not be meeting again in 2025.

A **motion** was made by Ms. Imbasciani, seconded by Mr. Frank and passed unanimously adopting Resolution No. 2025-06, as presented.

3. (ADDED) Consider Extreme Golf Course Underwater Solutions’ Proposal for Pipe Video Inspections

Mr. Zordan noted that this was part of a 10-year plan and includes S10 and S43 for a total of 2,502 feet of pipe, the cleaning of 25 culverts and 28 structures. Ms. Jones opined that that the sooner

the whole system is cleaned the better off the community will be. Mr. Zordan reiterated that this puts the District on a maintenance program. Ms. Balaun expressed how pleased the Board was with the contractor and their work.

A **motion** was made by Ms. Jones, seconded by Ms. Imbasciani and passed unanimously approving the proposal from Extreme Golf Course Underwater Solutions in the amount of \$6,255 for pipe video inspections, as presented.

I. ADMINISTRATIVE MATTERS

1. Engineer's Report

Mr. Zordan advised that his company was working on the BMAP report which will show that water quality standards have been met by districts that discharge into the Caloosahatchee River.

2. Manager's Report

Ms. Meneely went over the financials. There were no questions from the Board Members.

Ms. Meneely advised that the next meetings were scheduled for January 12, 2026, and March 9, 2026. There was a consensus of the Board to cancel the January meeting if there are no pressing agenda items.

Ms. Meneely thanked Ms. Imbasciani for finding the new meeting location, as it saves the District not only money but it is also a very nice facility.

3. Attorney's Report

Ms. Wald reminded the Board Members to complete their annual 4 hours of ethics training before the end of the year.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

Mr. Huggard asked when the audit would be available and Ms. Wald stated an audit is performed every year and the District receives for the prior year usually sometime during the summer. She also noted that the budget is posted on the State's website and Ms. Meneely also noted that it is also posted on the District's website.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Imbasciani, seconded by Ms. Jones and passed unanimously adjourning the Regular Board Meeting at 6:24 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 10, 2026 at 6:00 p.m. in the Cypress Living, 16451 HealthPark Commons Drive, Fort Myers, Florida 33908, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 13th day of April, 2026.

ATTEST:

**SAIL HARBOUR
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Sail Harbour
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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

PROPOSED BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	129,808
Debt Assessments	509,434
Other Revenues	0
Interest Income	1,560
TOTAL REVENUES	\$ 640,802
EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	15,500
Pipe & Miscellaneous Maintenance	37,500
Stormwater Videotaping	5,000
Management	24,000
Legal	8,000
Assessment Roll	5,000
Audit Fees	3,700
Arbitrage Rebate Fee	500
Travel	500
Insurance	6,800
Legal Advertisements	1,300
Miscellaneous	2,500
Postage	325
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	1,500
TOTAL EXPENDITURES	\$ 123,580
REVENUES LESS EXPENDITURES	\$ 517,222
Bond Payments	(478,868)
BALANCE	\$ 38,354
County Appraiser & Tax Collector Fee	(12,784)
Discounts For Early Payments	(25,570)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	70,178	68,771	129,808	Expenditures Less Interest & Carryover/.94
Debt Assessments	509,435	509,434	509,434	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	4,177	1,440	1,560	Interest Projected At \$130 Per Month
TOTAL REVENUES	\$ 583,790	\$ 579,645	\$ 640,802	
EXPENDITURES				
Supervisor Fees	1,800	7,000	6,000	Supervisor Fees
Payroll Taxes (Employer)	219	560	480	8% Of Supervisor Fees
Engineering/Inspections	11,392	12,500	15,500	FY 25/26 Expenditure Through Feb 26 Was \$5,737
Pipe & Miscellaneous Maintenance	69,623	37,500	37,500	Pipe & Miscellaneous Maintenance
Stormwater Videotaping	0	5,000	5,000	No Change From 2025/2026 Budget
Management	24,000	24,000	24,000	No Change From 2025/2026 Budget
Legal	5,148	6,500	8,000	FY 25/26 Expenditure Through Feb 26 Was \$2,165
Assessment Roll	5,000	5,000	5,000	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2025/2026 Budget
Travel	134	500	500	No Change From 2025/2026 Budget
Insurance	6,379	6,800	6,800	Fiscal Year 2025/2026 Expenditure Was \$6,761
Legal Advertisements	658	1,350	1,300	\$50 Decrease From 2025/2026 Budget
Miscellaneous	293	2,500	2,500	Includes Meeting Room Fees
Postage	155	325	325	No Change From 2025/2026 Budget
Office Supplies	295	425	400	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,337	4,400	4,400	No Change From 2025/2026 Budget
Website Management	1,500	1,500	1,500	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 135,108	\$ 120,135	\$ 123,580	
REVENUES LESS EXPENDITURES	\$ 448,682	\$ 459,510	\$ 517,222	
Bond Payments	(489,784)	(478,868)	(478,868)	2027 Principal & Interest Payments
BALANCE	\$ (41,102)	\$ (19,358)	\$ 38,354	
County Appraiser & Tax Collector Fee	(1,160)	(11,564)	(12,784)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,962)	(23,128)	(25,570)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (63,224)	\$ (54,050)	\$ -	
Carryover Funds From Prior Year	0	54,050	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (63,224)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	21,434	1,000	2,000	Projected Interest For 2026/2027
NAV Tax Collection	489,784	478,868	478,868	Yearly Maximum Debt Assessment
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 511,218	\$ 479,868	\$ 480,868	
EXPENDITURES				
Principal Payments	325,000	340,000	350,000	Principal Payment Due In 2027
Interest Payments	157,498	138,379	126,785	Interest Payments Due In 2027
Bond Redemption	0	1,489	4,083	Estimated Excess Debt Collections
Total Expenditures	\$ 482,498	\$ 479,868	\$ 480,868	
Excess/ (Shortfall)	\$ 28,720	\$ -	\$ -	

