

*Central Lake Community  
Development District*

*Agenda*

*June 2, 2017*

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# AGENDA

# *Central Lake*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando FL, 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 26, 2017

Board of Supervisors  
Central Lake Community  
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Central Lake Community Development District will be held **Friday, June 2, 2017 at 8:00 a.m. at 1080 San Luis, Howey-in-the-Hills, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes from the July 22, 2016 Board of Supervisors Meeting and Acceptance of the Minutes from the July 22, 2016 Audit Committee Meeting
4. Consideration of Resolution 2017-01 Electing Treasurer & Assistant Treasurer
5. Consideration of Fourth Amendment to Lease Agreement with Sewer & Water Plant Investments, LLC
6. Consideration of Resolution 2017-02 Approving the Proposed Fiscal Year 2018 Budget and Setting a Public Hearing
7. Ratification of the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2016
8. Discussion of Proposed Letter to Town of Howey-in-the-Hills Regarding Revisions to the Interlocal Agreement
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 0
    - iv. Designation of **November 3, 2017** as the Landowners' Meeting
10. Supervisors Requests
11. Other Business
12. Next Meeting Date
13. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of minutes from the July 22, 2016 Board of Supervisors meeting and acceptance of the minutes from the July 22, 2016 Audit Committee meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2017-01 electing a treasurer & assistant treasurer. A copy of the Resolution is enclosed for your review.

The fifth order of business is the consideration of the fourth amendment to the lease agreement with Sewer & Water Plant Investments, LLC. A copy of the amendment is enclosed for your review.

The sixth order of business is the consideration of Resolution 2017-02 approving the proposed Fiscal Year 2018 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is the ratification of the agreement with Grau & Associates to provide auditing services for the Fiscal Year 2016. A copy of the agreement

The eighth order of business is the discussion of the proposed letter to the Town of Howey-in-the-Hills regarding the revisions to the Interlocal Agreement. A copy of the letter will be provided under separate cover.

The ninth order of business is Staff Reports. Section 1 of the District Manager's Report includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Lake County Supervisor of Elections is enclosed for your review. Section 4 is the designation of November 3, 2017 as the landowners' meeting date. A copy of the instructions, sample agenda and landowners' proxy are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint  
District Manager

Cc: Darrin Mossing, GMS  
Dan Harrell, District Counsel

Enclosures

# MINUTES

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[The remainder of the page is mostly blank with scattered noise and faint marks.]

MINUTES OF MEETING  
CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Central Lake Community Development District was Friday, July 22, 2016 at 8:04 a.m. at the Mission Inn Real Estate Office, 1080 San Luis, Howey-in-the-Hills, Florida.

Present and constituting a quorum were:

Bud Beucher	Chairman
Michael Clary	Assistant Secretary
Katie Beucher	Assistant Secretary
Heather Miller	Assistant Secretary

Also present were:

George Flint	District Manager
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**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Mike Straub and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2017**

Mr. Flint stated Mr. Straub resigned and we provided you a copy of his resignation in the agenda.

On MOTION by Mr. Clary seconded by Ms. Beucher with all in favor Mike Straub's resignation was accepted.

Mr. Flint stated his resignation creates an opening with a term expiring in November 2017. The remaining Board members have the authority to appoint a replacement.

On MOTION by Mr. Bud Beucher seconded by Mr. Clary with all in favor Heather Miller was appointed to fill the unexpired term of office.

**B. Administration of Oath of Office to Newly Appointed Board Member**

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Ms. Miller.

Mr. Flint stated the first form attached to the Oath is a Form 1 Statement of Financial Interests and that has to be filed with the Supervisor of Elections within 30 days of today and they will annually mail you an update to that. We recommend you hand deliver or mail it certified or somehow have proof that you filed it within the 30 days. There is also a Form 1F and when you leave the Board you have to file that within 60 days of leaving. We always mail that when a Supervisor leaves the Board as a reminder. As a Board member you are a public official so you are subject to government in the sunshine laws and public records laws. I will be happy to go over that with you after the meeting. You cannot communicate with the other Board members about CDD business outside of a publicly noticed meeting. Any CDD business among the Board has to be discussed at an advertised meeting and that applies to emails and phone calls.

**C. Consideration of Resolution 2016-04 Electing Officers**

Mr. Flint stated we have a resolution electing officers. We can just handle the one seat if you want to designate Heather as an assistant secretary, which Michael was.

On MOTION by Mr. Bud Beucher seconded by Ms. Beucher with all in favor Resolution 2016-04 was approved adding Heather Miller as an Assistant Secretary.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the April 22, 2016 Meeting**

On MOTION by Mr. Bud Beucher seconded by Mr. Clary with all in favor the minutes of the April 22, 2016 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2016**

Mr. Flint stated just prior to the Board meeting the Board sat as the Audit Committee and they ranked Grau & Associates no. 1.

On MOTION by Mr. Clary seconded by Mr. Bud Beucher with all in favor the recommendation of the Audit Committee of ranking Grau & Associates no. 1 was accepted.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2015 Audit Report**

Mr. Flint stated next is the audit for Fiscal Year 2015. Grau was previously selected and as a public agency the CDD is required to have an annual audit performed. I will note on page 19 there was one finding and it had to do with a payment of a legal invoice to Gonano & Harrell and the services were related to the lawsuit unfortunately they were paid from the utility fund but also paid from the RAM fee fund and they have mailed the refund back to the District but unfortunately it resulted in a finding. The invoices from their law firm are not numbered or the system would have kicked it out. Our recommendation is that in the future they will include invoice numbers on their invoices.

Mr. Bud Beucher stated in the absence of them putting them on we can also number them.

Mr. Flint stated we can do that. Other than that finding they have found that we have complied with the provisions of the Auditor General.

On MOTION by Ms. Miller seconded by Mr. Bud Beucher with all in favor the Fiscal Year 2015 audit report was accepted and transmittal of the final document to the State of Florida was ratified.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Consider Resolution 2016-05 Adopting the Fiscal Year 2017 Budget and Relating to the Annual Appropriations**



Mr. Flint stated next is the public hearing to adopt the Fiscal Year 2017 budget. The Board previously approved a proposed budget and set today for the date, place and time of the public hearing for the final adoption of the budget. Exhibit A to the resolution is the proposed budget and it has been updated with actuals through June 30<sup>th</sup> for the current year, projected last three months then you will see next year's proposed budget.

We will open the public hearing and note that there are no members of the public here to provide comment so we will bring it back to the Board for discussion of the resolution and budget.

You will see at the bottom there is a transfer in and out and that is related to the money that the utility fund is basically transferring a loan to the RAM fee fund to pay for the plant repairs and legal expenses. This shows that money will be transferred back in 2017, although it may be transferred back sooner than that.

Mr. Bud Beucher asked are we currently not paying the monthly lease on time? It looks like a \$42,000 difference between what was budgeted and what was projected.

Mr. Flint stated that is because the budget includes the end of the year true up. We are balancing against that line item and it is more than just the monthly payment. That is why the prorated does not line up with your actuals. At the end of the year it will be closer.

On MOTION by Ms. Miller seconded by Ms. Beucher with all in favor Resolution 2016-05 was approved.

Mr. Flint stated we will close the public hearing and move on to the next item.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Assignment of Rights and Obligations Under Agreement and Commitment for Utility Services**

Mr. Flint stated the Board has already approved a form of this assignment and you have approved the assignment of the capacity but just to get it into the District's records and the agenda we put it in here. This is the sale of the capacity from Sonoma Hills to Bishops Gate. There were 10 or 11 from Mission Inn, which they already paid for then they had the option on the remaining 200 and they were paying a fee to have the option to purchase the remaining 200. They have since purchased the remaining 200 and executed the assignment of rights and

obligations so even though they have been paying the RAM fee on the 200 they actually officially own that capacity. I suggest we have a motion to accept the assignment.

On MOTION by Mr. Bud Beucher seconded by Ms. Beucher with all in favor the Bishops Gate Property Company assignment of rights and obligation under agreement and commitment for utility services were accepted.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Mr. Flint stated you have the check register dated July 22, 2016 and it runs from April 5, 2016 through July 6<sup>th</sup> and it is for the RAM fee fund and water and sewer fund that totals \$70,823.95.

On MOTION by Mr. Bud Beucher seconded by Mr. Clary with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint stated we also have the unaudited financial statements through June 30, 2016. If you have any questions on those we can discuss them. There is no action required by the Board.

**iii. Approval of Fiscal Year 2017 Meeting Schedule**

Mr. Flint stated each year you have to approve an annual meeting schedule. In the past you have approved a notice saying that you will meet on an as needed basis and when you do

meet we will advertise it according to the statutory requirements. We provided a proposed notice that would contemplate that you will meet on an as needed basis for Fiscal Year 2017.

On MOTION by Mr. Clary seconded by Ms. Miller with all in favor the notice that the Board will meet on an as needed basis in Fiscal Year 2017 was approved.

**TENTH ORDER OF BUSINESS**                      **Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**                      **Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**                      **Next Meeting Date**

Mr. Flint stated we don’t have a meeting scheduled at this point and when we need to we will set one up and get with the Board on your availability.

On MOTION by Ms. Miller seconded by Ms. Beucher with all in favor the meeting adjourned at 8:24 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

MINUTES OF MEETING  
CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT

The Central Lake Community Development District Audit Committee met Friday, July 22, 2016 at 8:00 a.m. at the Mission Inn Real Estate Office, 1080 San Luis, Howey-in-the-Hills, Florida.

Present were:

Bud Beucher  
Michael Clary  
Katie Beucher  
George Flint  
Heather Miller

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the Audit Committee meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 22, 2016 Meeting**

On MOTION by Mr. Bud Beucher seconded by Mr. Clary with all in favor the minutes of the April 22, 2016 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Tally of Audit Committee Members' Rankings and Selection of an Auditor**

Mr. Flint stated the Audit Committee met April 22<sup>nd</sup> and you approved the form of a notice and the bidding documents and instructions. The notice was advertised in the newspaper and we also mailed it to about half dozen firms that typically provide these services. In response to that we received two proposals, one from Carr Riggs Ingram and one from Grau & Associates. Part of what you approved April 22<sup>nd</sup> was the selection criteria to be used to evaluate the

responses and those included ability of personnel, their experience, understanding of the scope of work, ability to provide the services and price. Those were weighted evenly at 20 points.

If you look at their experience both firms can provide the service, they have a lot of experience doing CDD audits, they understand the scope of work and can provide the services so either one on those criteria other than price are fairly similar. If you look at price Grau is significantly lower at \$3,800 the first year, \$4,000 the second year and \$4,200 the third year and Carr Riggs is \$7,500, \$7,600 and \$7,7750.

On MOTION by Mr. Bud Beucher seconded by Ms. Beucher with all in favor Grau was selected as the number one ranked firm.

On MOTION by Mr. Bud Beucher seconded by Mr. Clary with all in favor the meeting adjourned at 8:03 a.m.

## **SECTION IV**

**RESOLUTION 2017-01**

**A RESOLUTION ELECTING TREASURER AND ASSISTANT TREASURER OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Central Lake Community Development District at a regular business meeting held on June 2, 2017 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

\_\_\_\_\_  
\_\_\_\_\_

Treasurer

Assistant Treasurer

**PASSED AND ADOPTED THIS 2<sup>ND</sup> DAY OF JUNE, 2017.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## SECTION V



## FOURTH AMENDMENT TO LEASE AGREEMENT

**THIS FOURTH AMENDMENT** is made this 15th day of August, 2016, to that certain **LEASE AGREEMENT** dated July 26, 2002 (“Lease”), as previously amended by that certain First Amendment dated August 4, 2006 (“First Amendment”) and by that certain Second Amendment dated July 7, 2006 (“Second Amendment”) and by that certain Third Amendment dated January 1, 2013 (the “Third Amendment”), by and between **SEWER & WATER PLANT INVESTMENTS, LLC**, a Florida limited liability company, as **Lessor**, as successor in interest to Packing House By-Products Co., d/b/a Mission Inn Golf & Tennis Resorts, a Florida corporation, and **CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, Florida statutes, as **Lessee**.

### Recitals

1. The Lease provides for the lease of real property, along with water and sewer plants located thereon, together with other personal property, from Lessor to Lessee.
2. Lessor and Lessee desire to amend the Exhibit “B” to correct the legal description set forth therein.

### Terms

In consideration of Ten Dollars (\$10.00) and other valuable consideration, the parties agree to the following provisions:

1. Recitals. The foregoing recitals are true and correct and incorporated herein.
2. Modification. The parties hereby agree to delete Exhibit “B” in its entirety and replace it with the new Exhibit “B” attached hereto.
3. Except as specifically modified herein, all conditions, provisions, terms, and parts of the Lease shall remain in full force and effect as originally agreed on July 26, 2002, as previously amended by the First Amendment on August 4, 2006, by the Second Amendment on July 7, 2006, and by the Third Amendment on January 1, 2013.

