

*Central Lake Community  
Development District*

*Agenda*

*June 11, 2021*

# AGENDA

# *Central Lake*

## *Community Development District*

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219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 4, 2021

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 11, 2021 at 8:00 a.m. at the Mission Inn Real Estate Office, 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 of the September 4, 2020 Meeting
4. Consideration of Utility Service Capacity Repurchase Agreement with Packing House By-Products, Co.
5. Ratification of Agreements
  - A. Proposal for Professional Services from SMW GeoSciences, Inc.
  - B. Engineering Proposal/Agreement with BESH HALFF, Inc.
  - C. Ratification of E-Verify Memorandum of Understanding
6. Authorization to Issue RFQ for Engineering Services
7. Consideration of Resolution 2021-01 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing
8. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2020
9. Discussion Items
  - A. Radio Meters
  - B. Sunshine Laws
10. Authorization to Set Rate Hearing
11. 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 5, 2021** as the Landowners' Meeting Date
12. Supervisors Requests
13. Other Business
14. Next Meeting Date
15. 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 September 4, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the utility service capacity repurchase agreement with Packing House By-Products Co. A copy of the agreement is enclosed for your review.

The fifth order of business is the ratification of agreements. The referenced the agreements are enclosed under Sections A - C for your review.

The sixth order of business is the authorization to issue RFQ for engineering services. A copy of the RFQ is enclosed for your review.

The seventh order of business is the consideration of Resolution 2021-01 approving the proposed Fiscal Year 2022 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 eighth order of business is the consideration of agreement with Berger, Toombs, Elam, Gaines & Frank to provide auditing services for the Fiscal Year 2020. A copy of the agreement is enclosed for your review.

The ninth order of business are the Discussion Items. These are open discussion items and no back-up material is available.

The tenth order of business is the authorization to set a rate hearing for the Fiscal Year 2021 rates. There is no back-up material.

The eleventh 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 5, 2021 as the landowners' meeting date. The instructions, sample agenda and landowners' proxy is 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

MINUTES OF MEETING  
CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Central Lake Community Development District was held Friday, September 4, 2020 at 8:00 a.m. via Zoom.

Present and constituting a quorum were:

Bud Beucher	Chairman
Katie Beucher	Vice Chairman
Michael Clary	Assistant Secretary
Heather Miller	Assistant Secretary
Daniel Parks	Assistant Secretary

Also present were:

George Flint	Manager
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The following is a summary of the minutes and actions taken at the September 4, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 5, 2020 Meeting**

Ms. Beucher joined the meeting at this time.

On MOTION by Ms. Miller seconded by Mr. Clary with all in favor the minutes of the June 5, 2020 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2019 Audit Report**

Mr. Flint stated next is acceptance of the audit report for Fiscal Year 2019. This was completed and submitted to the State of Florida before the statutory deadline in June and we are bringing it to the Board to ratify that action and accept the audit report. It is a clean audit and there are no comments or recommendations found in the audit as reflected in the management letter.

On MOTION by Mr. Beucher seconded by Mr. Clary with all in favor the fiscal year 2019 audit was accepted and transmittal to the State of Florida was ratified.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations**

Mr. Flint stated next we will open the public hearing to consider adoption of the Fiscal Year 2021 budget. The board previously approved a proposed budget and set the public hearing for today for its final consideration. The budget was included in the agenda along with Resolution 2020-05 adopting the budget. Are there any comments or questions on the budget?

Mr. Beucher stated Venezia will be coming in with more homes as their new section opens. The contribution in aid of construction net to the CDD should be in the neighborhood of approximately \$1,700. Has that been considered in the budget because we are only calling for \$25,000 in total CIAC.?

Mr. Flint responded the \$25,000 is an estimate, we don't know how many homes are going to connect. It could be twice that based what occurs at Venezia and at Las Colinas. We can increase that number but for budgeting purposes we have a balanced budget. That CIAC is going to flow through on a lease payment at the end of the year on the true up.

Mr. Beucher stated I'm okay with leaving it that way. I'm pointing it out for the sake of all of us to realize that the settlement we made at that time has come and gone in terms of the 172 initial homes and everything here on out floats and we get half the revenue and we should be looking at something in the neighborhood of approximately \$1,700 per house.

Mr. Flint stated those additional connections will also obviously impact the water and sewer revenue and impact the RAM fees. As more connections are made the RAM fees will adjust. The conservative approach is to leave it the way it is and adjust as the growth occurs.



Ms. Miller stated I see the end of this year the plant lease is going to be around \$317,000, but next year only \$270,000. What is the change?

Mr. Flint responded the change is based on the calculations of net revenue at the end of the year. This year we were able to make a higher lease payment based on net revenue. It is possible it will be higher than \$270,000, part of that depends on the connection fees because those flow through also. Depending on some of those variables that number may go up or down.

We will note for the record there are no members of the public to provide comment or testimony.

On MOTION by Ms. Miller seconded by Ms. Beucher with all in favor Resolution 2020-05 was approved.

Mr. Flint stated we will close the public hearing.

**SIXTH 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 presented the check register from June 1, 2020 through August 31, 2020 in the amount of \$29,564.59.

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

**ii. Balance Sheet and Income Statement**

A copy of the financials was included in the agenda package. There was no Board action required.

**iii. Approval of Fiscal Year 2021 Meeting Schedule**

On MOTION by Mr. Clary seconded by Ms. Miller with all in favor a meeting notice indicating that the board will meet on an as needed basis in Fiscal Year 2021 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Mr. Beucher stated the folks at Bishops Gate began flowing material to us on Wednesday or Thursday. I don't have a count of how many ERUs that is and we will see higher revenues in the operation and lower revenues in the RAM fee as they migrate from having unutilized ERUs to utilized ERUs. In addition, we have been contacted again by the folks at Avante and they seem to be more serious about the possibility of opening up their first phase. They would go into the same gravity fed line that Bishops Gate tapped and they are talking about trying to acquire from Packing House By-Products up to about 250 ERUs for the initial phase.

They are continuing to work through the process of getting our 20-year consumptive use permit renewed. We are in a bit of a pickle because the residents are over consuming water and the district is not going to increase our allocation. That means we are probably going to have to take action at some point and if we can't get them to control their usage voluntarily, we will have to get them to control the usage by water rates.