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 1/1/26 =	\$3,990,000		

Sail Harbour Community Development District Assessment Comparison

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
	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	\$ 145.51	\$ 145.46	\$ 145.42	\$ 145.40	\$ 274.44
<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	\$ 1,224.82	\$ 1,224.77	\$ 1,224.73	\$ 1,224.71	\$ 1,353.75

* 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

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

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OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFFE

February 2, 2026

VIA E-MAIL ONLY—kmeneely@sdsinc.org

Ms. Kathleen Dailey
District Manager
Special District Services
27499 Riverview Center Blvd.
Bonita Springs, Florida 34134

**Re: Adjustment to District Counsel Fee Structure
Sail Harbour Community Development District
Our File: 742.05348**

Dear Kathleen:

This firm's current fee structure has been in place since 2014. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

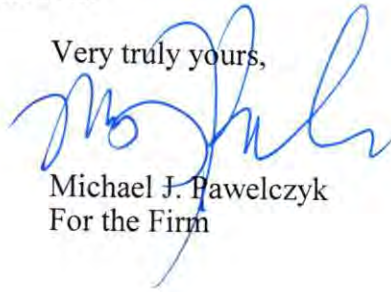
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Kathleen Dailey
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

From: Mark Zordan <maz@johnsoneng.com>
Sent: Friday, April 3, 2026 8:38 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: Erik Howard <elh@johnsoneng.com>; Michelle Colindres <mfc@johnsoneng.com>; Christian Mumme <Christian.Mumme@apexc.com>; Alec Piironen <arp@johnsoneng.com>; Jessica McPherson <Jessica.McPherson@johnsoneng.com>
Subject: Apex Rate Increase Coming

Hi Kathleen,

We are currently utilizing 2023 rates for professional engineering services agreements and related work. There was a rate increase in May 2025 of approximately ten (10) percent that we did not pass along to any of our CDD clients. This email is to notify you for budgeting purposes, that we anticipate that Apex will be increasing our rates by 15% – 20% for the coming fiscal year for all CDD's. The new rate sheet has not been released yet. I will forward it to you as soon as we receive it.

Please do not hesitate to contact me with any questions or concerns. Thank you.

** Please note that in April 2026, Johnson Engineering is transitioning its brand to Apex Companies, LLC (Apex) as part of our continued integration. **

Best regards, Mark

Mark A. Zordan, PMP
Project Manager
JOHNSON ENGINEERING, LLC.
An Apex Company
2122 Johnson Street | Fort Myers, FL 33901
Direct: (239) 461-2474 | Main: (239) 334-0046
Mobile: 239-484-4880
Mark.zordan@apexc.com
<https://johnsonengineering.com>

MAINTENANCE AGREEMENT

This Agreement is made and entered into this 9TH day of SEPTEMBER, 2006 ("the Effective Date"), by and between:

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Lee County, Florida, and whose mailing address is 2501 A, Burns Road, Palm Beach Gardens, Florida 33410 (the "District"); and

SAIL HARBOUR AT HEALTHPARK HOMEOWNERS' SUB-ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is: 4227 Northlake Boulevard, Palm Beach Gardens, Florida 33410 (the "Association").

