



**Central Lake  
Community Development District**

**Adopted Budget  
FY 2020**



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**CENTRAL LAKE**  
**Community Development District**

**Water & Sewer Fund Budget**  
**Fiscal Year 2020**

ADOPTED BUDGET FY2019	ACTUAL THRU 07/31/19	NEXT 2 MONTHS	PROJECTED THRU 9/30/19	ADOPTED BUDGET FY2020
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**REVENUES:**

Water Revenue	\$150,000	\$132,025	\$30,000	\$162,025	\$160,000
Sewer Revenue	\$160,000	\$139,717	\$25,000	\$164,717	\$160,000
Wholesale Sewer Revenue - Boondocks	\$3,888	\$3,240	\$648	\$3,888	\$3,888
Wholesale Sewer Revenue - Lot Closings	\$24,500	\$24,168	\$5,472	\$29,640	\$32,832
Wholesale Sewer Revenue - School	\$4,500	\$3,399	\$501	\$3,900	\$4,250
Mission Inn Irrigation	\$6,600	\$4,676	\$854	\$5,530	\$6,000
Las Colinas HOA Irrigation	\$75,000	\$59,659	\$9,491	\$69,150	\$70,000
Miscellaneous Income	\$1,750	\$1,822	\$303	\$2,125	\$2,250
CIAC/Meter Fees	\$35,000	\$33,475	\$1,000	\$34,475	\$35,000
Interest	\$0	\$55	\$10	\$65	\$50
<b>TOTAL REVENUES</b>	<b>\$461,238</b>	<b>\$402,236</b>	<b>\$73,279</b>	<b>\$475,515</b>	<b>\$474,270</b>

**EXPENDITURES:**

**Administrative:**

Attorney Fees	\$10,000	\$248	\$203	\$451	\$10,000
Engineering	\$3,500	\$406	\$244	\$650	\$3,500
Annual Audit	\$4,200	\$4,200	\$0	\$4,200	\$4,200
Management Fees	\$36,050	\$30,042	\$6,008	\$36,050	\$36,050
Information Technology	\$2,000	\$1,667	\$333	\$2,000	\$4,675
Telephone	\$250	\$6	\$6	\$12	\$250
Postage	\$1,500	\$1,083	\$242	\$1,325	\$1,500
Insurance	\$3,400	\$3,072	\$0	\$3,072	\$3,400
Printing & Binding	\$500	\$136	\$64	\$200	\$500
Legal Advertising	\$1,250	\$227	\$1,023	\$1,250	\$1,250
Office Supplies	\$500	\$71	\$29	\$100	\$500
Property Taxes	\$2,000	\$1,269	\$0	\$1,269	\$2,000
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$2,500	\$2,523	\$665	\$3,188	\$4,000
<b>Total Administrative</b>	<b>\$67,825</b>	<b>\$45,125</b>	<b>\$8,818</b>	<b>\$53,943</b>	<b>\$72,000</b>

**Operations:**

Electric	\$28,000	\$19,268	\$4,082	\$23,350	\$28,000
Testing	\$20,000	\$15,100	\$2,930	\$18,030	\$20,000
Sludge Pumping	\$15,000	\$11,715	\$2,627	\$14,342	\$15,000
Labor	\$10,000	\$7,195	\$1,439	\$8,634	\$10,000
Chemicals	\$7,200	\$4,087	\$1,163	\$5,250	\$7,200
Repairs	\$35,000	\$9,649	\$10,351	\$20,000	\$35,000
Mowing	\$2,000	\$1,435	\$425	\$1,860	\$2,000
Backup Fuel	\$1,500	\$0	\$375	\$375	\$1,500
Property Insurance	\$4,866	\$4,424	\$0	\$4,424	\$4,866
Dues, Licenses & Subscriptions	\$2,500	\$2,690	\$0	\$2,690	\$2,500
Quarterly Utility Maintenance	\$4,000	\$0	\$1,000	\$1,000	\$4,000
Plant Lease	\$253,347	\$133,395	\$171,446	\$304,841	\$262,754
Contingency	\$10,000	\$0	\$2,500	\$2,500	\$9,450
<b>Total Operations</b>	<b>\$393,413</b>	<b>\$208,957</b>	<b>\$198,338</b>	<b>\$407,295</b>	<b>\$402,270</b>

<b>TOTAL EXPENDITURES</b>	<b>\$461,238</b>	<b>\$254,082</b>	<b>\$207,156</b>	<b>\$461,238</b>	<b>\$474,270</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$148,154</b>	<b>(\$133,877)</b>	<b>\$14,277</b>	<b>\$0</b>
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**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
WATER & SEWER BUDGET**

**REVENUES:**

**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 \$36.75 per residential sewer account for customers connected to potable water and sewer service and \$42 per residential account for customers connected only to sewer service.