(Signatures on Following Page)

IN WITNESS WHEREOF, the parties hereto have executed or have caused this Fourth Amendment to Lease Agreement to be duly executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Lessee:  
CENTRAL LAKE COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Lessor:  
SEWER & WATER PLANT  
INVESTMENTS, LLC

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

EXHIBIT "B"

Parcel 1:

THAT CERTAIN PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BOUNDED ON ALL SIDES BY A CANAL AND/OR MARSH EXCEPT THE NORTHEASTERLY SIDE, WHICH IS BOUNDED BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED S.C.L. RAILROAD, MORE PARTICULARLY DESCRIBED AS:

FROM THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, RUN THENCE NORTH 0°04'46" WEST ALONG THE EAST LINE THEREOF OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 642.09 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED S.C.L. RAILROAD, THENCE NORTH 36°02'18" WEST ALONG SAID RIGHT-OF-WAY LINE 781.44 FEET FOR A POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN THENCE: SOUTH 13°44'50" WEST 13.55 FEET; SOUTH 00°02'46" WEST 18.14 FEET; SOUTH 29°09'43" EAST 59.89 FEET; SOUTH 37°19'08" EAST 34.60 FEET; SOUTH 27°44'32" EAST 19.01 FEET; SOUTH 13°38'37" EAST 23.55 FEET; SOUTH 63°23'00" WEST 17.08 FEET; SOUTH 59°10'13" WEST 116.31 FEET; SOUTH 63°33'12" WEST 71.85 FEET; SOUTH 65°27'26" WEST 89.85 FEET; SOUTH 61°03'13" WEST 69.45 FEET; SOUTH 58°42'15" WEST 16.27 FEET; SOUTH 45°34'20" WEST 25.52 FEET; SOUTH 13°02'29" WEST 43.70 FEET; SOUTH 10°10'23" EAST 87.70 FEET; SOUTH 04°43'52" EAST 85.09 FEET; SOUTH 07°16'08" EAST 86.03 FEET; SOUTH 04°08'33" EAST 86.15 FEET; SOUTH 02°57'05" EAST 57.76 FEET; SOUTH 05°40'15" WEST 21.91 FEET; SOUTH 73°42'20" WEST 18.01 FEET; SOUTH 76°23'50" WEST 15.81 FEET; SOUTH 82°55'50" WEST 66.19 FEET; SOUTH 89°17'50" WEST 13.72 FEET; NORTH 17°06'14" WEST 10.50 FEET; NORTH 06°24'32" WEST 40.37 FEET; NORTH 19°05'55" WEST 71.02 FEET; NORTH 16°47'48" WEST 86.76 FEET; NORTH 12°00'14" WEST 90.43; NORTH 15°05'59" WEST 95.13 FEET; NORTH 13°16'22" WEST 22.09 FEET; NORTH 51°27'51" WEST 15.61 FEET; NORTH 82°42'11" WEST 31.00 FEET; SOUTH 86°08'02" WEST 84.96 FEET; NORTH 72°05'07" WEST 35.16 FEET; NORTH 58°25'27" WEST 26.28 FEET; NORTH 46°35'13" WEST 33.84 FEET; NORTH 30°55'20" WEST 26.25 FEET; NORTH 33°04'46" WEST 24.61 FEET; NORTH 26°47'42" WEST 19.54 FEET; NORTH 25°19'49" WEST 42.53 FEET; NORTH 26°46'30" WEST 44.00 FEET; NORTH 48°00'11" WEST 31.00 FEET; NORTH 21°58'20" WEST 48.53 FEET; NORTH 24°03'06" WEST 25.23 FEET; NORTH 16°55'29" WEST 18.33 FEET; NORTH 02°15'49" WEST 21.23 FEET; NORTH 07°08'32" WEST 13.87 FEET; NORTH 03°53'45" EAST 19.92 FEET; NORTH 10°26'36" EAST 26.86 FEET; NORTH 17°13'33" EAST 33.05 FEET; NORTH 19°27'19" EAST 34.56 FEET; NORTH 06°43'56" EAST 32.44 FEET; NORTH 02°00'13" EAST 37.51 FEET; NORTH 00°58'10" WEST 19.37 FEET; NORTH 10°19'27" WEST 22.59 FEET; NORTH 33°15'27" WEST 23.82 FEET; NORTH 47°45'40" WEST 30.05 FEET; NORTH 54°46'06" WEST 32.96 FEET; NORTH 64°05'00" WEST 46.28 FEET; NORTH 62°43'39" WEST 51.41 FEET; NORTH 60°15'47" WEST 46.50 FEET; NORTH 76°12'37" WEST 30.02 FEET; NORTH 22°23'39" WEST 55.52 FEET; NORTH 07°06'34" WEST 92.50 FEET; NORTH 0°12'12" EAST 96.00 FEET; NORTH 0°36'11" WEST 106.10 FEET, NORTH 05°48'17" WEST 68.26 FEET; NORTH 10°34'16" WEST 22.91 FEET; NORTH 32°13'00" WEST 38.61 FEET; NORTH 41°39'11" WEST 94.47 FEET; NORTH 49°46'50" WEST 83.03 FEET; NORTH 46°39'01" WEST 39.11 FEET; NORTH 57°47'52" WEST 24.90 FEET; NORTH 56°41'33" WEST 18.60 FEET; NORTH 27°53'27" WEST 22.34 FEET; NORTH 01°18'30" EAST 29.91 FEET; NORTH 29°36'50" WEST 35.76 FEET; NORTH 34°20'57" EAST 21.67 FEET; NORTH 17°14'03" EAST 38.75 FEET; NORTH 36°27'38" EAST 25.11 FEET; NORTH 38°35'31" EAST 39.24 FEET; NORTH 45°25'24" EAST 107.47 FEET; NORTH 50°35'48" EAST 89.67 FEET; NORTH 82°19'59" EAST 88.85 FEET; NORTH 52°48'51" EAST 78.96 FEET TO THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE ABANDONED S.C.L. RAILROAD; THENCE SOUTH 36°02'18" EAST ALONG SAID RIGHT OF WAY LINE 1588.81 FEET TO THE POINT OF BEGINNING AND POINT OF TERMINUS.

Parcel 2:

THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGES 417 THROUGH 420 AND PARCEL TWO (2) OF OFFICIAL RECORDS BOOK 4259, PAGES 872 THROUGH 875, BOTH BEING RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL LIES IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27, AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD 073122, ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, TALLAHASSEE, FLORIDA; THENCE RUN ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°27'41" WEST A DISTANCE OF 356.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES, SOUTH 41°36'25" EAST A DISTANCE OF 380.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1306.33 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 47°26'04" AN ARC DISTANCE OF 1081.50 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°02'29" EAST A DISTANCE OF 87.03 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 00°57'31" EAST A DISTANCE OF 21.50 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 4259, PAGES 872 THROUGH 875 (PARCEL 2), SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 31°27'39" WEST A DISTANCE OF 162.77 FEET; THENCE RUN NORTH 30°46'29" WEST A DISTANCE OF 149.41 FEET; THENCE RUN NORTH 30°05'48" EAST A DISTANCE OF 41.89 FEET; THENCE RUN SOUTH 80°04'35" EAST A DISTANCE OF 22.11 FEET; THENCE RUN SOUTH 39°20'53" EAST A DISTANCE OF 243.84 FEET; THENCE RUN SOUTH 23°25'23" EAST A DISTANCE OF 90.86 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 4259, PAGES 872 THROUGH 875; THENCE RUN SOUTH 68°58'35" WEST ALONG SAID EASTERLY EXTENSION AND SOUTHERLY LINE, A DISTANCE OF 77.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PRIVATE, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND WATER LINES, OVER AND ACROSS:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE NORTH 1/4 CORNER OF SAID SECTION 27 RUN S00°16'22"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 DISTANCE OF 356.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN S42°20'19"E A DISTANCE OF 380.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1306.34 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°26'04" A DISTANCE OF 1081.50 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°46'23"E A DISTANCE OF 86.97 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN N00°13'37"E A DISTANCE OF 21.49 FEET; THENCE RUN N68°13'39"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE N68°13'39"E A DISTANCE OF 20.00 FEET; THENCE RUN S21°46'21"E A DISTANCE OF 35.30 FEET TO THE ABOVE MENTIONED NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN N89°46'23"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 21.57 FEET; THENCE RUN N21°46'21"W A DISTANCE OF 27.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS OF ACCESS CONTAINED WITHIN THE ACCESS AND UTILITY

EASEMENT RECORDED JUNE 9, 1989 IN OFFICIAL RECORDS BOOK 1014, PAGE 1368, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, GIVING ACCESS FROM PARCEL 1 TO GRANT STREET DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 50 FEET OF THE EAST 788 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: FROM THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26; RUN THENCE NORTH 0°04'45" WEST ALONG THE EAST LINE THEREOF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 642.09 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD; THENCE NORTH 36°02'18" WEST ALONG SAID RIGHT OF WAY LINE 781.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN THENCE SOUTH 13°44'50" WEST 13.55 FEET SOUTH 00°02'45" WEST 18.14 FEET; SOUTH 29°09'43" EAST 59.39 FEET; SOUTH 37°19'08" EAST 34.50 FEET; SOUTH 27°44'32" EAST 19.01 FEET; SOUTH 13°38'37" EAST 23.55 FEET; SOUTH 53°23'00" WEST 17.08 FEET; SOUTH 59°10'13" WEST 116.31 FEET; SOUTH 63°33'12" WEST 71.85 FEET; SOUTH 85°27'23" WEST 89.85 FEET; SOUTH 61°03'13" WEST 69.45 FEET; SOUTH 58°42'15" WEST 15.27 FEET; SOUTH 45°34'20" WEST 25.52 FEET; SOUTH 13°02'29" WEST 43.70 FEET; SOUTH 10°10'23" EAST 87.70 FEET; SOUTH 04°43'52" EAST 86.09 FEET; SOUTH 07°16'08" EAST 86.03 FEET; SOUTH 04°08'33" EAST 86.15 FEET; SOUTH 02°57'05" EAST 57.75 FEET; SOUTH 05°40'15" WEST 21.91 FEET; SOUTH 73°42'20" WEST 18.01 FEET; SOUTH 76°23'50" WEST 15.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 82°55'50" WEST 66.19 FEET FOR A POINT OF TERMINUS.

PARCEL 3:

Together with the easements as set forth in Access Easement Agreement from Packing House By-Products Co., a Florida corporation, Grantor, and Sewer & Water Plant Investments, LLC, a Florida limited liability company, Grantee, recorded July 24, 2014, in Official Records Book 4505 Page 1422 of the public records of Lake County, Florida, described as Parcels A and B below.

Parcel A:

An easement for Ingress, Egress an Utilities, over, across and under that portion of the abandoned Seaboard Coastline Railroad as shown on the right of way and Track Map, Atlantic Coast Line R.R. Co., Yalaha Branch, Howey Spur, Sheet S3A of Val Sec 8C FLA and Sheet 3B of Val Sec 8C FLA, both dated April 19, 1919, on file with C.S.X. Corporation Inc., Jacksonville, Florida and lying within Sections 26 and 27, Township 20 South Range 25 East, Lake County Florida and being 100 feet in Width, lying 50 feet on either side of the following described centerline:

Commence at the Southeast corner of the Southeast ¼ of the Southwest ¼ of said section 26; thence run on a bearing related to Florida State Plane Coordinates, East Zone, N 00°51'20" E along the East line of said Southeast ¼ of the Southwest ¼ a distance of 721.09 feet to the Centerline of the aforesaid abandoned railroad Right of Way; thence run N 35°06'38" W along said centerline a distance of 2377.40 feet to the South Line of the Southwest ¼ of the Northwest ¼ of said Section 26, said point being the Point of Beginning; thence continue along said centerline and along said Easement centerline N 35°06'38"W a distance of 1138.52 feet to the point of curvature of a curve concave to the Southwest having a radius of 1432.68 feet; thence run Northwesterly along the arc of said curve and said centerline through a central angle of 53°55'51" an arc distance of 1348.54 feet to the Point of Tangency; thence run N 89°02'29" W along said centerlines a distance of 770.63 feet to the Point of Terminus. Said sidelines of 100 foot easement to be shortened and/or lengthened to truncate at the South line of the Southwest ¼ of the Northwest ¼ of said Section 26 having a bearing of S 89°40'15"E, as to create a closed geometric figure.