We have engaged Sonny Neil to do our opening of the new section of the plant and he is now working with a local engineering firm because we have gone through three engineers and for a variety of reasons have not been able to complete the project. We have Rob Ern from Besh Halff in Tavares is going to do the work for Sonny for us and even though the plant is 870,000 gallons we are going to permit for a pre-approved progressive plan that allows us to start up to 470,000 gallons because that is a threshold for higher cost operation and once we get to the 470,000 we would automatically without having to go back for re-permitting be able to jump to the 870,000 gallons by just agreeing to the protocols that are required.

The folks from Country Pure Foods, our neighbor the juice plant, have been given a letter by us that indicates that we have a willingness to service their facility. It is not for their waste it is for their industrial waste that is coming from the plant as they wash equipment and things like that. Sonny is working on that to analyze the flows and what we are talking to them about is that they would have to on their side of the point of connection balance it for pH and they would have to have the aerators in there to try to reduce the BODs and we would let them come into the plant at that point. This is an effort being spearheaded by David Ortiz on their side, myself and the

plant owner. The plant owner is very interested in getting more material through the plant especially when we open the next phase that takes us up to 470,000 gallons, the more product we can get through there the better it is for us. That plant would need to have volume in order for it to be in good operating balance.

Mr. Flint stated you indicated at the beginning of the meeting the settlement with Venezia, the terms of that were triggered by the 173<sup>rd</sup> connection and they are at 171 or 173 right now and we are reconciling the number of units. We believe there is one connection that we never issued a certificate of capacity on so we are going back and reviewing that and we will have to remind the Town not to connect without that certificate.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Next Meeting Date**

On MOTION by Mr. Beucher seconded by Ms. Beucher with all in favor the meeting adjourned at 8:18 a.m.

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

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

# SECTION IV

## UTILITY SERVICE CAPACITY REPURCHASE AGREEMENT

Re: Agreement and Commitment for Utility Service—Mission Inn’s Las Colinas Project

THIS AGREEMENT is entered into as of the \_\_ day of \_\_\_\_\_, 2021 (“Effective Date”), by and between Packing House By-Products Co., a Florida corporation doing business as Mission Inn Resort (“Developer”), and Central Lake Community Development District, a community development district organized and existing in accordance with Chapter 190, Florida Statutes (“District”).

### PRELIMINARY STATEMENT

The Developer and the District have made the following determinations:

A. On August 1, 2005, the Developer and the District entered that certain Agreement and Commitment for Utility Service—Project Name: Mission Inn’s Las Colinas (“Service Agreement”), whereby the Developer obtained from the District the right to receive central wastewater collection and treatment services (“Services”) for 366 residential structures and approximately 64,000 square feet of commercial structures (together, the “Original Reserved Capacity”).

B. The Town of Howey-in-the-Hills (“Town”) has requested that the District authorize connection of the Town Hall, Police Station and family doctor office (“facilities”) to the District’s central wastewater collection and treatment facilities.

C. The District desires to repurchase from the Developer, and the Developer is willing to retransfer to the District, the right to receive Services for a total of 6.3 ERUs in order to provide central wastewater collection and treatment facilities capacity to the Town for the proposed Facilities.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth in the Preliminary Statement above are true and correct and are incorporated into this Agreement.

2. Repurchase of Capacity. The District agrees to repurchase from the Developer, and the Developer agrees to retransfer to the District, for a total consideration of Twenty Thousand Four Hundred Ten Dollars and No 100s (\$20,410.00), the right to receive Services for a total of 6.3 ERUs of central wastewater collection and treatment facilities capacity (“Repurchased Capacity”). The District shall remit consideration in full to the Developer within thirty (30) days of the Effective Date of this Agreement.

3. Representations of the Parties. The Developer represents and warrants that the Repurchased Capacity is not encumbered in any way and that the Developer has full right and authority to effectuate retransfer to the District. The District represents and warrants that (a) the Repurchased Capacity will only be used to accommodate Services to the Town for the proposed Facilities and for no other purpose without the express written consent of the Developer, (b) the District will take such actions as necessary to assure that the Town assumes full responsibility for and promptly pays or assumes any and all obligations under the Service Agreement with respect to the Repurchased Capacity, and (c) by this Agreement the Developer shall be relieved of all liability to the District for the performance of any obligation under the Service Agreement that pertains to the Repurchased Capacity.

4. Entire Agreement; Successors and Assigns; Amendment. This Agreement (a) constitutes the entire agreement between the parties with respect to the subject matter of this Agreement and supersedes all prior oral or written agreements between the parties, (b) shall be binding upon and inure to the benefit of the parties' successors and assigns, and (c) may only be amended by written document, properly authorized, executed, and delivered by both parties.

5. Interpretation; Venue. This Agreement shall be interpreted as a whole unit, and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Fifth Judicial Circuit, in and for Lake County, Florida.

6. No Waiver of Sovereign Immunity. The Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the limitations on liability contained in Section 768.28, Florida Statutes, or other law.

7. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement.

8. Public Records. The Developer shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by the District in conjunction with this Agreement.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above-written.

DEVELOPER:

Witnesses:

PACKING HOUSE BY-PRODUCTS CO.,  
a Florida corporation doing business as  
Mission Inn Resort

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

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

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

\* \* \*

DISTRICT:

Attest:

CENTRAL LAKE COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Bud Beucher, Chairman  
  
(Seal)

## SECTION V



# SECTION A



April 8, 2021

**TO:** Bud Beucher  
Mission Inn Golf & Tennis Resort  
10400 County Road 48  
Howey-in-the-Hills, FL 34737

**SUBJECT:** Proposal for Professional Services  
Frozen Grove WWTF Permit #FLA010588  
Groundwater Monitoring Plan Assistance and Initial Sampling

Dear Mr. Beucher:

SMW Geosciences, Inc. (SMW) is pleased to provide this proposal to assist with reestablishment and implementation of a FDEP approved Groundwater Monitoring Plan (GWMP) and conduct the initial groundwater quality sampling requirements for the FDEP permit issued for the Frozen Grove WWTF land application sites R-001 and R-002.