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, chapter 190, Florida Statutes, as amended;

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and the preparation of certain plans and specifications for, and the acquisition, construction and maintenance of, among other things, certain stormwater management facilities, landscaping, and related improvements, such improvements being more specifically described in the plans and specifications on file at the office of the District ("Improvements" as further defined hereinbelow); and

WHEREAS, the District and the Association desire to provide for maintenance of the Improvements; and

WHEREAS, The Association on behalf of and for the benefit of its members has agreed to assess its members for and to provide, pursuant to the terms of the Agreement, certain maintenance services and materials.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

1.0 Recitals

The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2.0 Description of Improvements

The Improvements that are the subject of this Agreement are more fully described in the attached Exhibit "A", which exhibit is incorporated by reference.

3.0 Performance

The District and the Association hereby agree, as follows:

(A) The Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials as set forth in the attached Exhibit "B" (the "Maintenance Services"), which exhibit is incorporated in its entirety and made a part hereof by reference, for the Improvements; and

(B) The Maintenance Services shall be provided by the Association in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the Improvements and particular maintenance needs; and

(C) The Maintenance Services shall be provided by the Association in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including but not limited to the following entities, if applicable, (a) the District; (b) South Florida Water Management District; (c) Florida Department of Environmental Protection; (d) Lee County, Florida; and (e) any municipality with jurisdiction, either now or in the future.

(D) The Maintenance Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the Improvement or in the real property where each Improvement is located; and

(E) The Association shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Agreement, including the District as provided for in sections 5.0 and 6.0 herein. The Association shall be responsibility to securing

Maintenance Agmt (Sail Harbour CDD)

Rev. 09-07-06

the funds to pay all costs for Maintenance Services, through the assessment of its members or otherwise.

4.0 The Association's Responsibility for Acts of Force Majeure

The District and the Association agree that the Maintenance Services herein assumed by the Association shall not include, by way of example but not limitation, the repair or replacement of the Improvements that are damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought or flooding.

5.0 Emergency Intervention by the District

In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Maintenance Services for the Improvements, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

(A) The provision of maintenance services or materials for any one or more of the Improvements; and

(B) The removal, modification, relocation, or replacement, as the case may be and in the District's sole discretion, of one or more of the Improvements.

Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements pursuant to this section, the District shall issue to the Association a written invoice for the costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

6.0 Remedies, Default, & Specific Performance

The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

(A) Material Breach by Association. Any failure of the Association to comply with sections 3 or 4 of this Agreement shall be deemed a material breach of this Agreement. In the event of a material breach of this Agreement, the District, at its sole discretion and without advance notice or opportunity to cure, may elect to initiate its own maintenance program or provide such maintenance services and materials and thereby assume full control over maintenance of some or all of the Improvements; provided, however, the District shall be obligated to give a subsequent oral or written notice to the Association as soon as is reasonably possible, but in no event later than five (5) business days after commencement of a maintenance

program or maintenance services or materials by the District pursuant to the authority of this section.

(B) Default by Association. If the Association should fail, refuse or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from the District, then in that event the District, at its sole discretion and without further notice, may elect to (i) initiate a maintenance program or provide such maintenance services and materials and thereby assume full maintenance responsibility as to some or all of the Improvements or (ii) remove, modify, relocate, or replace, as the case may be and in the District's reasonable sole discretion, one or more of the Improvements.

(C) Discontinuation & Reimbursement by Association. At such time as the District should commence a maintenance program or provide maintenance services or supplies for one or more of the Improvements under this section, and upon receipt of the oral or written notice from the District, the Association shall promptly discontinue the provision of Maintenance Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Maintenance Services.

Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements and every year thereafter on or about September 30th, the District shall issue to the Association a written invoice setting forth the estimated amount of money the District reasonably calculates it will need to have on hand, for the next twelve (12) months, in order to implement and carry out its maintenance program or provision of maintenance services or materials. The Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

(D) Other Remedies & Opportunity to Cure. At the sole discretion of the District, a breach or material default by the Association under the Agreement, including a failure to timely pay an invoice, shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the Association's default under this Agreement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the Association's obligations hereunder.

However, except for emergency situations (as so reasonably determined by the District), before the District may initiate legal action for the Association's failure or default under this Agreement, the District shall provide advance written notice to the Association of the nature of the alleged failure or default and afford a ten (10) calendar day cure period, and the Association,

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shall have ten (10) calendar days following the date of receipt of said notice to cure the alleged failure or default through appropriate and substantive remedial action.