LESS:

That certain 16.00 Foot strip of land lying within the Southeast ¼ of the Southwest ¼ of Section 22, Township 20 South, Range 25 East, Lake County Florida; The Northeast ¼ of the Northwest ¼ and the North ½ of the Northeast ¼ of Section 27, Township 20 South, Range 25 East, and in the Northwest ¼ of the Northwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 26, Township 20 South, Range 25 East, Lake County, Florida, bounded on the Northwest by the West line of said Southeast ¼ of the Southwest ¼ of Section 22 and on the South by the South line of the Southwest ¼ of the Northwest ¼ of said Section 26, lying 8.00 feet each side of the following described line: From the Northwest corner of said Southeast ¼ of the Southwest ¼ of Section 22, run thence South 00°19'52" West along the West line of the said Southeast ¼ of the Southwest ¼ a distance of 347.33 feet for a Point of Beginning; thence along said Centerline the following courses; South 42°19'56" East, 1066.51 feet; South 42°33'46" East, 1159.56 feet; South 43°32'09" East, 122.98 feet; South 46°59'52" East, 50.36 feet; South 49°01'11" East 166.59 feet; South 56°04'10" East, 77.06 feet; South 66°03'04" East, 184.39 feet; South 74°04'49" East 344.62 feet; South 85°04'01" East, 50.06 feet; South 84°39'10" East 131.21 feet; South 88°34'09" East 163.66 feet; South 89°33'36" East 879.46 feet; South 82°06'08" East 154.72 feet; South 69°12'36" East 303.72 feet; South 65°55'16" East 242.71 feet; South 53°52'36" East 171.57 Feet; South 44°21'18" East 165.89 feet; South 36°48'28" East, 299.02 feet; South 35°55'44" East 942.01 feet; South 32°20'03" East, 49.15 feet more or less to a point on the aforesaid South line of the Southwest ¼ of the Northwest ¼ of Section 26 for a Point of Terminus.

Parcel B:

That certain 16.00 Foot strip of land lying within the Southeast ¼ of the Southwest ¼ of Section 22, Township 20 South, Range 25 East, Lake County Florida; The Northeast ¼ of the Northwest ¼ and the North ½ of the Northeast ¼ of Section 27, Township 20 South, Range 25 East, and in the Northwest ¼ of the Northwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 26, Township 20 South, Range 25 East, Lake County, Florida, bounded on the Northwest by the West line of said Southeast ¼ of the Southwest ¼ of Section 22 and on the South by the South line of the Southwest ¼ of the Northwest ¼ of said Section 26, lying 8.00 Feet each side of the following described line: From the Northwest corner of said Southeast ¼ of the Southwest ¼ of Section 22, run thence South 00°19'52" West along the West line of the said Southeast ¼ of the Southwest ¼ a distance of 347.33 Feet for a Point of Beginning; thence along said Centerline the following courses; South 42°19'56" East, 1066.51 feet ; South 42°33'46" East, 1159.56 feet; South 43°32'09" East, 122.98 feet; South 46°59'52" East, 50.36 feet; South 49°01'11" East 166.59 feet; South 56°04'10" East, 77.06 feet; South 66°03'04" East, 184.39 feet; South 74°04'49" East 344.62 feet; South 85°04'01" East, 50.06 feet; South 84°39'10" East 131.21 feet; South 88°34'09" East 163.66 feet; South 89°33'36" East 879.46 feet; South 82°06'08" East 154.72 feet; South 69°12'36" East 303.72 feet; South 65°55'16" East 242.71 feet; South 53°52'36" East 171.57 feet; South 44°21'18" East 165.89 feet; South 36°48'28" East, 299.02 feet; South 35°55'44" East 942.01 feet; South 32°20'03" East, 49.15 feet more or less to a point on the aforesaid South line of the Southwest ¼ of the Northwest ¼ of Section 26 for a Point of Terminus.

PARCEL 4:

Together with rights of ingress, egress and to construct, maintain, and use, for the installation, use and maintenance of an underground sewer pipeline only as set forth in the Utility Easement by Silver Springs Citrus Cooperative to Central Lake Utilities Corp, recorded October 3, 1989 in Official Records Book 1028, Page 2363, public records of Lake County, Florida, described as follows:

A 16 foot strip of land being a part of the abandoned Seaboard Coastline Railroad and lying within the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all being of Section 26, Township 20 South, Range 25 East, Lake County, Florida, described as follows: From the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 26, said corner being an axle being with the sectional breakdown being according to a survey made by Durden & Associates, Inc., (dated January 20, 1989, File No. L-16067, Job No. 88-0672), for Lykes Pasco; run thence South 89°25'07" West along the South line of the said Southwest 1/4 of the Northwest 1/4 of Section 26 a distance of 73.93 feet for a

Point of Beginning; thence North 89°25'07" East, back along said North line of the Northwest 1/4 of the Southwest 1/4 of Section 26 a distance of 19.71 feet; thence South 36°28'26" East 89.20 feet; thence South 50°13'21" East 19.98 feet; thence South 53°57'42" West 61.32 feet to a point on the Southwesterly right of way line of the aforesaid abandoned Seaboard Coastline Railroad; thence North 36°00'42" West along said Southwesterly right of way line 16 feet; thence North 53°57'42" East 40.76 feet; thence North 50°11'40" West 1.21 feet; thence North 36°28'26" West 102.82 feet to the Point of Beginning and Point of Terminus.

**SECTION VI**



## RESOLUTION 2017-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017-2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Central Lake Community Development District (the "Board") prior to June 15, 2017, a proposed operating budget for Fiscal Year 2017-2018; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. The operating budget proposed by the District Manager for Fiscal Year 2017-2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:  

DATE:	August 17, 2017
HOUR:	8:00 AM
LOCATION:	Mission Inn Real Estate Office 1080 San Luis Howey in the Hills, FL
3. The District Manager is hereby directed to submit a copy of the proposed budget to **Lake County** at least 60 days prior to the hearing set above.
4. Notice of this public hearing shall be published in the manner prescribed in Florida law.
5. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF JUNE, 2017.**

ATTEST:

**BOARD OF SUPERVISORS OF THE  
CENTRAL LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

*This item will be provided under  
separate cover*

## SECTION VII



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail - Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

August 1, 2016

Board of Supervisors  
Central Lake Community Development District  
c/o GMS, LLC  
135 West Central Blvd, Suite 320  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Central Lake Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2016, with an option for two (2) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Central Lake Community Development District as of and for the fiscal year ended September 30, 2016, with an option for two (2) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be







# PEER REVIEW PROGRAM

is proud to present this

## Certificate of Recognition

to

### **GRAU & ASSOCIATES**

*For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2013 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.*

**Rick Reeder, Chair**  
**AICPA Peer Review Board**  
**2013**

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN  
GRAU AND ASSOCIATES AND Central Lake Community Development  
District (CDD)  
(DATED August 1, 2016)**


**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-SF, LLC  
5385 N NOB HILL ROAD  
SUNRISE, FL 33351  
TELEPHONE: 954-721-8681  
EMAIL: RHANS@GMSSF.COM**

  
**Auditor:** \_\_\_\_\_

**Title:** President

**Date:** 10/12/2016

**District:** M J H

**Title:** District Manager

**Date:** 2/9/12

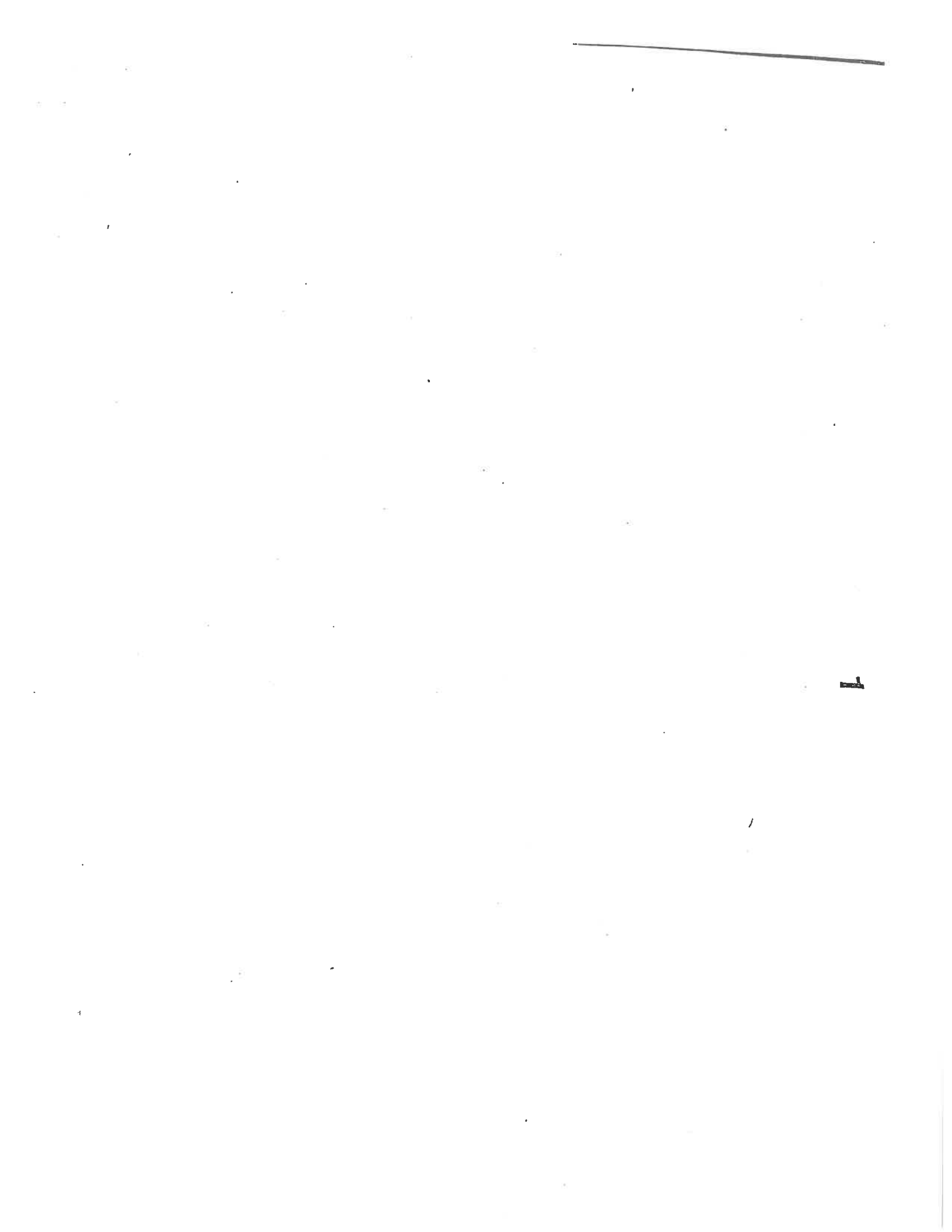
**SECTION VIII**

*This item will be provided under  
separate cover*

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**SECTION IX**







# Central Lake Community Development District

## Check Run Summary

July 7, 2016 thru May 26, 2017

Fund	Date	Check No.'s	Amount
Water & Sewer Fund	7/12/16	1753	\$ 5,000.00
	8/4/16	1754-1764	\$ 14,165.85
	9/12/16	1765-1775	\$ 16,575.00
	10/10/16	1776-1781	\$ 11,263.26
	11/9/16	1782-1791	\$ 24,244.35
	11/21/16	1792-1797	\$ 4,856.03
	12/9/16	1798-1802	\$ 9,417.93
	12/19/16	1803-1804	\$ 14,010.10
	1/12/17	1805-1811	\$ 11,462.21
	2/9/17	1812-1819	\$ 8,255.50
	3/9/17	1820-1830	\$ 15,745.30
	4/13/17	1831-1838	\$ 21,482.04
	5/10/17	1839-1849	\$ 25,608.08
			\$ 182,085.65
RAM Fund	8/4/16	61-64	\$ 2,227.41
	9/12/16	65-68	\$ 5,201.28
	10/10/16	69-71	\$ 3,669.13
	11/9/16	72	\$ 134.95
	12/9/16	73	\$ 84.95
	12/19/16	74	\$ 2,793.68
	2/9/17	75	\$ 178.30
	3/9/17	76	\$ 98.35
	4/13/17	77	\$ 93.35
	5/10/17	78	\$ 93.35
		\$ 14,574.75	
			\$ <b>196,660.40</b>