To reestablish the GWMP, the FDEP must review and approve an updated GWMP, the previously installed monitoring wells must be inspected for damage and available wells must be sampled for Primary and Secondary Drinking Water Standards. Based upon our understanding of this project the following services are required:

**Task 1: Project Management and Approval of Updated GWMP**

SMW will coordinate with BESH Half, the permittee (Frozen Groves/Mission Inn) and/or FDEP for approval of an updated groundwater monitoring plan. We will review the previously approved GWMP with the FDEP and we will try to reestablish a similar GWMP, if possible. We will prepare an updated GWMP identifying well locations and as-builts for FDEP approval and we will confirm water quality parameters for the required initial and quarterly sampling events.

**Fixed fee: \$5,500**

**Task 2: Inspection of Monitoring Wells and Performing Initial Sampling Event**

We assume that six (6) 2-inch diameter monitoring wells are required, are present, and are in their original condition. SMW will inspect the existing groundwater monitoring wells and compare each to its as-built diagram. The condition of each well's total depth, protective cover, and lock security will be confirmed. Updated as-builts will be submitted to the FDEP.

SMW field personnel will pick up sampling kits from the analytical laboratory, calibrate instruments for collecting field parameters, and then purge and collect the required groundwater quality samples from each well pursuant to FDEP requirements. Samples will be delivered to the lab where they will be analyzed for Primary and Secondary Drinking Water Standards. The initial water quality results will be evaluated and reported to FDEP for consideration of the quarterly sampling events. t

**Fixed Fee for six wells: \$15,000**

**Fee for all Tasks - not to exceed: \$20,500**

**Quality Assurance/Quality Control**

All work will be overseen by a Florida Licensed Professional Geologist and Water Well Contractor. All work will be in compliance with FDEP SOPs associated with monitoring well inspection and groundwater quality sampling procedures. The FDEP will be notified in advance of field services and all information prepared for submittal to the FDEP will be provided on FDEP approved forms.

**Limitations and Exclusions**

Every attempt will be made to satisfy and coordinate with FDEP to avoid the issuance of additional comments, however, if water quality results exceed any parameter's maximum contaminant level as identified in Chapter 62-550 F.A.C. or if FDEP requests additional information, requires additional wells, replacement of wells and/or requires further groundwater testing, a separate scope of services and cost estimate will be provided. Please note that this proposal does not include the quarterly sampling events which will be required once the GWMP has been accepted following the initial round of testing.

We appreciate the opportunity to offer our services and look forward to working with the Woodward & Curran and the City on this project. If you have any questions concerning this proposal, please feel free to contact our office.

Sincerely,  
SMW GeoSciences, Inc.



Sarah M. Whitaker, P.G.  
President

Cc: Chuk Olsen – BESH Halff

**All Invoices will be due and payable within 30 days of receipt.**

Conditions of acceptance: The above proposal is acceptable. This proposal constitutes a binding contract between SMW GeoSciences, Inc. and the client. It is agreed by the client and SMW GeoSciences, Inc. that there are no additional terms, conditions, or agreements with respect to the project, other than the items referenced in the proposal. Payment terms are "net thirty", and for past due invoices, interest shall be accrued at a rate of 1.5% per month. Client also agrees to reimburse SMW GeoSciences, Inc. for reasonable attorney fees, in the event that payment is not submitted to SMW GeoSciences, Inc. for services rendered.

APPROVED BY: Bud Beucher

PRINT NAME: Bud Beucher

TITLE: Chairman CLCD

DATE: 4-8-2021



## **SECTION B**

**ENGINEERING PROPOSAL/AGREEMENT  
FOR  
CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT  
MISSION INN RESORT – FROZEN GROVE WWTF  
WWTF PERMIT RENEWAL  
LAKE COUNTY, FLORIDA**

**ENGINEERS:**

BESH HALFF, INC.  
902 North Sinclair Avenue  
Tavares, Florida 32778  
(352) 343-8481 - Phone

**CLIENT:**

Bud Beucher  
Chairman of Central Lake  
Community Development District  
Plant Owner: Water and Sewer Plant  
Investments, LLC  
10048 CR 48  
Howey in the Hills, Florida 34737  
(352) 324-3101 - Phone  
[budbeucher@missioninnresort.com](mailto:budbeucher@missioninnresort.com)

SS

PROJECT: MISSION INN RESORT - FROZEN GROVE WWTF PERMIT RENEWAL  
CLIENT: Central Lake Community Development District  
DATE: November 24, 2020

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## ENGINEERING SERVICES PROPOSAL/AGREEMENT

### Scope of Services:

BESH Halff, Inc. shall provide Engineering services as required to complete the Permit Renewal for the Mission Inn Resort - Frozen Grove Wastewater Treatment Facility, as required by the Florida Department of Environmental Protection (FDEP).

### **TASK 001 WWTF PERMIT RENEWAL**

Prepare a wastewater permit application for renewal of the Mission Inn Resort - Frozen Grove Wastewater Treatment Facility Operating Permit. This will include preparation of a Capacity Analysis Report, an Operation and Maintenance Performance Report (OMPR), and other supporting data required to satisfactorily renew the plant's operating permit. This will also include the submittal of one (1) FDEP request for additional information, if necessary.

**FEE: \$19,500.00 (lump sum) (RAM Account)**

### **TASK 002 COORDINATION WITH COUNTRY PURE FOODS**

Country Pure Foods, which owns and operates the juice processing facility adjacent to the Frozen Grove WWTF, has discussed with Mission Inn sending their product waste to the WWTF. Currently Country Pure Foods treats their waste on-site using pH adjustment and stormwater for dilution prior to sending it to a sprayfield that they own and operate. Their intent is to utilize pH adjustment only prior to sending their waste to the Frozen Grove WWTF. In conversations with Mission Inn and Country Pure, BESH Halff has been informed that their waste BOD is typically approximately 2,000 mg/L, which is ten times the design loading for the Frozen Grove WWTF.

BESH Halff will coordinate with Country Pure Foods to obtain applicable data to evaluate the feasibility of the Frozen Grove WWTF receiving Country Pure Food's waste.