**WHOLESALE SEWER REVENUE**

Represents sewer only charged to **Town of Howey in the Hills**, for meter sewer from the **School** based on monthly usage and **Boondocks Restaurant** which pays a flat rate per month.

**MISSION INN IRRIGATION**

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

**LAS COLINAS HOA IRRIGATION**

Currently there are 20 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 2020, and the current rate is \$50 per account. Also, included in this category is meter installation.

**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 current charges are as follows:

CIAC – Water	\$1,650
CIAC – Sewer	\$3,350
CIAC – Expansion	\$3,250
Meter Fee	\$475

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**ATTORNEY 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. The expense will be split 50/50 with the RAM fund.

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
WATER & SEWER BUDGET**

**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 account for an audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

**MANAGEMENT FEES**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**INFORMATION TECHNOLOGY**

Represents costs related to District's accounting and information systems, District's website creation and maintenance, utility billing and electronic compliance with Florida Statutes and other electronic data requirements.

**TELEPHONE**

Telephone and fax expenses.

**POSTAGE**

The charges for the mailing of Board meeting agendas, checks for vendors, invoices for utility billing customers and any other required correspondence.

**INSURANCE**

The District currently has General Liability and Public Officials' coverages with Florida Insurance Alliance (FIA). FIA specialized in providing insurance coverage for governmental agencies. This expense will be split 50/50 with the RAM fund.

**PRINTING & BINDING**

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

**LEGAL ADVERTISING**

The District is required to advertise various notices for 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 and other such office supplies.

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
WATER & SEWER BUDGET**

**PROPERTY TAXES**

The District currently has two folios with ad valorem taxes that are paid annual to Bob McKee, Lake County Tax Collector. This expense is split 50/50 with the RAM fund.

**Parcel: 2620250003-000-01300**

**Parcel: 2720250001-000-02400**

**DUES, LICENSES & SUBSCRIPTIONS**

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

**OTHER CURRENT CHARGES**

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

**OPERATIONS:**

**ELECTRIC**

The District currently has six (6) accounts with Duke Energy. They are as follows:

Account#	Address	Monthly Amount	Annual Amount
00740 48570	26325 Avenida Las Colinas Lift	\$20	\$240
76341 28598	10400 County Road 48, Wtr Trmt Plant	\$860	\$10,320
79672 47004	26325 Avenida Las Colinas Sewer Plant	\$800	\$9,600
80786 45368	10400 County Road 48, Waste Water Plant	\$1,000	\$12,000
81168 00490	9251 Avenida San Pablo Lift Station	\$20	\$240
92055 71123	26000 Avenida Las Colinas	\$65	\$780
	Contingency		\$1,820
<b>Total</b>			<b>\$35,000</b>

This expense will be allocated 80% to Water & Sewer (\$28,000) and 20% to RAM (\$7,000).

**TESTING**

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

Description	Monthly Amount	Annual Amount
Testing Service	\$825	\$9,900
Testing Service - Water Treatment Plant	\$430	\$5,160
Extra TSS Testing per Permit - Wastewater	\$100	\$1,200
Contingency		\$3,740
<b>Total</b>		<b>\$20,000</b>

**SLUDGE PUMPING**

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

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
WATER & SEWER BUDGET**

**LABOR**

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

Description	Monthly Amount	Annual Amount
Onsite Contracted Services	\$720	\$8,634
Contingency		\$1,366
Total		\$10,000

**CHEMICALS**

The District purchases various chemicals used in conjunction with the wastewater treatment plant from The Dumont Company. This expense will be split 90/10 with the RAM fund.

**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. This expense will be allocated 20% to Water & Sewer and 80% to RAM.

**PROPERTY INSURANCE**

The District currently has Property coverage with Florida Insurance Alliance (FIA). FIA specialized in providing insurance coverage for governmental agencies. This expense will be split 50/50 with the RAM fund.

**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. The contract calls for service on a quarterly basis.

**PLANT LEASE**

The lease rent paid to Sewer & Water Plant Investments, LLC. Fee is paid as a fixed monthly amount of \$13,659.09, plus year end surplus revenues calculated based upon agreement with the District.

**CONTINGENCY**

Represents any unforeseen expenses not included in any of the other budgeted expense line items.