CENTRAL LAKE CDD - W/S FUND  
 BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
7/12/16	00125	7/12/16	201607	300-22000-10100			FLAGSHIP INVESTMENT GROUP, LLC	*	5,000.00	5,000.00 001753
8/04/16	00008	7/31/16	201607	302-53600-43000			DUKE ENERGY	*	2,328.72	2,328.72
8/04/16	00013	7/12/16	201607	301-51300-42000			FEDEX	*	28.65	28.65
7/19/16	54846644	7/19/16	201607	301-51300-42000			DELIVERIES THRU 7/12	*	37.42	37.42
7/26/16	54919565	7/26/16	201607	301-51300-42000			DELIVERIES THRU 7/19	*	64.29	64.29
8/04/16	00125	8/04/16	201608	300-22000-10100			FEDEX	*	4,000.00	4,000.00 001755
8/04/16	00001	8/01/16	201608	301-51300-34000			FLAGSHIP INVESTMENT GROUP, LLC	*	2,916.67	2,916.67
8/01/16	131	AUG 16	201608	301-51300-34100			MGMT FEES	*	166.67	166.67
8/01/16	131	AUG 16	201608	301-51300-51000			COMPUTER TIME	*	85.59	85.59
8/01/16	131	AUG 16	201608	301-51300-47000			SUPPLIES	*	75.90	75.90
8/01/16	131	AUG 16	201608	301-51300-42000			COPIES	*	94.28	94.28
8/04/16	00057	6/30/16	201606	301-51300-31500			GOVERNMENTAL MANAGEMENT SERVICES	*	3,339.11	3,339.11 001757
8/04/16	00101	8/01/16	201607	302-53600-12000			GONANO & HARRELL	*	120.28	120.28
8/04/16	00002	6/10/16	201606	301-51300-48000			MISSION INN RESORT & CLUB	*	719.53	719.53 001759
8/04/16	00002	6/10/16	201606	301-51300-48000			RFP AUDIT SERVICES	*	230.67	230.67
8/04/16	00002	6/10/16	201606	301-51300-48000			ORLANDO SENTINEL	*	230.67	230.67 001760

CTL -CENTRAL LAKE- TVISCARRA

...INVOICE... ..EXPENSED TO... ..CHECK... ..#

DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT

8/04/16 00006 8/01/16 PT49835 201608 302-53600-43100

AUG 16 - CJCDD \* 825.00

8/01/16 PT49836 201608 302-53600-43100

AUG 16 - EXTRA TESTING \* 100.00

8/01/16 PT49855 201608 302-53600-43100

AUG 16 - LAS COLINAS \* 430.00

8/04/16 00011 7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 1,000.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT V 1,000.00-

8/04/16 00086 7/31/16 073116 201607 302-53600-46100

APR-JUL 16 - MOW/WEED \* 360.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

8/04/16 00084 7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

8/12/16 00009 8/22/16 71035 201608 302-53600-43200

REMOVE TRASH.DEBRIS \* 825.00

7/31/16 30546075 201607 302-53600-52000

JUL-SEP 16 - TANK RENTAL \* 31.83

8/31/16 AUG 16 201608 302-53600-43000

AUG 16 - ELECTRIC \* 2,165.31

8/31/16 AUG 16 201608 300-13100-10300

AUG 16 - ELECTRIC \* 541.33

8/09/16 55073537 201608 301-51300-42000

DELIVERIES THRU 8/9 \* 28.79

9/01/16 132 201609 301-51300-34000

SEP 16 - MGMT FEES \* 2,916.67

9/01/16 132 201609 301-51300-34100

SEP 16 - COMPUTER TIME \* 166.67

9/01/16 132 201609 301-51300-51000

SEP 16 - SUPPLIES \* .15

8/04/16 00011 7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 1,355.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 1,000.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT V 1,000.00-

8/04/16 00086 7/31/16 073116 201607 302-53600-46100

APR-JUL 16 - MOW/WEED \* 360.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

8/04/16 00084 7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

8/12/16 00009 8/22/16 71035 201608 302-53600-43200

REMOVE TRASH.DEBRIS \* 825.00

7/31/16 30546075 201607 302-53600-52000

JUL-SEP 16 - TANK RENTAL \* 31.83

8/31/16 AUG 16 201608 302-53600-43000

AUG 16 - ELECTRIC \* 2,165.31

8/31/16 AUG 16 201608 300-13100-10300

AUG 16 - ELECTRIC \* 541.33

8/09/16 55073537 201608 301-51300-42000

DELIVERIES THRU 8/9 \* 28.79

9/01/16 132 201609 301-51300-34000

SEP 16 - MGMT FEES \* 2,916.67

9/01/16 132 201609 301-51300-34100

SEP 16 - COMPUTER TIME \* 166.67

9/01/16 132 201609 301-51300-51000

SEP 16 - SUPPLIES \* .15

8/04/16 00011 7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 1,355.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 1,000.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT V 1,000.00-

8/04/16 00086 7/31/16 073116 201607 302-53600-46100

APR-JUL 16 - MOW/WEED \* 360.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

8/04/16 00084 7/15/16 047228 201607 302-53600-54000

LAS COLINAS WATER PLANT \* 360.00

8/12/16 00009 8/22/16 71035 201608 302-53600-43200

REMOVE TRASH.DEBRIS \* 825.00

7/31/16 30546075 201607 302-53600-52000

JUL-SEP 16 - TANK RENTAL \* 31.83

8/31/16 AUG 16 201608 302-53600-43000

AUG 16 - ELECTRIC \* 2,165.31

8/31/16 AUG 16 201608 300-13100-10300

AUG 16 - ELECTRIC \* 541.33

8/09/16 55073537 201608 301-51300-42000

DELIVERIES THRU 8/9 \* 28.79

9/01/16 132 201609 301-51300-34000

SEP 16 - MGMT FEES \* 2,916.67

9/01/16 132 201609 301-51300-34100

SEP 16 - COMPUTER TIME \* 166.67

9/01/16 132 201609 301-51300-51000

SEP 16 - SUPPLIES \* .15

CENTRAL LAKE CDD - W/S FUND  
BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
9/01/16	132	201609	301-51300-42000					*	97.70	
9/01/16	132	201609	301-51300-47000					*	19.05	
GOVERNMENTAL MANAGEMENT SERVICES										
9/12/16	00057	8/31/16	1793	201607	301-51300-31500			*	52.00	3,200.24 001769
		JUL 16		GENERAL COUNSEL			GONANO & HARRELL			
9/12/16	00101	9/01/16	1773	201608	302-53600-12000			*	719.53	52.00 001770
		AUG 16		LABOR			MISSION INN RESORT & CLUB			
9/12/16	00004	8/09/16	1283	201607	302-53600-46000			*	1,052.60	719.53 001771
		8/09/16	1283	STEVEN JONES BL/ARMENTROU				*	360.00	
		9/12/16	1283	201608	302-53600-46000			*	300.00	
		9/12/16	1283	201608	302-53600-52000			*	957.70	
MISSION INN GOLF & TENNIS RESORT										
9/12/16	00002	7/31/16	00283612	201607	301-51300-48000			*	562.67	2,670.30 001772
			236614/238235	LEGAL ADS			ORLANDO SENTINEL			
9/12/16	00006	9/01/16	PT50015	201609	302-53600-43100			*	825.00	562.67 001773
		9/01/16	PT50034	201609	302-53600-43100			*	430.00	
PLANT TECHNICIANS, INC.										
9/12/16	00093	8/26/16	4851	201608	300-15500-10000			*	4,523.00	1,255.00 001774
				INSURANCE FY2017			EGIS INSURANCE & RISK ADVISORS			
10/10/16	00008	9/21/16	SEPT 16	201609	302-53600-43000			*	2,446.71	4,523.00 001775
		9/21/16	SEPT 16	201609	300-13100-10300			*	611.68	
DUKE ENERGY										
10/10/16	00093	9/22/16	171864	201610	302-53600-45000			*	2,972.50	3,058.39 001776
				FY17 ADDL PROPERTY INSUR.			EGIS INSURANCE & RISK ADVISORS			
CTL -CENTRAL LAKE- TWISCARRA										
										2,972.50 001777

CENTRAL LAKE CDD - W/S FUND  
 BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/10/16	00013	9/20/16	55511551	DELIVERIES THRU 09/14/16	201609	301-51300-42000				FEDEX	*	47.90	47.90
10/10/16	00001	10/03/16	133	MANAGEMENT FEES - OCT16	201610	301-51300-34000					*	2,916.67	2,916.67
10/03/16	133	201610	301-51300-34100	INFORMATION TECH - OCT16	201610	301-51300-51000					*	166.67	166.67
10/03/16	133	201610	301-51300-51000	OFFICE SUPPLIES - OCT16	201610	301-51300-42000					*	5.52	5.52
10/03/16	133	201610	301-51300-42000	POSTAGE - OCT16	201610	301-51300-47000					*	94.23	94.23
10/03/16	133	201610	301-51300-47000	COPIES - OCT16	201610	301-51300-47000					*	26.85	26.85
GOVERNMENTAL MANAGEMENT SERVICES													
10/10/16	00101	10/01/16	1773-SEP	LABOR - SEPT16	201609	302-53600-12000					*	719.53	719.53
MISSION INN RESORT & CLUB													
10/10/16	00006	6/01/16	PT49510	JUN 16 - C1CDD	201606	302-53600-43100					*	825.00	825.00
10/01/16	PT50223	201610	302-53600-43100	OCT 16 - LAS COLINAS	201610	302-53600-43100					*	430.00	430.00
PLANT TECHNICIANS, INC.													
11/09/16	00008	10/19/16	00740 48	26325AVE.LAS COLINAS LIFT	201610	302-53600-43000					*	12.27	12.27
10/19/16	00740 48	201610	300-13100-10300	26325AVE.LAS COLINAS LIFT	201610	300-13100-10300					*	3.07	3.07
10/19/16	76341 28	201610	302-53600-43000	10400 CTY RD48, WTR TRMT	201610	302-53600-43000					*	686.94	686.94
10/19/16	76341 28	201610	300-13100-10300	10400 CTY RD48, WTR TRMT	201610	300-13100-10300					*	171.74	171.74
10/19/16	79672 47	201610	302-53600-43000	26325AVE.LAS COL.SWR.PLNT	201610	302-53600-43000					*	814.38	814.38
10/19/16	79672 47	201610	300-13100-10300	26325AVE.LAS COL.SWR.PLNT	201610	300-13100-10300					*	203.59	203.59
10/19/16	80786 45	201610	302-53600-43000	10400CTY RD48,WWTR PLANT	201610	302-53600-43000					*	556.38	556.38
10/19/16	80786 45	201610	300-13100-10300	10400CTY RD48,WWTR PLANT	201610	300-13100-10300					*	139.10	139.10
10/19/16	92055 71	201610	302-53600-43000	26000AVE.LAS COLINAS LIFT	201610	302-53600-43000					*	36.67	36.67
10/19/16	92055 71	201610	300-13100-10300	26000AVE.LAS COLINAS LIFT	201610	300-13100-10300					*	9.17	9.17
												3,209.94	001779
												719.53	001780
												1,255.00	001781

CTL -CENTRAL LAKE- TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT
11/09/16	00013	10/21/16	81168 00	201610	302	53600	43000		DUKE ENERGY	*	11.35	2,647.50
11/09/16	00013	10/21/16	81168 00	201610	300	13100	10300		POSTAGE 10/10/16	*	2.84	17.16
11/09/16	00001	11/02/16	134	201611	301	51300	34000		FEDEX	*	17.16	001783
11/02/16	134	11/02/16	134	201611	301	51300	34100		MANAGEMENT FEES NOV16	*	2,916.67	
11/02/16	134	11/02/16	134	201611	301	51300	51000		INFORMATION TECH NOV16	*	166.67	
11/02/16	134	11/02/16	134	201611	301	51300	42000		OFFICE SUPPLIES NOV16	*	6.06	
11/02/16	134	11/02/16	134	201611	301	51300	47000		POSTAGE NOV16	*	97.61	
11/02/16	134	11/02/16	134	201611	301	51300	47000		COPIES NOV16	*	8.55	
GOVERNMENTAL MANAGEMENT SERVICES												
11/09/16	00057	9/30/16	1793-001	201609	301	51300	31500		REVIEW/RESPOND COMMUN.REC	*	84.00	3,195.56
9/30/16	1793-001	9/30/16	1793-001	201609	300	13100	10300		REVIEW/RESPOND COMMUN.REC	*	84.00	
11/09/16	00101	11/03/16	1773-OCT	201610	302	53600	12000		LABOR SERVICES - OCT16	*	719.53	168.00
11/03/16	1773-OCT	11/03/16	1773-OCT	201610	302	53600	12000		GONANO & HARRELL	*	719.53	001785
11/09/16	00004	10/12/16	95369/19	201609	302	53600	46000		MISSION INN RESORT & CLUB	*	475.00	719.53
10/12/16	95369/19	10/12/16	95369/19	201609	302	53600	46000		MISSION INN RESORT & CLUB	*	475.00	001786
11/09/16	00006	9/01/16	PT50016	201609	302	53600	43100		PULL LIFTSTWT & FULL RAGS	*	100.00	475.00
9/01/16	PT50016	9/01/16	PT50016	201609	302	53600	43100		MISSION INN GOLF & TENNIS RESORT	*	100.00	001787
10/01/16	PT50205	10/01/16	PT50205	201610	302	53600	43100		EXTRA TSS TESTING-PERMIT	*	825.00	
10/01/16	PT50206	10/01/16	PT50206	201610	302	53600	43100		OCT.16 SERVICE - CLCDD	*	100.00	
11/01/16	PT50359	11/01/16	PT50359	201611	302	53600	43100		EXTRA TSS TESTING-PERMIT	*	825.00	
11/01/16	PT50360	11/01/16	PT50360	201611	302	53600	43100		NOV.16 SERVICE - CLCDD	*	100.00	
11/01/16	PT50360	11/01/16	PT50360	201611	302	53600	43100		EXTRA TSS TESTING-PERMIT	*	100.00	