**FEE:** To be billed hourly, in accordance with the attached rate schedule, under the Operating Account.

AS

PROJECT: MISSION INN RESORT - FROZEN GROVE WWTF PERMIT RENEWAL  
CLIENT: Central Lake Community Development District  
DATE: November 24, 2020

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**TASK 003 TREATMENT FACILITY ACTIVATION COORDINATION**

BESH Halff will coordinate with RCM Utilities in activating the Frozen Grove WWTF. This coordination will include ensuring that all deficiencies noted in the OMPR have been addressed, and that all equipment has been tested and is operating satisfactorily under their own controls as designed.

**FEE:** To be billed hourly, in accordance with the attached rate schedule, under the RAM Account.

**TASK 999 REIMBURSABLES**

Costs for reimbursables, including printing, copying, blueprints, binding, mileage, etc., shall be billed at the rates shown in the attached Rate Schedule, or at cost.

**Fee: \$1,000.00**

BB



PROJECT: MISSION INN RESORT - FROZEN GROVE WWTF PERMIT RENEWAL  
CLIENT: Central Lake Community Development District  
DATE: November 24, 2020

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### SUMMARY

TASK	AMOUNT
TASK 001	\$ 19,500.00 (lump sum)
TASK 002	To be billed hourly, in accordance with the attached rate schedule.
TASK 003	To be billed hourly, in accordance with the attached rate schedule.
REIMBURSABLES	\$ 1,000.00

NOTE: THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

1. Application Fees for submittal to regulatory agencies.
2. Costs associated with performing a pilot study of the ozonation system, as required by FDEP.

BB

HOURLY RATE SCHEDULE  
(2020)

Professional Services shall be charged at the following rate schedule:

ENGINEERING

PROFESSIONAL ENGINEER (PRINCIPAL)	\$180.00/HOUR
PROFESSIONAL ENGINEER	\$150.00/HOUR
PROJECT ENGINEER	\$120.00/HOUR
ENGINEER TECHNICIAN I	\$110.00/HOUR
ENGINEER TECHNICIAN II	\$85.00/HOUR
ADMINISTRATIVE ASSISTANT	\$50.00/HOUR
BUILDING INSPECTOR	\$75.00/HOUR
CONSTRUCTION ENGINEER	\$95.00/HOUR
EXPERT TESTIMONY PROFESSIONAL ENGINEER	\$300.00/HOUR

SURVEYING

PROFESSIONAL SURVEYOR (PRINCIPAL)	\$160.00/HOUR
PROFESSIONAL SURVEYOR	\$125.00/HOUR
4 MAN FIELD CREW	\$195.00/HOUR
3 MAN FIELD CREW	\$155.00/HOUR
2 MAN FIELD CREW	\$130.00/HOUR
SURVEY TECHNICIAN I	\$100.00/HOUR
SURVEY TECHNICIAN II	\$80.00/HOUR
EXPERT TESTIMONY PROFESSIONAL SURVEYOR	\$300.00/HOUR

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All printing for this project shall be billed out at the following rate schedule, plus sales tax:  
(Outside Copying Services will be billed at cost)

**Engineering Bond Copies**

**Black & White**

11 x 17.....\$1.25  
24 x 36.....\$2.50

**Color Copies**

11 x 17.....\$2.00  
24 x 36.....\$6.00

**Black & White Copies**

8 ½ x 11.....\$0.10  
8 ½ x 14.....\$0.10  
11 x 17.....\$0.20

**Color Copies**

8 ½ x 11.....\$0.25  
8 ½ x 14.....\$0.25  
11 x 17.....\$0.45

**Other Printing Services**

24 x 36 Mylar.....\$12.00  
24 x 36 Photo Paper, Color..... \$36.00  
24 x 36 Foam Board.....\$30.00

**Other Services**

Fax/Scan.....\$0.05/Page  
Postage (Fed-Ex, Certified Mail, Etc)...@ cost  
Concrete Monuments..... \$11.00  
Rebar..... \$2.00  
Mileage (T/M Projects Only)..... \$0.59

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## TERMS AND CONDITIONS

### I. GENERAL CONDITIONS

#### A. AGREEMENT:

These terms and conditions are attached to and made part of the proposal for services (the "Proposal for Services") by which BESH HALFF has agreed to perform certain professional engineering and/or surveying services for and on behalf of Central Lake Community Development District. The Proposal for Services, these terms and conditions, the hourly rate schedule, and the executed authorization to proceed attached to these terms and conditions shall constitute a contract (hereinafter referred to as the "Agreement") for the provision of services by BESH HALFF to and on behalf of Client.

#### B. TERMINATION:

This Agreement may be terminated by either party by furnishing written notice to the other party at least thirty (30) days prior to the effective date of termination. In the event that this Agreement is terminated by either party, Client shall pay BESH HALFF for all services performed and expenses incurred through the date of termination.

#### C. DOCUMENTS:

##### ENGINEERING DOCUMENTS

All original drawings, computations, details, design calculations, and electronic media that result from engineering services performed by BESH HALFF pursuant to this Agreement are and at all times shall remain the property of BESH HALFF. Signed and sealed construction plans, pdf files and AutoCad files will be issued to the Client as needed for permitting, bidding and construction. In doing so, Client agrees that no additions, deletions, changes or revisions shall be made to any of said documents without the express written approval of BESH HALFF. If payment for services is not received in accordance with Section II.(C)(Payment) of this Agreement, BESH HALFF reserves the right not to release any documents until payment is made current.

##### SURVEYING DOCUMENTS

All original drawings, computations, details, design calculations, field notes, and electronic media that result from surveying services performed by BESH HALFF pursuant to this Agreement are and at all times shall remain the property of BESH HALFF. Signed and sealed surveys may be obtained for a period of time up to ninety (90) days after issuance of the survey, and certifications may be revised during that same period of time for a fee of \$50.00 for each revision. Upon payment in full for services completed, and within the same period of ninety (90) days, Client, at Client's expense, may obtain copies of any documents or reproducible copies of drawings. In doing so, Client agrees that no additions, deletions, changes or revisions shall be made to any of said documents without the express written approval of BESH HALFF. After ninety (90) days and within

  
INIT.

one hundred eighty (180) days following issuance of the survey, BESH HALFF will revise certifications and will visually inspect the subject property for the purpose of reissuing a signed and sealed survey, charging its then-current hourly rates for performing said services and reissuing the survey.

