

*Adopted Budget
Fiscal Year 2013*

*Central Lake Community
Development District*

September 7, 2012



Central Lake
Community Development District

Approved Budget
Water & Sewer Fund

DESCRIPTION	ADOPTED BUDGET FY 2012	ACTUAL THRU 07/31/12	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED @ 09/30/12	ADOPTED BUDGET FY 2013
REVENUES:					
CIAC/Meter Fees	\$0	\$0	\$0	\$0	\$0
CIAC/Expansion Property	\$0	\$0	\$0	\$0	\$0
Water Revenue	\$125,000	\$109,692	\$21,938	\$131,630	\$125,000
Sewer Revenue	\$150,996	\$131,053	\$26,211	\$157,264	\$171,038
Wholesale Sewer Revenue	\$2,000	\$2,866	\$573	\$3,439	\$2,000
Mission Inn Irrigation	\$3,240	\$2,530	\$506	\$3,036	\$3,240
Las Colinas HOA Irrigation	\$26,400	\$38,140	\$7,628	\$45,768	\$26,400
Miscellaneous Income	\$1,000	\$1,470	\$294	\$1,764	\$400
TOTAL REVENUES	\$308,636	\$285,751	\$57,150	\$342,901	\$328,078
EXPENDITURES:					
<i>Administrative</i>					
Attorneys Fees	\$9,000	\$1,184	\$846	\$2,030	\$7,000
Engineering	\$7,000	\$800	\$160	\$960	\$2,000
Annual Audit	\$7,500	\$3,900	\$0	\$3,900	\$4,500
Management Fees	\$35,000	\$29,167	\$5,833	\$35,000	\$35,000
Computer Time	\$2,000	\$1,667	\$333	\$2,000	\$2,000
Telephone	\$250	\$5	\$50	\$55	\$250
Postage	\$2,500	\$1,544	\$309	\$1,853	\$2,000
Insurance	\$6,500	\$5,250	\$0	\$5,250	\$8,000
Printing & Biding	\$1,000	\$442	\$147	\$589	\$1,000
Legal Advertising	\$750	\$361	\$120	\$481	\$750
Office Supplies	\$350	\$273	\$91	\$364	\$350
Dues & Licenses	\$200	\$175	\$0	\$175	\$200
Other Current Charge	\$1,000	\$729	\$243	\$972	\$1,500
Total Administrative	\$73,050	\$45,497	\$8,133	\$53,630	\$64,550
<i>Operations</i>					
Electric	\$38,250	\$21,250	\$7,083	\$28,333	\$35,000
Testing	\$20,000	\$11,560	\$3,853	\$15,413	\$16,000
Sludge Pumping	\$10,000	\$2,343	\$781	\$3,124	\$8,000
Labor	\$30,000	\$7,195	\$2,398	\$9,593	\$20,000
Chemicals	\$10,000	\$4,371	\$1,457	\$5,828	\$8,000
Repairs	\$40,000	\$23,295	\$7,765	\$31,060	\$40,000
Mowing	\$10,000	\$2,900	\$967	\$3,867	\$7,000
Backup Fuel	\$1,500	\$0	\$0	\$0	\$1,500
Cart Lease	\$1,200	\$0	\$0	\$0	\$1,200
Dues & Licenses	\$10,000	\$360	\$120	\$480	\$2,500
Quarterly Utility Maintenance	\$6,000	\$0	\$0	\$0	\$4,000
(1) Plant Lease	\$38,636	\$70,000	\$116,241	\$186,241	\$115,328
CIAC Credits - Expansion	\$0	\$0	\$0	\$0	\$0
Water Conservation Consulting	\$5,000	\$0	\$0	\$0	\$0
Water Conservation Education Projects	\$10,000	\$0	\$5,000	\$5,000	\$0
Contingencies	\$5,000	\$276	\$55	\$331	\$5,000
Total Operations	\$235,586	\$143,550	\$145,721	\$289,271	\$263,528
TOTAL EXPENDITURES	\$308,636	\$189,047	\$153,854	\$342,901	\$328,078
NET INCOME/(LOSS)	\$0	\$96,704	(\$96,704)	\$0	\$0

(1) The Base Rent shall be the remaining cash and reserves following the payment of any and all expenses for the last fiscal year, less three (3) month's worth of expenses for the last fiscal year.