CTL -CENTRAL LAKE- TVISCARRA

CENTRAL LAKE CDD - W/S FUND  
BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
11/01/16	PT50378	201611	302	53600	43100			*	430.00	
		NOV.16	SERV	LAS COLINAS			PLANT TECHNICIANS, INC.			2,380.00
11/09/16	88888	10000300	201611	300	11500	10000	RODNEY MILLS	*	941.60	941.60
11/09/16	00086	10232016	201610	302	53600	46100		*	340.00	
		AUG.1-OCT.23	MOWING/WEED							1,360.00
10/23/16	10232016	201610	300	13100	10300			*	1,360.00	
		AUG.1-OCT.23	MOWING/WEED							1,700.00
11/09/16	00138	11/09/16	DEP REFU	201611	300	22000	10100	*	5,000.00	
			LOTS 148,128,127,151,58							6,000.00
11/09/16	DEP REFU	201611	300	22000	10100			*	6,000.00	
			LOTS 23,111,102,25,21,99							1,000.00
11/09/16	DEP REFU	201611	300	22000	10100			*	1,000.00	
			LOT 156							12,000.00
11/21/16	00116	10/31/16	30575003	201610	302	53600	52000	*	31.83	
			TANK RENT 10/16 - 12/16							31.83
11/21/16	00118	11/01/16	26202500	201611	301	51300	49200	*	2,199.69	31.83
			262025003-000-01300							2,199.69
11/01/16	27202500	201611	301	51300	49200			*	172.25	
			272025001-000-02400							2,371.94
11/21/16	00005	10/03/16	38979	201610	301	51300	54000	*	175.00	
			FY17 ANNUAL DISTRICT FEE							175.00
11/21/16	00133	11/01/16	3975779	201611	302	53600	52000	*	253.50	175.00
			CHLORINE - WTP							253.50
11/01/16	3975780	201611	302	53600	52000			*	240.00	
			CHLORINE - WW							240.00
11/21/16	00016	7/31/16	1530	201607	302	53600	46100	*	45.03	493.50
			JULY16 - SPRAY/TRIM/WEED							45.03
7/31/16	1530	201607	300	13100	10300			*	180.12	
			JULY16 - SPRAY/TRIM/WEED							180.12

CTL - CENTRAL LAKE- TWISCARRA

CENTRAL LAKE CDD - W/S FUND  
 BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
10/31/16	1751	201610	302-53600-46100								*	45.03	
10/31/16	1751	OCT16	- SPRAY/TRIM/WEED								*	180.12	
10/31/16	1751	OCT16	- SPRAY/TRIM/WEED								*	180.12	
JP LANDSCAPING MANAGEMENT													
11/21/16	00004	12/31/34	201610	302-53600-52000							*	61.45	
				SOUTH LEESBURG ACE							*	42.00	
10/18/16	101716-4	201610	302-53600-46000								*	125.00	
				STEVEN JONES BUILDERS							*	1,105.01	
10/18/16	11/3/217	201610	302-53600-46000								*	1,105.01	
				STEVEN JONES BUILDERS							*	1,105.01	
10/31/16	95545	201610	302-53600-46000								*	1,105.01	
				PAT'S PUMP							*	1,105.01	
MISSION INN GOLF & TENNIS RESORT													
11/18/16	00008	11/18/16	76341	28 201611	302-53600-43000						*	1,494.61	
				10400 CTY RD48	WTR TRTFLT						*	373.65	
11/18/16	76341	28 201611	300-13100-10300								*	13.12	
				10400 CTY RD48	WTR TRTFLT						*	3.28	
11/21/16	00740	48 201611	302-53600-43000								*	1,045.77	
				26325AVE	LAS COLINAS LIFT						*	261.44	
11/21/16	00740	48 201611	300-13100-10300								*	678.67	
				26325AVE	LAS COLINAS LIFT						*	169.67	
11/21/16	79672	47 201611	302-53600-43000								*	45.14	
				26325AVE	LAS COLINAS SPLIT						*	11.29	
11/21/16	79672	47 201611	300-13100-10300								*	11.35	
				26325AVE	LAS COLINAS SPLIT						*	2.84	
11/21/16	80786	45 201611	302-53600-43000								*	4,110.83	
				10400 CTY RD48	WASTE WPLT						*	17.20	
11/21/16	80786	45 201611	300-13100-10300								*	17.20	
				10400 CTY RD48	WASTE WPLT						*	17.20	
11/21/16	92055	71 201611	302-53600-43000								*	34.40	
				26000AVE	LAS COLINAS LIFT						*	34.40	
11/21/16	92055	71 201611	300-13100-10300								*	34.40	
				26000AVE	LAS COLINAS LIFT						*	34.40	
11/22/16	81168	00 201611	302-53600-43000								*	34.40	
				9251AVE	SAN PABLO LIFT ST						*	34.40	
11/22/16	81168	00 201611	300-13100-10300								*	34.40	
				9251AVE	SAN PABLO LIFT ST						*	34.40	
DUKE ENERGY													
11/15/16	00013	5-610-97	201611	301-51300-42000							*	17.20	
				POSTAGE	11/9/16						*	17.20	
11/29/16	5-625-69	201611	301-51300-42000								*	17.20	
				POSTAGE	11/21/16						*	17.20	
FEDEX													
CTL -CENTRAL LAKE- TWISCARRA													

450.30 001796  
 1,333.46 001797  
 4,110.83 001798  
 34.40 001799



CENTRAL LAKE CDD - W/S FUND  
BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
12/09/16	00001	12/02/16	135	201612	301-51300-34000				MANAGEMENT FEES DEC16	*	2,916.67	
12/02/16	135	201612	301-51300-34100						INFORMATION TECH DEC16	*	166.67	
12/02/16	135	201612	301-51300-51000						OFFICE SUPPLIES DEC16	*	6.54	
12/02/16	135	201612	301-51300-42000						POSTAGE DEC16	*	108.29	
GOVERNMENTAL MANAGEMENT SERVICES												
12/09/16	00101	12/01/16	1773-NOV	201611	302-53600-12000				LABOR SERVICES - NOV16	*	719.53	3,198.17
MISSION INN RESORT & CLUB												
12/09/16	00006	12/01/16	PT50524	201612	302-53600-43100				DEC16 SERVICES - CLCDD	*	825.00	719.53
12/01/16	PT50525	201612	302-53600-43100						EXTRA TSS TESTING-PERMIT	*	100.00	
12/01/16	PT50541	201612	302-53600-43100						DEC16 SERVICE-LAS COLINAS	*	430.00	
PLANT TECHNICIANS, INC.												
12/19/16	00013	12/06/16	5-633-42	201612	301-51300-42000				FEDEX DELIVERY 12/1/16	*	35.90	1,355.00
12/13/16	5-641-09	201612	301-51300-42000						FEDEX DELIVERY 12/5/16	*	19.62	
FEDEX												
12/19/16	00004	10/31/16	PT50299	201610	302-53600-52000				PLANT TECH-CHEMICALS TEST	*	1,955.00	55.52
11/10/16	09232013	201611	301-51300-54000						FL RURAL WATER FY17 DUES	*	251.00	
11/18/16	9202161	201611	302-53600-46000						PATS PUMP-PUMP REPAIRS	*	1,849.00	
11/21/16	111916-1	201611	302-53600-46000						STEVEN JONES BLDR-TRMT PL	*	34.20	
11/21/16	112116	201611	302-53600-46000						STEVEN JONES-GATE ELBOWS	*	5.00	
11/30/16	670	201611	302-53600-46000						HIRSCH ELEC-REPR CTRL PNL	*	2,908.37	
11/30/16	95685	201611	302-53600-46000						PATS PUMP-PIPE REPRS	*	6,952.01	
MISSION INN GOLF & TENNIS RESORT												
1/12/17	00008	12/20/16	00740	48	201612	302-53600-43000			26325AVE LAS COLINAS LIFT	*	13.03	13,954.58

CTL -CENTRAL LAKE- TWISCARRA

CENTRAL LAKE CDD - W/S FUND  
BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.....#
12/20/16		00740	48		201612	300-13100-10300			*	3.26	
12/20/16		26325AVE	LAS COLINAS	LIFT					*	6.71	
12/20/16		76341	28		201612	302-53600-43000			*	1.68	
12/20/16		10400CTY	RD48	WTR	TRMTPLN				*	140.30	
12/20/16		76341	28		201612	300-13100-10300			*	35.07	
12/20/16		10400CTY	RD48	WTR	TRMTPLN				*	642.13	
12/20/16		79672	47		201612	302-53600-43000			*	160.53	
12/20/16		26325AVE	LAS COLINAS	SWR					*	41.37	
12/20/16		79672	47		201612	300-13100-10300			*	10.34	
12/20/16		26325AVE	LAS COLINAS	SWR					*	11.18	
12/20/16		80786	45		201612	302-53600-43000			*	2.79	
12/20/16		10400	CTY	RD48	WW	PLANT			*		
12/20/16		80786	45		201612	300-13100-10300			*		
12/20/16		10400	CTY	RD48	WW	PLANT			*		
12/20/16		82055	71		201612	302-53600-43000			*		
12/20/16		26000AVE	LAS COLINAS	LIFT					*		
12/20/16		82055	71		201612	300-13100-10300			*		
12/22/16		81168	00		201612	302-53600-43000			*		
12/22/16		9251	AVE	SAN	PABLO	LFSITTN			*		
12/22/16		9251	AVE	SAN	PABLO	LFSITTN			*		
DUKE ENERGY											
1/12/17	00013	12/20/16	5-649-16		201612	301-51300-42000			*	40.61	1,068.39 001805
		DELIVERY	12/9/16	12/15/16					*	16.87	
		DELIVERY	12/20/16						*		
FEDEX											
1/12/17	00001	1/04/17	136		201701	301-51300-34000			*	2,916.67	57.48 001806
		MANAGEMENT FEES	JAN17						*		
		1/04/17	136		201701	301-51300-34100			*	166.67	
		COMPUTER TIME	JAN17						*		
		1/04/17	136		201701	301-51300-51000			*	6.09	
		OFFICE SUPPLIES	JAN17						*		
		1/04/17	136		201701	301-51300-42000			*	96.93	
		POSTAGE	JAN17						*		
GOVERNMENTAL MANAGEMENT SERVICES											
1/12/17	00101	1/01/17	1773-DEC		201612	302-53600-12000			*	719.53	3,186.36 001807
		LABOR SERVICES	- DEC16						*		
MISSION INN RESORT & CLUB											
1/12/17	00004	1/09/17	1/6/2062		201612	302-53600-46000			*	75.45	719.53 001808
		LOWES - REPAIR	SUPPLIES						*		
MISSION INN GOLF & TENNIS RESORT											
									*		75.45 001809