**D. FEE RENEGOTIATION:**

The Proposal for Services describes the specific services to be performed and tasks to be undertaken by BESH HALFF for and on behalf of Client, and states the fee (the contract price) for each service and task. Except as otherwise provided in this Agreement, the contract prices quoted in the Proposal for Services shall remain in effect for a period of two (2) years from the date of execution of this Agreement. After the expiration of two (2) years from the date hereof, the contract prices stated in the Proposal for Services shall be renegotiated between BESH HALFF and Client with respect to all services and tasks that have not been completed by that date. The hourly rates set forth in the hourly rate schedule that is part of this Agreement shall apply to all additional services requested by Client outside the scope of the services and tasks described in the Proposal for Services. Said hourly rates are applicable through December 31<sup>st</sup> of the year in which this Agreement was executed, and are subject to renegotiation on January 1 of each year thereafter.

**E. REGULATORY REQUIREMENTS:**

The contract prices and hourly rates set forth in this Agreement have been quoted based on all federal, state and local regulations in effect as of the date that the authorization to proceed work is signed by the latter of BESH HALFF and Client. If any of said regulations change during the permitting and design phase of this project, BESH HALFF reserves the right to increase fees for services that may be affected by regulatory changes upon written notice to the Client.

**F. PERMIT ACQUISITION**

BESH HALFF cannot guarantee the acquisition of any or all of the permits and/or approvals that shall be required for Client's project. BESH HALFF agrees that it shall exercise its best efforts try to obtain all of the necessary permits and/or approvals. Nevertheless, Client shall be responsible for payment of all consulting fees due BESH HALFF regardless of agency/governmental actions, including without limitation the failure of one or more governmental agencies to give the necessary approval for the project.

**II. COMPENSATION**

**A. ADDITIONAL SERVICES:**

BESH HALFF shall be fully compensated by Client for all additional services performed by BESH HALFF, including, without limitation, the following:

1. Changes made at Client's request to the scope of services defined in this Agreement.
2. Revisions made necessary as a result of changes to local, state or federal

  
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governmental requirements after the date of this Agreement.

3. Redesign per Client after preliminary design has been submitted to the relevant approving agency.

Client must sign a separate authorization to proceed form (a "Change Order") for each change in scope of services requested by Client before BESH HALFF is obligated to perform the revised scope of services.

**B. OUT-OF-POCKET EXPENSES:**

In addition to the fee schedule set forth in the Proposal for Services and the hourly rates to be charge for all additional services performed by BESH HALFF, BESH HALFF shall be reimbursed for all out-of-pocket expenses incurred by BESH HALFF, including, without limitation: blueprints, copies, plots, aerials, express deliveries, specialized postage, overnight courier services (such as Federal Express and UPS) and travel outside of the Central Florida area (greater than 25 miles from BESH HALFF's office located in Tavares, Florida). Printing and mileage expenses are set forth on the hourly rate schedule that is part of this Agreement. All other charges shall be billed to and paid by Client based on the actual costs incurred by BESH HALFF.

**C. PAYMENT:**

BESH HALFF shall submit invoices to Client on a monthly (once per month) basis. On each invoice, BESH HALFF will bill for its services in accordance with the hourly rate schedule included as part of this Agreement. The invoice also will identify the task or the tasks from the Proposal for Services on which BESH HALFF performed services during the billing period. If the Proposal for Services states a lump sum dollar figure for any particular task, the lump sum amount will represent a "not to exceed" figure for the task in question, and BESH HALFF will continue to bill by the hour for its services on that task until the "not to exceed" figure has been billed in full. Thereafter, unless the scope of services to be performed by BESH HALFF pursuant to said task has been changed and the compensation to be paid to BESH HALFF has been modified pursuant to Section II.A. of these Terms and Conditions, BESH HALFF will continue to perform its services under that task without additional charges for its services until BESH HALFF has performed all work required by that task. Client shall notify BESH HALFF in writing within ten (10) days from the date of the invoice if Client has any questions about the services performed or the charges for those services as reflected on the invoice. Client waives any and all challenges to the services performed and the charges for those services not raised within said ten (10) day timeframe. All invoices shall be due and payable in full within fourteen (14) days from the date of the invoice. All unpaid balances that remain unpaid after fourteen (14) days from the date of the invoice shall be subject to interest on the unpaid balance at the rate of 1.5% per month. In the event that any check tendered by client is returned for any reason, Client shall be obligated to pay a returned check fee to BESH HALFF in one of the following amounts, whichever is greatest: the sum of \$50.00, the amount charged to BESH HALFF by the bank, or 5% of the face amount of the check.

**All outstanding invoices shall be paid in full by Client prior to plan submittal**

  
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to any permitting agency, preparation of Final Plans for building purposes, Final Recording of Record Plat, and/or Final Certification of Completion to state and local agencies. BESH HALFF shall have no obligation under this Agreement to submit or prepare any of the foregoing materials unless and until Client complies with this requirement. In addition, in the event that any balance remains unpaid for at least 45 days from the date of the invoice which included the unpaid balance, BESH HALFF shall have the right to terminate any and all further work on the project until Client has paid said balance in full.

III. MISCELLANEOUS

A. FORCE MAJEURE:

BESH HALFF shall not be liable for any delays or failure in performance due to contingencies beyond BESH HALFF's reasonable control including, without limitation, acts of God, war, fire, explosion, flood, epidemic, severe weather, earthquake, rainstorm, riots, theft, accidents, strike, work stoppage, acts or regulations of a governmental entity, shortages of vehicles, fuel, power, labor or material, delays of other companies or contractors, or any other causes whatsoever whether similar or dissimilar to those previously enumerated. In the event of delay caused by any of the foregoing, BESH HALFF's time for performance shall be extended for such time as may be reasonably necessary to enable BESH HALFF to perform.

B. LIMITATION OF LIABILITY:

UNDER NO CIRCUMSTANCES SHALL BESH HALFF BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOST PROFITS, LIQUIDATED DAMAGES, DELAYS, LOSS OF PRODUCTIVITY, INEFFICIENCY, LOSS OF GOOD WILL, OR ANY OTHER DAMAGES WHICH ARE SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL. THE LIABILITY OF BESH HALFF TO CLIENT, FOR ANY CAUSE OR COMBINATION OF CAUSES ARISING OUT OF OR RELATED TO THIS AGREEMENT, SHALL BE LIMITED TO THE GREATER OF (I) THE TOTAL AMOUNT OF THE COMPENSATION PAID BY CLIENT TO BESH HALFF PURSUANT TO THE AGREEMENT OR (II) THE APPLICABLE INSURANCE COVERAGE AVAILABLE PURSUANT TO SECTION I OF THE AGREEMENT.

C. ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between BESH HALFF and Client and supersedes any and all prior or contemporaneous understandings, representations and agreements, oral or written. No amendment, modification or waiver hereof will be binding on BESH HALFF unless made in writing and duly executed by an authorized representative of BESH HALFF.

D. WAIVER:

The failure of BESH HALFF to enforce any provision of this Agreement or to exercise any right accruing through the default of the Client hereunder, shall not

  
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constitute a waiver of any other rights of BESH HALFF with respect to this Agreement.

**E. COSTS AND ATTORNEY'S FEES:**

In the event of any litigation to enforce the terms of this Agreement, BESH HALFF shall be entitled to recover court costs and reasonable attorney's fees for all proceedings, including at the trial court level, on appeal, and in connection with bankruptcy court proceedings. In the event that BESH HALFF retains the services of an attorney to collect from Client any sums due hereunder, BESH HALFF shall be entitled to recover from Client all fees and costs incurred with said attorney, whether suit is brought or not.

**F. GOVERNING LAW; VENUE:**

This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any proceeding based upon this Agreement shall lie exclusively in the state court of competent jurisdiction in Lake County, Florida.

**G. SEVERABILITY:**

If any provision of this Agreement is held invalid or otherwise unenforceable, the enforceability of the remaining provisions shall not be impaired thereby but rather this Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions and the rights and obligations of the parties shall be construed and enforced accordingly.

**H. STATEMENT REGARDING DESIGN PROFESSIONALS  
(ABSENCE OF LIABILITY).**

THIS AGREEMENT HAS BEEN ENTERED INTO BETWEEN CLIENT AND BESH HALFF. CLIENT ACKNOWLEDGES AND AGREES THAT THE INDIVIDUAL EMPLOYEES AND AGENTS OF BESH HALFF, INCLUDING WITHOUT LIMITATION THE DESIGN PROFESSIONALS WHO ARE EMPLOYEES OR AGENTS OF BESH HALFF, ARE NOT PARTIES TO THIS AGREEMENT. PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, THE INDIVIDUAL EMPLOYEES OR AGENTS OF BESH HALFF (INCLUDING WITHOUT LIMITATION ALL ENGINEERS, SURVEYORS, AND OTHER DESIGN PROFESSIONALS WHO ARE EMPLOYEES OR AGENTS OF BESH HALFF), SHALL NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF OR RELATED TO ANY WORK PERFORMED BY SAID EMPLOYEES OR AGENTS PURSUANT TO THIS AGREEMENT.

  
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- I. **INSURANCE.** Engineer agrees to maintain during the life of the Agreement the following minimum insurance:
- A. Commercial general liability insurance, including personal injury liability, blanket contractual liability, and broad form property damage liability in an amount of not less than \$1,000,000.
  - B. Automobile bodily injury and property damage liability insurance with a limit of not less than \$1,000,000.
  - C. Statutory workers' compensation and employers' liability insurance as required by state law.
  - D. Professional liability insurance (Errors and Omissions) with a limit of \$1,000,000 per claim/annual aggregate.
  - E. Excess or Umbrella insurance with a limit not less than \$2,000,000 per occurrence/general aggregate.

**AUTHORIZATION TO PROCEED**

**PROPOSAL FOR CIVIL ENGINEERING AND SURVEYING SERVICES  
AS DESCRIBED IN THE ATTACHED PROPOSAL**

To acknowledge your agreement with the terms and conditions set forth in this Agreement (consisting of the Proposal for Services, the Terms and Conditions, the Hourly Rate Schedule and this Authorization to Proceed), and to provide BESH HALFF with Client's authorization to proceed with the work described in the Agreement, please fill out and sign the Authorization to Proceed below and return it to our office. We will schedule the work upon receipt of the executed Authorization to Proceed. The contract prices, hourly rates, and costs for printing and similar expenses set forth in this Agreement shall be valid for ninety (90) days from the date of this proposal. If this Agreement is not accepted by Client within said period of ninety (90) days, BESH HALFF reserves the right to modify any and all of the contract prices, hourly rates and cost figures set forth herein.

Retainer Amount: \$ \_\_\_\_\_

THIS PROPOSAL/AGREEMENT ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

**BESH HALFF**

Signature 

By: Robert A. Ern, Jr., P.E.

Title: Director of Water and Wastewater, VP

**Client**

Signature 

By: Bud Beucher

Title: Chairman CLCD

CLIENT INFORMATION FORM

To assist BESH HALFF, to prepare the requested proposal, please complete the information below:

PRINT NAME & TITLE: Bud Beucher Chairman

COMPANY NAME: Central Lake Community Development District

BILLING ADDRESS: 10400 CR 48  
Howey-in-the-Hills, FL 34737

PHONE: 352-324-3919

FAX: 352-324-2636

E-MAIL: BudBeucher@MissionIronResorts.com

DATE: 11-24-2020

CLIENT REPRESENTATIVE: \_\_\_\_\_

IS CLIENT THE OWNER OF THE SUBJECT PROPERTY?:

YES: \_\_\_\_\_

NO: X

(If no, BESH HALFF, reserves the right to require a retainer prior to commencing services.)

