

Sail Harbour
Community Development District

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

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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	139,718
Debt Assessments	509,434
Other Revenues	0
Interest Income	1,560
TOTAL REVENUES	\$ 650,712
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
Reserve	9,315
TOTAL EXPENDITURES	\$ 132,895
REVENUES LESS EXPENDITURES	\$ 517,817
Bond Payments	(478,868)
BALANCE	\$ 38,949
County Appraiser & Tax Collector Fee	(12,983)
Discounts For Early Payments	(25,966)
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	139,718	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	\$ 650,712	
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
Reserve	0	0	9,315	Reserve
TOTAL EXPENDITURES	\$ 135,108	\$ 120,135	\$ 132,895	
REVENUES LESS EXPENDITURES	\$ 448,682	\$ 459,510	\$ 517,817	
Bond Payments	(489,784)	(478,868)	(478,868)	2027 Principal & Interest Payments
BALANCE	\$ (41,102)	\$ (19,358)	\$ 38,949	
County Appraiser & Tax Collector Fee	(1,160)	(11,564)	(12,983)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,962)	(23,128)	(25,966)	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 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 2025/2026 Assessment <u>Before Discount*</u>	Fiscal Year 2026/2027 Projected Assessment <u>Before Discount*</u>
O & M	\$ 145.51	\$ 145.46	\$ 145.42	\$ 145.40	\$ 295.40
<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	\$ 1,224.82	\$ 1,224.77	\$ 1,224.73	\$ 1,224.71	\$ 1,374.71

* 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