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1/12/17	00006	1/01/17	PT50708	201701	302	53600	43100			*	825.00	
			JAN.16 SERVICES - CLCDD									
1/01/17	PT50709	201701	302-53600-43100							*	100.00	
			EXTRA TSS TESTING-PERMIT									
1/01/17	PT50726	201701	302-53600-43100							*	430.00	
			JAN16 SERVICE-LAS COLINAS									
			PLANT TECHNICIANS, INC.								1,355.00	001810
1/12/17	00138	1/12/17	01122017	201701	300	22000	10100			*	1,000.00	
			LOT 20 DEPOSIT REFUND									
1/12/17	01122017	201701	300-22000-10100							*	1,000.00	
			LOT 47 DEPOSIT REFUND									
1/12/17	01122017	201701	300-22000-10100							*	1,000.00	
			LOT 161 DEPOSIT REFUND									
1/12/17	01122017	201701	300-22000-10100							*	1,000.00	
			LOT 131 DEPOSIT REFUND									
1/12/17	01122017	201701	300-22000-10100							*	1,000.00	
			LOT 103 DEPOSIT REFUND									
			VENEZIA HOWEY, LLC								5,000.00	001811
2/09/17	00116	1/31/17	30611652	201701	302	53600	52000			*	31.84	
			TANK RENTAL - 1/1 - 3/31									
2/09/17	99999	2/09/17	VOID	201702	000	00000	00000			C	.00	
			VOID CHECK									
			AMERIGAS								31.84	001812
			*****INVALID VENDOR NUMBER*****								.00	001813
2/09/17	00008	12/20/16	92055 71	201612	302	53600	43000			*	41.37	
			26000AVE LAS COLINAS LIFT									
12/20/16	92055 71	201612	300-13100-10300							*	10.34	
			26000AVE LAS COLINAS LIFT									
1/20/17	00740 48	201701	302-53600-43000							*	14.16	
			26325AVE LAS COLINAS LIFT									
1/20/17	00740 48	201701	300-13100-10300							*	3.54	
			26325AVE LAS COLINAS LIFT									
1/20/17	76341 28	201701	302-53600-43000							*	550.94	
			10400CTY RD48 WTR TRT PLT									
1/20/17	76341 28	201701	300-13100-10300							*	137.74	
			10400CTY RD48 WTR TRT PLT									
1/20/17	79672 47	201701	302-53600-43000							*	104.38	
			26325AVE LAS COLINAS SPLIT									
1/20/17	79672 47	201701	300-13100-10300							*	26.09	
			26325AVE LAS COLINAS SPLIT									
1/20/17	80786 45	201701	302-53600-43000							*	722.45	
			10400CTY RD48 WST WTR PLT									

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
1/20/17	80786	45	201701	300	-13100	-10300			*	180.61	
		10400CTY	RD48	WST	WTR	PLT					
1/20/17	92055	71	201701	302	-53600	-43000			*	51.50	
		26000AVE	LAS COLINAS	LIFT							
1/20/17	92055	71	201701	300	-13100	-10300			*	12.88	
		26000AVE	LAS COLINAS	LIFT							
1/23/17	81168	00	201701	302	-53600	-43000			*	11.45	
		9251 AVE	SAN PABLO	LIFT							
1/23/17	81168	00	201701	300	-13100	-10300			*	2.86	
		9251 AVE	SAN PABLO	LIFT							
DUKE ENERGY											
2/09/17	00013	1/10/17	5-669-42	201701	301	-51300	-42000		*	20.08	1,870.31
			DELIVERY	1/3/17							001814
1/10/17	5-669-42	201701	301	-51300	-42000				*	20.08	
			DELIVERY	1/4/17							
1/17/17	5-677-22	201701	301	-51300	-42000				*	21.38	
			DELIVERY	1/12/17							
1/24/17	5-684-97	201701	301	-51300	-42000				*	20.08	
			DELIVERY	1/18/17							
FEDEX											
2/09/17	00001	2/01/17	137	201702	301	-51300	-34000		*	2,916.67	81.62
			MANAGEMENT FEES	FEB17							001814
2/01/17	137	201702	301	-51300	-34100				*	166.67	
			COMPUTER TIME	FEB17							
2/01/17	137	201702	301	-51300	-51000				*	6.21	
			OFFICE SUPPLIES	FEB17							
2/01/17	137	201702	301	-51300	-42000				*	105.55	
			POSTAGE	FEB17							
2/01/17	137	201702	301	-51300	-47000				*	2.10	
			COPIES	FEB17							
GOVERNMENTAL MANAGEMENT SERVICES											
2/09/17	00101	2/01/17	1773-JAN	201701	302	-53600	-12000		*	719.53	3,197.20
			LABOR SERVICES	- JAN17							001816
MISSION INN RESORT & CLUB											
2/09/17	00006	2/01/17	PT50885	201702	302	-53600	-43100		*	825.00	719.53
			FEB17 SERVICES	- CLCDD							001817
2/01/17	PT50886	201702	302	-53600	-43100				*	100.00	
			EXTRA TSS TESTING	-PERMIT							
2/01/17	PT50902	201702	302	-53600	-43100				*	430.00	
			FEB17 SERVICE	-LAS COLINAS							
PLANT TECHNICIANS, INC.											
										1,355.00	001818

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2/09/17	00138	02092017	201702	300-22000-	10100			VENEZIA HOWEY, LLC	*	1,000.00	1,000.00 001819
		LOT 27 DEPOSIT REFUND									
3/09/17	00008	00740 48	201702	302-53600-	43000				*	14.59	
		26325 AVENIDA LAS COLINAS									
2/21/17		00740 48	201702	300-13100-	10300				*	3.65	
		26325 AVENIDA LAS COLINAS									
2/21/17		76341 28	201702	302-53600-	43000				*	548.09	
		10400CTY RD48 WTR TRMT PL									
2/21/17		76341 28	201702	300-13100-	10300				*	137.02	
		10400CTY RD48 WTR TRMT PL									
2/21/17		79672 47	201702	302-53600-	43000				*	105.74	
		26325AVE LAS COLINAS SWR									
2/21/17		79672 47	201702	300-13100-	10300				*	26.43	
		26325AVE LAS COLINAS SWR									
2/21/17		80786 45	201702	302-53600-	43000				*	739.77	
		10400CTY RD48 WST WTR PLT									
2/21/17		80786 45	201702	300-13100-	10300				*	184.94	
		10400CTY RD48 WST WTR PLT									
2/21/17		92055 71	201702	302-53600-	43000				*	10.02	
		26000AVE LAS COLINAS LIFT									
2/21/17		92055 71	201702	300-13100-	10300				*	2.50	
		26000AVE LAS COLINAS LIFT									
2/22/17		81168 00	201702	302-53600-	43000				*	11.38	
		9251AVE SAN PABLO LIFT ST									
2/22/17		81168 00	201702	300-13100-	10300				*	2.85	
		9251AVE SAN PABLO LIFT ST									
		DUKE ENERGY									1,786.98 001820
3/09/17	00013	5-698-73	201701	301-51300-	42000				*	20.08	
		DELIVERY 1/27/17									
2/14/17		5-706-93	201702	301-51300-	42000				*	20.08	
		DELIVERY 2/3/17									
2/14/17		5-706-93	201702	301-51300-	42000				*	17.45	
		DELIVERY 2/9/17									
		FEDEX									57.61 001821
3/09/17	00001	3/01/17 138	201703	301-51300-	34000				*	2,916.67	
		MANAGEMENT FEES MAR17									
3/01/17		138	201703	301-51300-	34100				*	166.67	
		COMPUTER TIME MAR17									
3/01/17		138	201703	301-51300-	51000				*	6.51	
		OFFICE SUPPLIES MAR17									
3/01/17		138	201703	301-51300-	42000				*	99.04	
		POSTAGE MAR17									

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
3/01/17	138	COPIES	MAR17	201703	301-51300-47000					*	2.25	
GOVERNMENTAL MANAGEMENT SERVICES												
3/09/17	00007	2/06/17	72239	201702	302-53600-43200					*	2,485.00	3,191.14 001822
2/06/17	72239	PUMPED	14,200 GAL SLUDGE	201702	302-53600-43200					V	2,485.00-	
HERITAGE PROPANE												
3/09/17	00016	1/31/17	1988	201701	302-53600-46100					*	45.03	
1/31/17	1988	JAN17-SPRAY/TRIM/WEED		201701	300-13100-10300					*	180.12	
JP LANDSCAPING MANAGEMENT												
3/09/17	00101	3/01/17	1773-FEB	201702	302-53600-12000					*	719.53	225.15 001824
MISSION INN RESORT & CLUB												
3/09/17	00004	1/31/17	28498	201701	302-53600-46000					*	2,105.89	719.53 001825
1/31/17	4015381	HIRSCH-MAIN ELEC/SEC-LITE		201701	302-53600-52000					*	445.50	
1/31/17	4015381	HAWKINS-4 CHLORINE 150LB		201701	300-13100-10300					*	49.50	
1/31/17	4015382	HAWKINS-4 CHLORINE 150LB		201701	302-53600-52000					*	216.00	
1/31/17	4015382	HAWKINS-2 CHLORINE 150LB		201701	300-13100-10300					*	24.00	
MISSION INN GOLF & TENNIS RESORT												
3/09/17	00006	3/01/17	PT51048	201703	302-53600-43100					*	825.00	2,840.89 001826
3/01/17	PT51049	MAR17 SERVICES-CLCDD		201703	302-53600-43100					*	100.00	
3/01/17	PT51068	EXTRA TSS TESTING PERMIT		201703	302-53600-43100					*	430.00	
PLANT TECHNICIANS, INC.												
3/09/17	88888	3/09/17	06002703	201703	300-11500-10000					*	84.00	1,355.00 001827
WILBUR DRENT												
3/09/17	00138	3/09/17	03092017	201703	300-22000-10100					*	1,000.00	84.00 001828
LOT 125 DEPOSIT REFUND												

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CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/09/17	00009	03092017	201703	300	22000	-10100		VENEZIA HOWEY, LLC	*	1,000.00	3,000.00 001829
		LOT 70 DEPOSIT REFUND								1,000.00	
3/09/17		03092017	201703	300	22000	-10100			*	1,000.00	
		LOT 149 DEPOSIT REFUND								1,000.00	
3/09/17	00009	2/06/17	72239	201702	302	53600	-43200	VENEZIA HOWEY, LLC	*	2,485.00	3,000.00 001829
		PUMPED 14,200GAL SLUDGE								2,485.00	
4/13/17	00008	3/22/17	00740	48	201703	302	53600	-43000	*	14.30	2,485.00 001830
		26325AVE LAS COLINAS LIFT								14.30	
3/22/17		00740	48	201703	300	-13100	-10300		*	3.58	
		26325AVE LAS COLINAS LIFT								3.58	
3/22/17		76341	28	201703	302	53600	-43000		*	514.06	
		10400CTY RD48 WTR TRMT PL								514.06	
3/22/17		76341	28	201703	300	-13100	-10300		*	128.52	
		10400CTY RD48 WTR TRMT PL								128.52	
3/22/17		79672	47	201703	302	53600	-43000		*	355.94	
		26325AVE LAS COLINAS SWR								355.94	
3/22/17		79672	47	201703	300	-13100	-10300		*	88.98	
		26325AVE LAS COLINAS SWR								88.98	
3/22/17		80786	45	201703	302	53600	-43000		*	626.82	
		10400CTY RD48 WSTE WTR PL								626.82	
3/22/17		80786	45	201703	300	-13100	-10300		*	156.70	
		10400CTY RD48 WSTE WTR PL								156.70	
3/22/17		92055	71	201703	302	53600	-43000		*	52.24	
		26000AVE LAS COLINAS LIFT								52.24	
3/22/17		92055	71	201703	300	-13100	-10300		*	13.06	
		26000AVE LAS COLINAS LIFT								13.06	
3/23/17		81168	00	201703	302	53600	-43000		*	11.28	
		9251AVE SAN PABLO LIFT ST								11.28	
3/23/17		81168	00	201703	300	-13100	-10300		*	2.82	
		9251AVE SAN PABLO LIFT ST								2.82	
4/13/17	00013	3/14/17	5-737-07	201703	301	51300	-42000	DUKE ENERGY	*	17.49	1,968.30 001831
		POSTAGE 3/9/17								17.49	
4/13/17	00001	4/03/17	139	201704	301	51300	-34000	FEDEX	*	2,916.67	17.49 001832
		MANAGEMENT FEES APR17								2,916.67	
4/03/17		139	201704	301	51300	-34100			*	166.67	
		COMPUTER TIME APR17								166.67	
4/03/17		139	201704	301	51300	-51000			*	6.12	
		OFFICE SUPPLIES APR17								6.12	