Is the property accessible? If gated/locked, who shall BESH HALFF contact to gain access to the property? Bud Beucher

NAME AND PHONE NUMBER: Bud Beucher 324-267-5025

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: Bud Beucher

# SECTION C

**THE E-VERIFY  
MEMORANDUM OF UNDERSTANDING  
FOR EMPLOYERS**

**ARTICLE I  
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Central Lake Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II  
RESPONSIBILITIES**

**A. RESPONSIBILITIES OF THE EMPLOYER**

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
  - a. Notice of E-Verify Participation
  - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
  5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
    - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
  6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
    - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
    - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
  8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
    - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at [E-Verify@dhs.gov](mailto:E-Verify@dhs.gov). Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon



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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

## **B. RESPONSIBILITIES OF FEDERAL CONTRACTORS**

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

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- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
  - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
  - ii. The employee's work authorization has not expired, and
  - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
  - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
  - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
  - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

### **C. RESPONSIBILITIES OF SSA**

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

### **D. RESPONSIBILITIES OF DHS**

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

### **ARTICLE III**

#### **REFERRAL OF INDIVIDUALS TO SSA AND DHS**

##### **A. REFERRAL TO SSA**

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

Company ID Number: 1633839

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

## **B. REFERRAL TO DHS**

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

#### **ARTICLE IV SERVICE PROVISIONS**

##### **A. NO SERVICE FEES**

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

#### **ARTICLE V MODIFICATION AND TERMINATION**

##### **A. MODIFICATION**

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

## B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

## ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1633839

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

**To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.**



Company ID Number: 1633839

**Approved by:**

<b>Employer</b> Central Lake Community Development District	
<b>Name (Please Type or Print)</b> Darren De Santis	<b>Title</b>
<b>Signature</b> Electronically Signed	<b>Date</b> 01/26/2021
<b>Department of Homeland Security – Verification Division</b>	
<b>Name (Please Type or Print)</b> USCIS Verification Division	<b>Title</b>
<b>Signature</b> Electronically Signed	<b>Date</b> 01/26/2021

Company ID Number: 1633839

### Information Required for the E-Verify Program

#### Information relating to your Company:

Company Name	Central Lake Community Development District
Company Facility Address	219 E. Livingston St Orlando, FL 32801
Company Alternate Address	
County or Parish	ORANGE
Employer Identification Number	593744185
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1



Company ID Number: 1633839

**Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:**

Name Kelly Adams  
Phone Number (865) 717 - 7700  
Fax Number  
Email Address kadams@gmstnn.com

Name Darren A De Santis  
Phone Number (954) 721 - 8681 ext. 208  
Fax Number  
Email Address ddesantis@gmssf.com

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## SECTION VI

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT**

*RFQ for Engineering Services*

The Central Lake Community Development District ("District"), located in Lake County, Florida announces that professional engineering services will be required on a continuing basis for the District's capital improvements which may include work related to water and wastewater treatment facilities, stormwater retention ponds, stormwater collection infrastructure, lift stations, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Osceola County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All applicants interested must submit one (1) original and one (1) electronic version of Standard Form No. 330 and Qualification Statement by **12:00 PM on \_\_\_\_\_, 2021 to the attention of Mr. George S. Flint, c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Manager's Office").**

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER PROPOSALS**

**COMPETITIVE SELECTION CRITERIA**

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.



## SECTION VII

**RESOLUTION 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Central Lake Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); 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. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: September 3, 2021  
HOUR: 8:00 A.M.  
LOCATION: Mission Inn Real Estate Office  
1080 San Luis  
Howey-in-Hills, FL 34737

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** 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. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF JUNE, 2021.**

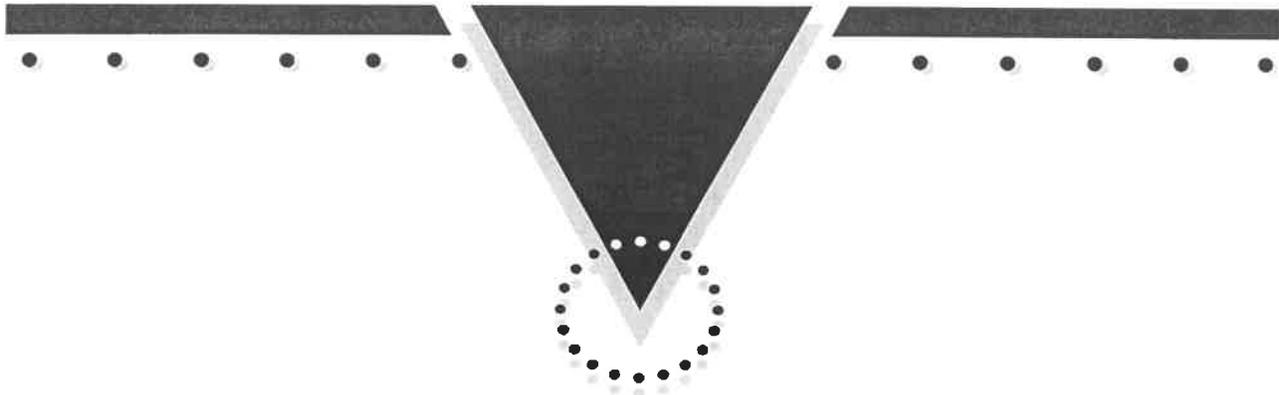
ATTEST:

**CENTRAL LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2021/2022 Budget



**Central Lake  
Community Development District**

**Proposed Budget  
FY 2022**



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

**Water & Sewer Fund Budget**  
**Fiscal Year 2022**

ADOPTED BUDGET FY2021	ACTUAL THRU 05/31/21	NEXT 4 MONTHS	PROJECTED THRU 9/30/21	PROPOSED BUDGET FY2022
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**REVENUES:**

Water Revenue	\$155,000	\$85,121	\$49,859	\$134,980	\$135,000
Sewer Revenue	\$165,000	\$117,207	\$50,886	\$168,093	\$165,000
Wholesale Sewer Revenue - Lot Closings	\$46,080	\$32,496	\$16,608	\$49,104	\$49,104
Wholesale Sewer Revenue - Boondocks	\$3,888	\$2,592	\$1,296	\$3,888	\$3,888
Wholesale Sewer Revenue - School	\$4,250	\$2,201	\$1,062	\$3,263	\$4,250
Wholesale Sewer Revenue - BishopsGate	\$0	\$23,160	\$0	\$23,160	\$23,155
Mission Inn Irrigation	\$8,000	\$7,890	\$2,840	\$10,730	\$10,000
Las Colinas HOA Irrigation	\$60,000	\$20,541	\$14,532	\$35,073	\$45,000
Miscellaneous Income	\$1,500	\$1,960	\$760	\$2,720	\$2,000
CIAC/Meter Fees	\$25,000	\$118,975	\$20,410	\$139,385	\$25,000
Interest	\$25	\$3	\$1	\$4	\$0
<b>TOTAL REVENUES</b>	<b>\$468,743</b>	<b>\$412,147</b>	<b>\$158,254</b>	<b>\$570,401</b>	<b>\$462,397</b>