7.0 Indemnification

The Association does hereby indemnify and hold the District harmless of and from any and all loss or liability that the District may sustain or incur by reason of the Association's assumption of the Maintenance Services for the Improvements, including any that may result from or arise out of the Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out its obligations under this Agreement, with said indemnification and hold harmless to include but not be limited to: (A) direct costs and damages, (B) indirect or consequential costs and damages (provided there is a proximate cause relationship) and (C) any and all injuries or damages sustained by persons or damage to property, including such reasonable attorney's fees and costs (including appellate, arbitration, or mediation) that may be incurred by the District that relate thereto. Provided, however, it is understood that this section does not (i) indemnify the District for the Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out the terms and conditions of this Agreement if same is caused by, or at, that direction of the District or (ii) authorize the Association to select or provide legal counsel on behalf of the District.

8.0 Insurance

The Association shall be required, on or before the date of the execution of this Agreement and without any interruption or lapse thereafter, to provide to the District a Certificate of Insurance reflecting insurance coverage for the Association in such amounts and in accordance with the requirements set forth on the attached Exhibit "C", which exhibit is incorporated by reference. Further, said Certificate of Insurance shall on its face reflect the following, including but not limited to:

- (A) The District as an additional insured to the extent of limits of liability set forth in the attached Exhibit "C"; and
- (B) The District as the certificate holder of the Certificate of Insurance; and
- (C) A statement that the insurance coverage represented by the Certificate of Insurance shall not be terminated, canceled or reduced unless thirty (30) days prior written notice of such termination, cancellation or reduction (or ten (10) days if terminated or canceled for non-payment) is mailed by first class U.S. Mail to the District.

9.0 Term of Agreement

This Agreement shall take effect as of the Effective Date first written above. Unless terminated as otherwise permitted in this Agreement, the term of this agreement shall expire on midnight of December 31st of the year that is five years following the year of the Effective Date first written above. This Agreement shall automatically renew for additional five years, commencing at 12:01 a.m. on January 1st of the following year, unless the Association provides

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written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term.

In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least 90 days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

10.0 Miscellaneous Provisions

10.1 Time of the Essence: Time is of the essence with respect to this Agreement.

10.2 Notices: All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: Sail Harbour Community Development District
c/o Special District Services, Inc.
2501 A, Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager

With a copy to: Billing, Cochran, Heath, Lyles Mauro and Anderson, P.A.
888 S.E. 3rd Avenue, Suite 301
Fort Lauderdale, FL 33316
Attention: Dennis E. Lyles, Esq.

AS TO THE ASSOCIATION: Sail Harbour at Healthpark Homeowners' Sub-Association, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, Florida 33410
Attention: President

10.3 Entire Agreement: The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

10.4 Amendment & Waiver: This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this

Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

10.5 Severability: The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

10.6 Controlling Law: This Agreement shall be construed under the laws of the State of Florida.

10.7 Authority: The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

10.8 Costs & Fees: In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

10.9 Successors & Assignment: The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

10.10 No Third-Party Beneficiaries: This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10.11 Arm's Length Transaction: This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10.12 Execution of Documents: Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

10.13 Construction of Terms: Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

10.14. Captions: The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

10.15 Counterparts: This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT

Peter Pimentel
Secretary/Assistant Secretary

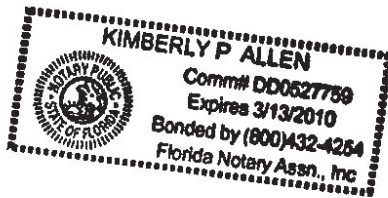
By: Randy McClure
Chairman/Vice-Chairman

8th day of September, 2006

STATE OF FLORIDA }
COUNTY OF LEE }

The foregoing instrument was acknowledged before me this 8th day of September, 2006, by Randy McClure as Chairman/Vice-Chairman of the Board of Supervisors for SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

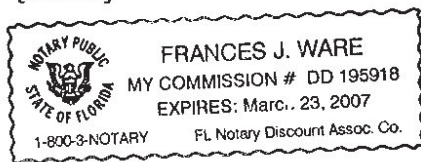


Kimberly P. Allen
Notary Public
Commission:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me this 20th day of September, 2006, by Peter Pimentel, as Secretary/Assistant Secretary of the Board of Supervisors for SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]



Frances J. Ware
Notary Public
Commission:

WITNESS:

SAIL HARBOUR AT HEALTHPARK HOMEOWNERS' SUB-ASSOCIATION, INC., a Florida not-for-profit corporation

CORRY DAVIS
Print Name:

Jacob Meyer - JMM
Print Name:

By: [Signature]
Name: _____
Title: _____
Address: _____

(CORPORATE SEAL)

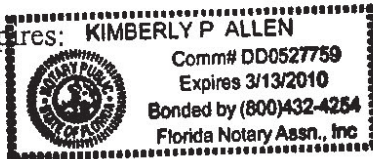
19th day of September, 2006

STATE OF FLORIDA }
COUNTY OF Lee }

The foregoing instrument was acknowledged before me this 19th day of September, 2006, by Michael Aranda as _____ of the **SAIL HARBOUR AT HEALTHPARK HOMEOWNERS' SUB-ASSOCIATION, INC.**, a Florida not-for-profit corporation, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Kimberly P. Allen
Notary Public

My commission expires:



S:/74205348/Agreements/Maintenance Agreement.doc

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EXHIBIT "A"
TO MAINTENANCE AGREEMENT

Description of Improvements

1. Stormwater management system, including culverts, inlets, outfall structures, and associated facilities belonging to the District or which the District is responsible for maintaining.

2. The landscaping to exterior roadways, perimeter berms, District entrances and entrance features, open spaces, stormwater management areas, and related improvements belonging to the District, or which the District is responsible for maintaining, and the landscaping or streetscaping of same. Landscaping consists of sod, annual flowers, shrubs, groundcover, littoral plants, trees, fencing and walls. Where possible, existing native vegetation is to be worked into the Landscape Plan.

EXHIBIT "B"
TO MAINTENANCE AGREEMENT

Description of Maintenance Services

Regular maintenance to the stormwater management facilities and the landscaping to exterior roadways, perimeter berms, District entrances and entrance features, open spaces, stormwater management areas, and related improvements belonging to the District, or which the District is responsible for maintaining, including the streetscaping of same.

EXHIBIT "C"
TO MAINTENANCE AGREEMENT

Schedule of Insurance Coverage(s)

Association shall make the District an additional insured under any and all policies of insurance applicable in any way, in whole or in part, to any of the maintenance activities arising under this Agreement.

Sail Harbour
Community Development District

**Financial Report For
March 2026**

**SAIL HARBOUR COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26
REVENUES			
O & M Assessments	68,771	2,621	65,416
Debt Assessments	509,434	19,424	484,762
Other Revenues	0	0	0
Interest Income	1,440	0	716
Total Revenues	\$ 579,645	\$ 22,045	\$ 550,894
EXPENDITURES			
Supervisor Fees	7,000	0	2,000
Payroll Taxes (Employer)	560	0	153
Engineering/Inspections	12,500	0	5,737
Pipe Maintenance/Replacement	37,500	7,000	7,000
Stormwater Videotaping	5,000	0	0
Management	24,000	2,000	12,000
Legal	6,500	0	2,165
Assessment Roll	5,000	0	0
Audit Fees	3,600	0	0
Arbitrage Rebate Fee	500	0	0
Travel	500	0	45
Insurance	6,800	0	6,761
Legal Advertisements	1,350	0	235
Miscellaneous	2,500	0	73
Postage	325	0	23
Office Supplies	425	1	167
Dues & Subscriptions	175	0	175
Trustee Fee	4,400	0	4,606
Website Management	1,500	125	750
Total Expenditures	\$ 120,135	\$ 9,126	\$ 41,890
Revenues Less Expenditures	\$ 459,510	\$ 12,919	\$ 509,004
Bond Payments	(478,868)	(19,229)	(465,264)
BALANCE	\$ (19,358)	\$ (6,310)	\$ 43,740
County Appraiser & Tax Collector Fee	(11,564)	0	(1,311)
Discounts For Early Payments	(23,128)	(221)	(20,787)
EXCESS/ (SHORTFALL)	\$ (54,050)	\$ (6,531)	\$ 21,642
Carryover Funds From Prior Year	54,050	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (6,531)	\$ 21,642
Bank Balance As Of 3/31/26	\$ 190,266.89		
Accounts Payable As Of 3/31/26	\$ 65,731.26		
Accounts Receivable As Of 3/31/26	\$ -		
Available Funds As Of 3/31/26	\$ 124,535.63		