**CENTRAL LAKE**  
**Community Development District**

**Reservation & Maintenance Fund Budget**  
**Fiscal Year 2020**

ADOPTED BUDGET FY2019	ACTUAL THRU 07/31/19	NEXT 2 MONTHS	PROJECTED THRU 9/30/19	ADOPTED BUDGET FY2020
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**REVENUES:**

RAM Revenue	\$120,000	\$96,892	\$19,336	\$116,228	\$116,000
Miscellaneous Income	\$500	\$408	\$92	\$500	\$500
<b>TOTAL REVENUES</b>	<b>\$120,500</b>	<b>\$97,300</b>	<b>\$19,428</b>	<b>\$116,728</b>	<b>\$116,500</b>

**EXPENDITURES:**

**Administrative:**

Attorneys Fees	\$10,000	\$247	\$203	\$450	\$10,000
Postage	\$100	\$15	\$15	\$30	\$100
Insurance	\$3,400	\$3,072	\$0	\$3,072	\$3,400
Legal Advertising	\$500	\$0	\$500	\$500	\$500
Property Taxes	\$1,500	\$1,269	\$0	\$1,269	\$1,500
Other Current Charges	\$1,000	\$0	\$50	\$50	\$1,000
<b>Total Administrative</b>	<b>\$16,500</b>	<b>\$4,604</b>	<b>\$768</b>	<b>\$5,372</b>	<b>\$16,500</b>

**Operations:**

Electric	\$7,000	\$4,817	\$1,033	\$5,850	\$7,000
Repairs & Maintenance	\$5,000	\$1,234	\$1,266	\$2,500	\$5,000
Mowing	\$8,000	\$5,020	\$1,700	\$6,720	\$8,000
Property Insurance	\$4,866	\$4,424	\$0	\$4,424	\$4,866
Refuse Service	\$1,300	\$964	\$194	\$1,157	\$1,300
Operating Supplies	\$1,500	\$320	\$230	\$550	\$1,500
Chemicals	\$800	\$499	\$151	\$650	\$800
Permits	\$5,000	\$1,100	\$0	\$1,100	\$5,000
Reserves	\$70,534	\$0	\$0	\$0	\$51,534
Capital Outlay	\$0	\$12,894	\$0	\$12,894	\$15,000
<b>Total Operations</b>	<b>\$104,000</b>	<b>\$31,272</b>	<b>\$4,574</b>	<b>\$35,846</b>	<b>\$100,000</b>

<b>TOTAL EXPENDITURES</b>	<b>\$120,500</b>	<b>\$35,876</b>	<b>\$5,342</b>	<b>\$41,218</b>	<b>\$116,500</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$61,424</b>	<b>\$14,086</b>	<b>\$75,510</b>	<b>\$0</b>
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**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
RESERVATION & MAINTENANCE BUDGET**

**REVENUES:**

**RAM REVENUE**

The District adopted a Reservation and Maintenance Fee ("RAM Fee"). The fee is \$4.00 per month per equivalent residential connection (ERC).

**MISCELLANEOUS INCOME**

Represents penalties on RAM accounts for late payment of monthly charges. The rate is 1.5% per month on outstanding balances.

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**ATTORNEY 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. The expense will be split 50/50 with the Water & Sewer fund.

**POSTAGE**

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**INSURANCE**

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**LEGAL ADVERTISING**

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**PROPERTY TAXES**

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**Parcel: 2620250003-000-01300**

**Parcel: 2720250001-000-02400**

**OTHER CURRENT CHARGES**

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

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
RESERVATION & MAINTENANCE BUDGET**

**OPERATIONS:**

**ELECTRIC**

The District currently has six (6) accounts with Duke Energy. They are as follows:

Account#	Address	Monthly Amount	Annual Amount
00740 48570	26325 Avenida Las Colinas Lift	\$20	\$240
76341 28598	10400 County Road 48, Wtr Trmt Plant	\$860	\$10,320
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81168 00490	9251 Avenida San Pablo Lift Station	\$20	\$240
92055 71123	26000 Avenida Las Colinas	\$65	\$780
	Contingency		\$1,820
<b>Total</b>			<b>\$35,000</b>

This expense will be allocated 80% to Water & Sewer (\$28,000) and 20% to RAM (\$7,000).

**REPAIRS & MAINTENANCE**

Represents all maintenance and repair work performed in the facility.

**MOWING**

The District utilizes employees of Mission Inn Resort to mow/maintain District property. This expense will be allocated 20% to Water & Sewer and 80% to RAM.

**PROPERTY INSURANCE**

The District currently has Property coverage with Florida Insurance Alliance (FIA). FIA specialized in providing insurance coverage for governmental agencies. This expense will be split 50/50 with the Water & Sewer fund.

**REFUSE SERVICE**

The District has a contract with Waste Management for the rental of a dumpster.

Account#	Address	Monthly Amount	Annual Amount
16-45237-03006	10400 County Road 48 Treatment Plant	\$93	\$1,120
	Contingency		\$180
<b>Total</b>			<b>\$1,300</b>

**OPERATING SUPPLIES**

Represents estimated costs of any supplies purchased for onsite operations, repairs and maintenance not included in other budgeted line items.

**CHEMICALS**

The District purchases various chemicals used in conjunction with the wastewater treatment plant from The Dumont Company. This expense will be split 90/10 with the Water & Sewer fund.

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
RESERVATION & MAINTENANCE BUDGET**

**PERMITS**

Represents estimated costs for any permit fees that may be required during the fiscal year.

**RESERVES**

Reserves for unanticipated items.