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CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
4/03/17	139	201704	301-51300-42000							*	94.12	
4/03/17	139	201704	301-51300-47000							*	1.65	
GOVERNMENTAL MANAGEMENT SERVICES												
4/13/17	00086	3/05/17	03052017 201702 302-53600-46100							*	340.00	3,185.23 001833
		3/05/17	03052017 201702 300-13100-10300							*	1,360.00	
		3/05/17	03052017 201702 300-13100-10300							*	1,360.00	
JESUS G. SANCHEZ												
4/13/17	00101	4/01/17	1773MARI 201703 302-53600-12000							*	719.53	1,700.00 001834
LABOR SERVICES MARI7												
MISSION INN RESORT & CLUB												
4/13/17	00004	4/12/17	1283-00M 201703 302-53600-52000							*	50.56	719.53 001835
		4/12/17	1283-00M 201703 300-13100-10300							*	5.62	
		4/12/17	1283-00M 201703 302-53600-46000							*	52.00	
		4/12/17	1283-00M 201703 302-53600-46000							*	65.00	
		4/12/17	1283-00M 201703 302-53600-46000							*	16.25	
		4/12/17	1283-00M 201703 302-53600-46000							*	250.00	
		4/12/17	1283-00M 201703 302-53600-46000							*	87.50	
		4/12/17	1283-00M 201703 302-53600-46000							*	2,709.31	
		4/12/17	1283-00M 201703 302-53600-46000							*	427.10	
		4/12/17	1283-00M 201703 302-53600-46000							*	230.70	
		4/12/17	1283-00M 201703 302-53600-46000							*	1,642.45	
MISSION INN GOLF & TENNIS RESORT												
4/13/17	00006	4/01/17	PT51241 201704 302-53600-43100							*	825.00	5,536.49 001836
		4/01/17	PT51242 201704 302-53600-43100							*	100.00	
		4/01/17	PT51260 201704 302-53600-43100							*	430.00	
PLANT TECHNICIANS, INC.												
TOTAL 1,355.00 001837												



CENTRAL LAKE CDD - W/S FUND  
 BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
4/13/17	00138	4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 24	DEPOSIT	REFUND						
4/12/17		4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 152	DEPOSIT	REFUND						
4/12/17		4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 45	DEPOSIT	REFUND						
4/12/17		4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 41	DEPOSIT	REFUND						
4/12/17		4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 72	DEPOSIT	REFUND						
4/12/17		4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 22	DEPOSIT	REFUND						
4/12/17		4/12/17	04122017	201704	300-22000-	10100			*	1,000.00	
			LOT 40	DEPOSIT	REFUND						
5/10/17	00009	4/28/17	72946	201704	302-53600-	43200		VENEZIA HOWEY, LLC	*	2,485.00	7,000.00 001838
			PUMPED	14,200GAL	SLUDGE						
5/10/17	00116	4/30/17	30645027	201704	302-53600-	52000		AMERICAN PIPE & TANK	*	31.84	2,485.00 001839
			TANK RENT-	250GAL	4/1-6/30						
5/10/17	00041	4/25/17	5-781-31	201704	301-51300-	42000		AMERIGAS	*	17.37	31.84 001840
			DELIVERY	04/14/17							
4/25/17		4/25/17	5-781-31	201704	301-51300-	42000		BENTON EXPRESS, INC.	V	17.37-	
			DELIVERY	04/14/17							
5/10/17	00008	4/21/17	00740 48	201704	302-53600-	43000			*	15.40	.00 001841
			26325AVE	LAS COLINAS	LIFT						
4/21/17		4/21/17	00740 48	201704	300-13100-	10300			*	3.85	
			26325AVE	LAS COLINAS	LIFT						
4/21/17		4/21/17	76341 28	201704	302-53600-	43000			*	959.98	
			10400CTY	RD48WTR	TRMT	PLT					
4/21/17		4/21/17	76341 28	201704	300-13100-	10300			*	239.99	
			10400CTY	RD48WTR	TRMT	PLT					
4/21/17		4/21/17	79672 47	201704	302-53600-	43000			*	947.48	
			26325AVE	LAS COLINAS	SWR						
4/21/17		4/21/17	79672 47	201704	300-13100-	10300			*	236.87	
			26325AVE	LAS COLINAS	SWR						
4/21/17		4/21/17	80786 45	201704	302-53600-	43000			*	737.78	
			10400CTY	RD48	WSTEWTR	PLT					
4/21/17		4/21/17	80786 45	201704	300-13100-	10300			*	184.45	
			10400CTY	RD48	WSTEWTR	PLT					

CTL -CENTRAL LAKE- TWISCARRA

CENTRAL LAKE CDD - W/S FUND  
 BANK A CENTRAL LAKE CDD

CHECK DATE	VEND#	DATE	INVOICE	EXPENSED TO	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/10/17	00001	4/21/17	92055	71	201704	302	53600	43000		DUKE ENERGY	*	100.70	001842
		4/21/17	92055	71	201704	300	13100	10300		26000AVE LAS COLINAS LIFT	*	25.17	
		4/24/17	81168	00	201704	302	53600	43000		26000AVE LAS COLINAS LIFT	*	11.39	
		4/24/17	81168	00	201704	300	13100	10300		9251AVE SAN PABLO LIFT ST	*	2.85	
										9251AVE SAN PABLO LIFT ST	*		
		5/01/17	140		201705	301	51300	34000		MANAGEMENT FEES MAY17	*	2,916.67	
		5/01/17	140		201705	301	51300	34100		COMPUTER TIME MAY17	*	166.67	
		5/01/17	140		201705	301	51300	51000		OFFICE SUPPLIES MAY17	*	6.03	
		5/01/17	140		201705	301	51300	42000		POSTAGE MAY17	*	95.31	
		5/01/17	140		201705	301	51300	47000		COPIES MAY17	*	9.60	
										GOVERNMENTAL MANAGEMENT SERVICES			
		4/30/17	2246		201704	302	53600	46100		SPRAYING/TRIMMING-APR17	*	45.03	
		4/30/17	2246		201704	300	13100	10300		SPRAYING/TRIMMING-APR17	*	180.12	
										JP LANDSCAPING MANAGEMENT			
		5/01/17	1773APR1		201704	302	53600	12000		LABOR SERVICES - APR17	*	719.53	
										MISSION INN RESORT & CLUB			
		4/18/17	41717-4		201704	302	53600	46000		STEVEN JONES BLDR-TRMT PL	*	39.00	
		4/18/17	41717-5		201704	302	53600	46000		STEVEN JONES BLDR-TRMT PL	*	75.00	
										MISSION INN GOLF & TENNIS RESORT			
		5/01/17	PT51423		201705	302	53600	43100		MAY17 SERVICES - CLCDD	*	825.00	
		5/01/17	PT51424		201705	302	53600	43100		EXTRA TSS TESTING-PERMIT	*	100.00	
		5/01/17	PT51442		201705	302	53600	43100		MAY17 SERVICE-LAS COLINAS	*	430.00	
										PLANT TECHNICIANS, INC.			
										CTL -CENTRAL LAKE- TWISCARRA			
												1,355.00	001847

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK #
5/10/17	00138	5/10/17	05102017	201705	300	22000	10100			*	4,000.00	
									DEP REF LOTS113/104/92/73			
5/10/17		05102017	201705	300	22000	10100				*	4,000.00	
									DEP REF LOTS105/67/50/415			
5/10/17		05102017	201705	300	22000	10100				*	4,000.00	
									DEP REF LOTS44/40/39/109			
5/10/17		05102017	201705	300	22000	10100				*	2,000.00	
									DEP REFUND LOTS 71 & 100			
									VENEZIA HOWEY, LLC		14,000.00	001848
5/10/17	00013	4/25/17	5-781-31	201704	301	51300	42000			*	17.37	
									DELIVERY 4/14/17			
									FEDEX			

TOTAL FOR BANK A 182,085.65  
 TOTAL FOR REGISTER 182,085.65

\*\*\* CHECK DATES 07/07/2016 - 05/26/2017 \*\*\*  
 RAM REVENUE FUND  
 BANK B CLCDD - RAM REVENUE

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
8/04/16	00009	7/31/16	JUL 16 E	201607	302	53600	43000		CENTRAL LAKE CDD	*	582.18	582.18	000061
8/04/16	00057	6/30/16	1793	201606	301	51300	31500			*	120.28	120.28	
8/04/16	00086	7/31/16	073116	201607	302	53600	46100		GONANO & HARRELL	*	1,440.00	1,440.00	000062
8/04/16	00136	8/01/16	0129512	201608	302	53600	49300		JESUS G. SANCHEZ	*	84.95	84.95	000063
9/12/16	00009	8/31/16	DUKE AUG	201608	302	53600	43000		WASTE MANAGEMENT INC. OF FLORIDA	*	541.33	541.33	000064
9/12/16	00093	8/26/16	4851	201608	300	15500	10000		CENTRAL LAKE CDD	*	4,523.00	4,523.00	000065
9/12/16	00057	8/31/16	1793	201607	301	51300	31500		EGIS INSURANCE & RISK ADVISORS	*	52.00	52.00	000066
9/12/16	00136	9/01/16	0133472	201609	302	53600	49300		GONANO & HARRELL	*	84.95	84.95	000067
10/10/16	00009	9/21/16	SEPT 16	201609	302	53600	43000		WASTE MANAGEMENT INC. OF FLORIDA	*	611.68	611.68	000068
10/10/16	00093	9/22/16	171864	201610	301	53600	45000		CENTRAL LAKE CDD	*	2,972.50	2,972.50	000069
10/10/16	00136	10/01/16	0144773	201610	302	53600	49300		EGIS INSURANCE & RISK ADVISORS	*	84.95	84.95	000070
11/09/16	00136	11/01/16	0151465	201611	302	53600	49300		WASTE MANAGEMENT INC. OF FLORIDA	*	84.95	84.95	000071

CTL -CENTRAL LAKE- TWISCARRA

BANK B CLCDD - RAM REVENUE

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT
11/01/16	00136	0151465-	2016	11	302-53600-49300			WASTE MANAGEMENT INC. OF FLORIDA	*	50.00	134.95 000072
		EXTRA PICKUP 10/5/16									
12/09/16	00136	0156633-	2016	12	302-53600-49300			WASTE MANAGEMENT INC. OF FLORIDA	*	84.95	84.95
		REFUSE SERVICES - DEC16									
12/19/16	00015	10210288	2016	12	302-53600-46000			WASTE MANAGEMENT INC. OF FLORIDA	*	2,793.68	84.95 000073
		INSTALL DOORS & SCREENING									
2/09/17	00136	0165584-	2017	01	302-53600-49300			RO-MAC LUMBER & SUPPLY	*	84.95	2,793.68 000074
		TRASH REMOVAL - JAN17									
2/01/17	0169660-	2017	02	302-53600-49300				WASTE MANAGEMENT INC. OF FLORIDA	*	93.35	93.35
		TRASH REMOVAL - FEB17									
3/09/17	00136	0174016-	2017	03	302-53600-49300			WASTE MANAGEMENT INC. OF FLORIDA	*	98.35	178.30 000075
		WASTE SERVICE MAR17									
4/13/17	00136	0182923-	2017	04	302-53600-49300			WASTE MANAGEMENT INC. OF FLORIDA	*	93.35	98.35 000076
		WASTE SERVICES APR17									
5/10/17	00136	0188446-	2017	05	302-53600-49300			WASTE MANAGEMENT INC. OF FLORIDA	*	93.35	93.35 000077
		WASTE SERVICES MAY17									

TOTAL FOR BANK B 14,574.75  
 TOTAL FOR REGISTER 14,574.75

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**Central Lake  
Community Development District**

**Unaudited Financial Reporting**

**April 30, 2017**



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5	<u>RAM Revenue Mont to Month</u>



**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
Balance Sheet - All Fund Types and Accounts Groups  
April 30, 2017**

	<b>Governmental Fund Types</b>		<b>Totals 2017</b>
	<b>Water &amp; Sewer Fund</b>	<b>RAM Revenue Fund</b>	
<b><u>ASSETS</u></b>			
<b><u>Cash</u></b>			
Operating Account	\$159,601	\$77,830	\$237,431
State Board of Administrative	\$2,478	---	\$2,478
Accounts Receivable	\$42,577	\$2,507	\$45,084
Plant and Equipment	\$3,900	---	\$3,900
Due from RAM	\$55,653	---	\$55,653
<b>TOTAL ASSETS</b>	<b>\$264,209</b>	<b>\$80,337</b>	<b>\$344,545</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$7,059	---	\$7,059
Deposits	\$13,000	---	\$13,000
Due to Water & Sewer	---	\$55,653	\$55,653
<b><u>Fund Equity and Other Credits</u></b>			
Retained Earnings			
Invested in Capital Assets	\$3,900	---	\$3,900
Unreserved	\$240,250	\$24,684	\$264,934
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$264,209</b>	<b>\$80,337</b>	<b>\$344,545</b>