**Note: Bank Balance Includes Money Market Fund
Balance As Of 3/31/26: \$60,515.76**

Sail Harbour Community Development District
Budget vs. Actual
October 2025 through March 2026

	<u>Oct '25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	65,416.09	68,771.00	-3,354.91	95.12%
363.810 · Debt Assessments	484,762.45	509,434.00	-24,671.55	95.16%
363.820 · Debt Assessment-Paid To Trustee	-465,263.80	-478,868.00	13,604.20	97.16%
363.830 · Assessment Fees	-1,311.12	-11,564.00	10,252.88	11.34%
363.831 · Assessment Discounts	-20,786.78	-23,128.00	2,341.22	89.88%
369.401 · Interest Income	715.92	1,440.00	-724.08	49.72%
369.402 · Carryover From Prior Year	0.00	54,050.00	-54,050.00	0.0%
Total Income	<u>63,532.76</u>	<u>120,135.00</u>	<u>-56,602.24</u>	<u>52.88%</u>
Gross Profit	63,532.76	120,135.00	-56,602.24	52.88%
Expense				
511.122 · Payroll Expense	153.00	560.00	-407.00	27.32%
511.131 · Supervisors Fee	2,000.00	7,000.00	-5,000.00	28.57%
511.310 · Engineering	5,736.75	12,500.00	-6,763.25	45.89%
511.311 · Management Fees	12,000.00	24,000.00	-12,000.00	50.0%
511.315 · Legal Fees	2,165.00	6,500.00	-4,335.00	33.31%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	500.00	-500.00	0.0%
511.441 · Travel	44.80	500.00	-455.20	8.96%
511.450 · Insurance	6,761.00	6,800.00	-39.00	99.43%
511.480 · Legal Advertisements	235.22	1,350.00	-1,114.78	17.42%
511.512 · Miscellaneous	72.88	2,500.00	-2,427.12	2.92%
511.513 · Postage and Delivery	22.73	325.00	-302.27	6.99%
511.514 · Office Supplies	167.25	425.00	-257.75	39.35%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.550 · Pipe & Miscellaneous Maint	7,000.00	37,500.00	-30,500.00	18.67%
511.551 · Stormwater Videotaping	0.00	5,000.00	-5,000.00	0.0%
511.733 · Trustee Fees	4,606.31	4,400.00	206.31	104.69%
511.750 · Website Management	750.00	1,500.00	-750.00	50.0%
Total Expense	<u>41,889.94</u>	<u>120,135.00</u>	<u>-78,245.06</u>	<u>34.87%</u>
Net Income	<u><u>21,642.82</u></u>	<u><u>0.00</u></u>	<u><u>21,642.82</u></u>	<u><u>100.0%</u></u>

Sail Harbour Community Development District
Balance Sheet
As of March 31, 2026

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Checking Account	129,751.13	0.00	0.00	0.00	0.00	129,751.13
Money Market Account	60,515.76	0.00	0.00	0.00	0.00	60,515.76
Total Checking/Savings	190,266.89	0.00	0.00	0.00	0.00	190,266.89
Total Current Assets	190,266.89	0.00	0.00	0.00	0.00	190,266.89
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	-422,294.00	0.00	-422,294.00
Total Fixed Assets	0.00	0.00	0.00	4,282,113.00	0.00	4,282,113.00
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	643,368.99	0.00	0.00	643,368.99
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	838,629.86	838,629.86	838,629.86
Amount To Be Provided	0.00	0.00	0.00	0.00	3,151,370.14	3,151,370.14
Total Other Assets	0.00	0.00	838,629.86	0.00	3,990,000.00	4,828,629.86
TOTAL ASSETS	190,266.89	0.00	838,629.86	4,282,113.00	3,990,000.00	9,301,009.75
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	65,731.26	0.00	0.00	0.00	0.00	65,731.26
Total Accounts Payable	65,731.26	0.00	0.00	0.00	0.00	65,731.26
Total Current Liabilities	65,731.26	0.00	0.00	0.00	0.00	65,731.26
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	65,731.26	0.00	0.00	0.00	3,990,000.00	4,055,731.26
Equity						
Retained Earnings	102,892.81	0.00	491,356.79	-422,294.00	0.00	171,955.60
Net Income	21,642.82	0.00	347,273.07	0.00	0.00	368,915.89
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	124,535.63	0.00	838,629.86	4,282,113.00	0.00	5,245,278.49
TOTAL LIABILITIES & EQUITY	190,266.89	0.00	838,629.86	4,282,113.00	3,990,000.00	9,301,009.75