Revenues

CIAC/Meter Fees

Each new account that is added to the Utility system is charged for Contribution in Aid of Construction (CIAC) and a meter fee, and the proposed charges are as follows:

CIAC - Water	\$1,200
CIAC - Sewer	\$2,300
CIAC - Expansion	\$2,400
Meter Fee	\$ 275

Water Revenue

Represents charges for potable water consumption to the District's utility customers. The fee is based upon adopted rates set by the District's Board of Supervisors.

Sewer Revenue

Represents charges for wastewater treatment to the District's utility customers. The monthly fee is \$35 per residential sewer account for customers connected to potable water and sewer service and \$40 per residential account for customers connected only to sewer service.

Mission Inn Irrigation

Represents all the irrigation water used for Mission Inn Resort property.

Las Colinas HOA Irrigation

Currently there are 22 accounts, which represent irrigation water used by the HOA.

Miscellaneous Income

Each new account that is added to the Utility system or change in resident is charged an Activation fee. The District anticipates 4 new/changed connections for fiscal year 2012, and the current charge is \$50 per account. Also included in this category is Meter installations.



Expenses - Administrative

Attorneys Fees

The District's legal counsel will be providing general legal services, i.e. attendance and preparation for Board of Supervisors' meetings, review operating and maintenance contracts, etc.

Engineering

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for Board of Supervisors' meetings, review of invoices and requisitions, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to contract with an independent certified public accountant for an annual audit of its books, records, and accounting procedures. This audit is conducted pursuant to State Law and Rules of the Auditor General.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and annual audits.

Computer Time

The District processes all of its financial activities, i.e. utility billing, accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

Telephone

Telephone and fax expenses.

Postage

The charges for the mailing of Board Meeting Agenda's, checks for vendors, invoices utility billing customers and any other required correspondence.



Printing & Binding

Printing and binding agenda packages for board meetings, printing of utility bills, stationary, envelopes etc.

Insurance

The District currently has General Liability and Errors & Omissions Policy with the Florida League of Cities, Inc., who specializes in providing insurance coverage for governmental agencies. The amount is based the current policy plus anticipated future activity.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Office Supplies

The District incurs charges for supplies that may need to be purchased during the fiscal year including copier and printer toner cartridges, paper, pens, file folders, labels, paper clips, binders, pens and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175.

Other Current Charges

Represents bank charges and any other miscellaneous expenses incurred during the year.

Expenses – Operations

Electric

The District currently has six (6) accounts with Progress Energy Florida, Inc. They are as follows:

<i>Account #</i>	<i>Service Address</i>	<i>Monthly</i>	<i>Annually</i>
92055 71123	26000 Avenida Las Colinas Lift	\$140	\$ 1,680
76341 28598	10400 CR 48, Water Plant	\$1080	\$12,960
80786 45368	10400 CR 48, Waste Water Plant	\$1,145	\$13,740
00740 48570	26325 Avenida Las Colinas, Lift	\$16	\$ 191
79672 47004	26325 Avenida Las Colinas, Sewer	\$502	\$ 6,024
81168 00490	9251 Avenida San Pablo, Lift	\$15	\$ 180
	<u>Contingency</u>		<u>\$ 225</u>
	TOTAL		\$ 35,000



Testing

The District has contracted Plant Technicians, Inc. to provide monthly testing of the water.

Sludge Pumping

The District must have sludge pumped from the plant, transported out for treatment and disposal.

Labor

The District utilizes employees of Mission Inn Resort to perform various services on behalf of the District.

Chemicals

The District purchases various chemicals used in conjunction with the Wastewater treatment plant from The Dumont Company.

Repairs

Represents all maintenance and repair work performed in the District water facility.

Mowing

The District utilizes employees of Mission Inn Resort to mow/maintain District property.

Backup Fuel

The District must retain emergency power plant fuel.

Cart Lease

The District reimburses Mission Inn Resort \$80.00 per month for the use of a golf cart.

Dues & Licenses

Represents any necessary dues and licenses associated with the operation of the water and wastewater facility.

Quarterly Utility Maintenance

The District has a contract to service the water system to insure reliability. That contract calls for service on a quarterly basis.



Plant Lease

The Base Rent shall be the remaining cash and reserves following the payment of any and all expenses for the last fiscal year, less three (3) month's worth of expenses for the last fiscal year.