# CENTRAL LAKE

## Community Development District

### Water & Sewer Fund

Statement of Revenues & Expenditures

For Period Ending April 30, 2017

	Adopted Budget	Prorated Budget Thru 4/30/17	Actual Thru 4/30/17	Variance
<b>Revenues:</b>				
Water Revenue	\$132,000	\$77,000	\$91,949	\$14,949
Sewer Revenue	\$160,000	\$93,333	\$101,846	\$8,513
Wholesale Sewer Revenue	\$10,800	\$6,300	\$8,464	\$2,164
Mission Inn Irrigation	\$6,600	\$3,850	\$3,572	(\$278)
Las Colinas H.O.A. (Irrigation)	\$54,000	\$31,500	\$45,700	\$14,200
Miscellaneous Income (Activation Fees)	\$1,000	\$583	\$1,522	\$939
CIAC/Capacity Fees	\$25,000	\$14,583	\$35,000	\$20,417
Interest	\$0	\$0	\$12	\$12
Transfer In	\$70,000	\$40,833	\$0	(\$40,833)
<b>Total Revenues</b>	<b>\$459,400</b>	<b>\$267,983</b>	<b>\$288,064</b>	<b>\$20,081</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Engineering	\$2,000	\$1,167	\$0	\$1,167
Attorney	\$10,000	\$5,833	\$0	\$5,833
Annual Audit	\$4,100	\$0	\$0	\$0
Management Fees	\$35,000	\$20,417	\$20,417	(\$0)
Computer Time	\$2,000	\$1,167	\$1,167	(\$0)
Telephone	\$250	\$146	\$0	\$146
Postage	\$2,000	\$1,167	\$1,034	\$132
Insurance	\$3,332	\$3,332	\$4,523	(\$1,192)
Printing & Binding	\$500	\$292	\$41	\$250
Legal Advertising	\$1,250	\$729	\$0	\$729
Property Taxes	\$2,500	\$2,500	\$1,186	\$1,314
Office Supplies	\$750	\$438	\$43	\$394
Dues, Licenses & Subscriptions	\$200	\$200	\$175	\$25
Miscellaneous	\$2,000	\$1,167	\$1,112	\$55
<b>Total Administrative</b>	<b>\$65,882</b>	<b>\$38,552</b>	<b>\$29,698</b>	<b>\$8,854</b>
<u>Operations</u>				
Labor	\$8,000	\$4,667	\$5,037	(\$370)
Electricity	\$25,000	\$14,583	\$13,535	\$1,049
Testing	\$20,000	\$11,667	\$9,485	\$2,182
Sludge Pumping	\$11,250	\$6,563	\$4,970	\$1,593
Plant Lease	\$265,436	\$154,838	\$88,813	\$66,025
Repairs	\$35,000	\$20,417	\$20,796	(\$380)
Mowing	\$2,000	\$1,167	\$815	\$352
Backup Fuel	\$1,500	\$875	\$0	\$875
Dues & Licenses	\$2,500	\$1,458	\$251	\$1,207
Quarterly Utility Maintenance	\$4,000	\$2,333	\$0	\$2,333
Contingencies	\$10,000	\$5,833	\$0	\$5,833
Property Insurance	\$1,633	\$1,633	\$2,973	(\$1,340)
Chemicals	\$7,200	\$4,200	\$3,318	\$882
<b>Total Maintenance</b>	<b>\$393,519</b>	<b>\$230,233</b>	<b>\$149,991</b>	<b>\$80,242</b>
<b>Total Expenditures</b>	<b>\$459,400</b>	<b>\$268,785</b>	<b>\$179,689</b>	<b>\$89,096</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$108,375</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$135,775</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$244,150</b>	

**Central Lake CDD  
Water & Sewer**

	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Total
<b>Revenues:</b>													
Water Revenue	\$15,717	\$13,956	\$14,551	\$9,769	\$9,322	\$12,046	\$16,559	\$0	\$0	\$0	\$0	\$0	\$91,949
Sewer Revenue	\$12,317	\$12,207	\$12,354	\$12,264	\$12,323	\$28,010	\$12,281	\$0	\$0	\$0	\$0	\$0	\$101,846
Wholesale Sewer Revenue	\$1,180	\$0	\$2,648	\$1,520	\$1,467	\$1,609	\$0	\$0	\$0	\$0	\$0	\$0	\$6,464
Mission Inn Irrigation	\$516	\$510	\$569	\$438	\$437	\$514	\$488	\$0	\$0	\$0	\$0	\$0	\$3,572
Las Conchas H.O.A. (Irrigation)	\$5,619	\$6,327	\$7,460	\$5,276	\$5,911	\$10,022	\$3,695	\$0	\$0	\$0	\$0	\$0	\$45,700
Miscellaneous Income (Activation Fees)	\$149	\$316	\$303	\$96	\$134	\$224	\$300	\$0	\$0	\$0	\$0	\$0	\$1,522
CIAC/Capacity Fees	\$6,000	\$0	\$1,000	\$5,000	\$2,000	\$3,000	\$18,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Interest	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$12
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$41,779</b>	<b>\$33,517</b>	<b>\$38,887</b>	<b>\$35,485</b>	<b>\$31,595</b>	<b>\$55,487</b>	<b>\$51,312</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,064</b>
<b>Expenditures:</b>													
Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$20,417
Computer Time	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$1,167
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$111	\$132	\$221	\$199	\$143	\$117	\$111	\$0	\$0	\$0	\$0	\$0	\$1,034
Insurance	\$4,523	\$9	\$0	\$0	\$2	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$4,523
Printing & Binding	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$1,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,186
Office Supplies	\$6	\$6	\$7	\$6	\$6	\$7	\$6	\$0	\$0	\$0	\$0	\$0	\$43
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Miscellaneous	\$124	\$153	\$149	\$150	\$157	\$157	\$222	\$0	\$0	\$0	\$0	\$0	\$1,112
<b>Total Administrative</b>	<b>\$8,049</b>	<b>\$4,569</b>	<b>\$3,460</b>	<b>\$3,438</b>	<b>\$3,391</b>	<b>\$3,365</b>	<b>\$3,425</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,696</b>
<b>Maintenance</b>													
Labor	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$0	\$0	\$0	\$0	\$0	\$5,037
Electricity	\$2,118	\$3,289	\$696	\$1,455	\$1,430	\$1,575	\$2,773	\$0	\$0	\$0	\$0	\$0	\$13,535
Testing	\$1,355	\$1,355	\$1,355	\$1,355	\$1,355	\$1,355	\$1,355	\$0	\$0	\$0	\$0	\$0	\$9,485
Sludge Pumping	\$0	\$0	\$0	\$0	\$2,485	\$0	\$2,485	\$0	\$0	\$0	\$0	\$0	\$4,870
Plant Lease	\$12,688	\$12,688	\$12,688	\$12,688	\$12,688	\$12,688	\$12,688	\$0	\$0	\$0	\$0	\$0	\$88,813
Repairs	\$1,272	\$11,749	\$75	\$2,106	\$75	\$5,480	\$114	\$0	\$0	\$0	\$0	\$0	\$20,796
Mowing	\$385	\$0	\$0	\$45	\$340	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$815
Backup Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues & Licenses	\$0	\$251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$251
Quarterly Utility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$2,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,973
Chemicals	\$2,048	\$484	\$0	\$693	\$0	\$51	\$32	\$0	\$0	\$0	\$0	\$0	\$3,318
<b>Total Maintenance</b>	<b>\$23,558</b>	<b>\$30,544</b>	<b>\$15,734</b>	<b>\$19,061</b>	<b>\$19,017</b>	<b>\$21,668</b>	<b>\$20,211</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$149,991</b>
<b>Total Expenditures</b>	<b>\$31,607</b>	<b>\$35,113</b>	<b>\$19,194</b>	<b>\$22,499</b>	<b>\$22,408</b>	<b>\$25,233</b>	<b>\$23,636</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$179,689</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$10,172</b>	<b>(\$1,596)</b>	<b>\$19,694</b>	<b>\$12,986</b>	<b>\$9,188</b>	<b>\$30,254</b>	<b>\$27,676</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$108,375</b>

# CENTRAL LAKE

## Community Development District

### Repairs & Maintenance Revenue Fund

Statement of Revenues & Expenditures

For Period Ending April 30, 2017

	Adopted Budget	Prorated Budget Thru 4/30/17	Actual Thru 4/30/17	Variance
<b>Revenues:</b>				
RAM Revenue	\$126,192	\$73,612	\$72,568	(\$1,044)
Misc/Penalty Revenue	\$500	\$292	\$674	\$383
<b>Total Revenues</b>	<b>\$126,692</b>	<b>\$73,904</b>	<b>\$73,242</b>	<b>(\$661)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Attorney Fees	\$10,000	\$5,833	\$0	\$5,833
Postage	\$100	\$58	\$0	\$58
Insurance	\$3,332	\$3,332	\$4,523	(\$1,192)
Legal Advertising	\$500	\$292	\$0	\$292
Property Taxes	\$1,500	\$1,500	\$1,186	\$314
Misc/Bank Fees	\$1,000	\$583	\$0	\$583
<u>Field</u>				
Electric	\$6,250	\$3,646	\$3,384	\$262
Mowing	\$8,000	\$4,667	\$3,260	\$1,406
Repairs & Maintenance	\$5,000	\$2,917	\$2,794	\$123
Property Insurance	\$1,633	\$1,633	\$2,973	(\$1,340)
Refuse Service	\$1,020	\$595	\$675	(\$80)
Operating Supplies	\$1,500	\$875	\$0	\$875
Chemicals	\$800	\$467	\$79	\$388
Permits	\$5,000	\$2,917	\$0	\$2,917
Reserves	\$11,058	\$6,451	\$0	\$6,451
Transfer Out	\$70,000	\$40,833	\$0	\$40,833
<b>Total Expenditures</b>	<b>\$126,692</b>	<b>\$76,597</b>	<b>\$18,873</b>	<b>\$57,724</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$54,369</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>(\$29,685)</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$24,684</b>	

**Central Lake CDD  
Repairs and Maintenance**

	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Total
<b>Revenues:</b>													
RAM Revenue	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,024	\$10,024	\$0	\$0	\$0	\$0	\$0	\$72,668
MiscPenalty Revenue	\$160	\$33	\$78	\$60	\$113	\$103	\$127	\$0	\$0	\$0	\$0	\$0	\$674
<b>Total Revenues</b>	<b>\$10,664</b>	<b>\$10,537</b>	<b>\$10,582</b>	<b>\$10,564</b>	<b>\$10,617</b>	<b>\$10,127</b>	<b>\$10,151</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73,242</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$4,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,523
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$1,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,186
Misc/Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$4,523</b>	<b>\$1,186</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,709</b>
<b>Maintenance</b>													
Electric	\$530	\$822	\$224	\$364	\$357	\$394	\$683	\$0	\$0	\$0	\$0	\$0	\$3,284
Mowing	\$1,540	\$0	\$0	\$160	\$1,360	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$3,260
Repairs & Maintenance	\$0	\$0	\$2,794	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,794
Insurance	\$2,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,973
Refuse Service	\$85	\$135	\$85	\$85	\$93	\$98	\$93	\$0	\$0	\$0	\$0	\$0	\$675
Operating Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemicals	\$0	\$0	\$0	\$74	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Maintenance</b>	<b>\$5,127</b>	<b>\$857</b>	<b>\$3,103</b>	<b>\$702</b>	<b>\$1,811</b>	<b>\$498</b>	<b>\$967</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,164</b>
<b>Total Expenditures</b>	<b>\$9,650</b>	<b>\$2,143</b>	<b>\$3,103</b>	<b>\$702</b>	<b>\$1,811</b>	<b>\$498</b>	<b>\$967</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,872</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$1,014</b>	<b>\$8,394</b>	<b>\$7,479</b>	<b>\$9,862</b>	<b>\$8,806</b>	<b>\$9,629</b>	<b>\$9,185</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,369</b>





315 W. Main St., Suite 144 • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

April 17, 2017

Stacie Vanderbilt  
135 W. Central Blvd Ste. #320  
Orlando FL 32801

Re: District Counts

The number of registered voters within the Community Development Districts as of April 15, 2017 are listed below:

Central Lake CDD      0

Founders Ridge CDD      0

Pine Island CDD      54

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections



OUR COMMITMENT

- ✓ Voter Confidence
- ✓ Excellent Service
- ✓ Accurate & Efficient Elections
- ✓ Responsible Financial Stewardship





## INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

## SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

**LANDOWNER PROXY  
LANDOWNERS MEETING – NOVEMBER 3, 2017**

**CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA**

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Central Lake Community Development District to be held at 8:00 AM at the Mission Inn Real Estate Office, 1080 San Luis, Howey-in-the-Hills, FL 34737**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Landowner  
(or, if applicable, unauthorized representative of Landowner)

\_\_\_\_\_  
Signature of Landowner or Landowner Representative

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes\***

\_\_\_\_\_  
[Legal Description on Following Pages]

**Total Number of Authorized Votes:**

\*Pursuant to section 190.006(2)(b), Florida Statutes (2008), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.) If more than one parcel, each must be listed or described.**