**EXPENDITURES:**

**Administrative:**

Attorney Fees	\$5,000	\$95	\$405	\$500	\$5,000
Engineering	\$3,500	\$2,280	\$720	\$3,000	\$3,500
Annual Audit	\$3,500	\$0	\$3,500	\$3,500	\$3,500
Management Fees	\$36,050	\$24,033	\$12,017	\$36,050	\$37,132
Information Technology	\$1,400	\$933	\$467	\$1,400	\$1,600
Website Maintenance	\$600	\$400	\$200	\$600	\$800
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$1,500	\$886	\$614	\$1,500	\$1,750
Insurance	\$3,325	\$3,307	\$0	\$3,307	\$3,638
Printing & Binding	\$500	\$91	\$59	\$150	\$500
Legal Advertising	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Office Supplies	\$250	\$45	\$205	\$250	\$250
Property Taxes	\$1,300	\$1,158	\$0	\$1,158	\$1,300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$4,000	\$1,924	\$920	\$2,844	\$3,500
<b>Total Administrative</b>	<b>\$62,650</b>	<b>\$35,327</b>	<b>\$20,631</b>	<b>\$55,958</b>	<b>\$64,194</b>

**Operations:**

Electric	\$28,000	\$16,404	\$9,722	\$26,126	\$30,000
Testing	\$20,000	\$11,770	\$5,860	\$17,630	\$20,000
Sludge Pumping	\$15,000	\$16,259	\$2,840	\$19,099	\$15,000
Labor	\$10,000	\$5,756	\$2,878	\$8,634	\$10,000
Chemicals	\$8,000	\$4,697	\$2,303	\$7,000	\$8,000
Repairs	\$30,000	\$10,652	\$7,348	\$18,000	\$25,000
Mowing	\$2,000	\$599	\$716	\$1,315	\$2,000
Backup Fuel	\$1,500	\$0	\$750	\$750	\$1,500
Property Insurance	\$5,025	\$5,012	\$0	\$5,012	\$5,513
Dues, Licenses & Subscriptions	\$2,500	\$1,200	\$0	\$1,200	\$2,500
Quarterly Utility Maintenance	\$4,000	\$0	\$2,000	\$2,000	\$4,000
Plant Lease	\$270,618	\$109,273	\$296,404	\$405,677	\$264,691
Contingency	\$9,450	\$1,420	\$580	\$2,000	\$10,000
<b>Total Operations</b>	<b>\$406,093</b>	<b>\$183,041</b>	<b>\$331,401</b>	<b>\$514,442</b>	<b>\$398,203</b>

**TOTAL EXPENDITURES**

<b>\$468,743</b>	<b>\$218,368</b>	<b>\$352,032</b>	<b>\$570,401</b>	<b>\$462,397</b>
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**EXCESS REVENUES (EXPENDITURES)**

<b>\$0</b>	<b>\$193,779</b>	<b>(\$193,778)</b>	<b>\$0</b>	<b>\$0</b>
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**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
WATER & SEWER BUDGET**

**REVENUES:**

**WATER REVENUE**

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

**SEWER REVENUE**

Represents charges for wastewater treatment to the District's utility customers. The monthly fee is \$36.75 per residential sewer account for customers connected to potable water and sewer service and \$42 per residential account for customers connected only to sewer service.

**WHOLESALE SEWER REVENUE**

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

**MISSION INN IRRIGATION**

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

**LAS COLINAS HOA IRRIGATION**

Currently there are 20 accounts, which represent irrigation water used by the HOA.

**MISCELLANEOUS INCOME**

Each new account that is added to the Utility System or change in resident is charged an activation fee. The District anticipates 4 new/changed connections for Fiscal Year 2022, and the current rate is \$50 per account. Also, included in this category is meter installation.

**CIAC/METER FEES**

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

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

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**ATTORNEY FEES**

The District's legal counsel will be providing general legal services, i.e. attendance and preparation for Board of Supervisors' meetings, review operating and maintenance contracts, etc. The expense will be split 50/50 with the RAM fund.

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

**ENGINEERING**

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

**ANNUAL AUDIT**

The District is required by Florida Statutes to contract with an independent certified public account for an audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

**MANAGEMENT FEES**

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

**INFORMATION TECHNOLOGY**

Represents costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**WEBSITE MAINTENANCE**

Represents the cost associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**TELEPHONE**

Telephone and fax expenses.

**POSTAGE**

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

**INSURANCE**

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

**PRINTING & BINDING**

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

**LEGAL ADVERTISING**

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



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

**OFFICE SUPPLIES**

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

**PROPERTY TAXES**

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

**Parcel: 2620250003-000-01300**

**Parcel: 2720250001-000-02400**

**DUES, LICENSES & SUBSCRIPTIONS**

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

**OTHER CURRENT CHARGES**

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

**OPERATIONS:**

**ELECTRIC**

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

Account#	Address	Monthly Amount	Annual Amount
00740 48570	26325 Avenida Las Colinas Lift	\$100	\$1,200
76341 28598	10400 County Road 48, Wtr Trmt Plant	\$1,025	\$12,300
79672 47004	26325 Avenida Las Colinas Sewer Plant	\$750	\$9,000
80786 45368	10400 County Road 48, Waste Water Plant	\$1,000	\$12,000
81168 00490	9251 Avenida San Pablo Lift Station	\$25	\$300
92055 71123	26000 Avenida Las Colinas	\$85	\$1,020
	Contingency		\$1,680
<b>Total</b>			<b>\$37,500</b>

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

**TESTING**

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

Description	Monthly Amount	Annual Amount
Testing Service	\$875	\$10,500
Testing Service - Water Treatment Plant	\$480	\$5,760
Extra TSS Testing per Permit - Wastewater	\$110	\$1,320
Contingency		\$2,420
<b>Total</b>		<b>\$20,000</b>

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

**SLUDGE PUMPING**

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

**LABOR**

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

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

**CHEMICALS**

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

**REPAIRS**

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

**MOWING**

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

**PROPERTY INSURANCE**

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

**DUES & LICENSES**

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

**QUARTERLY UTILITY MAINTENANCE**

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

**PLANT LEASE**

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

**CONTINGENCY**

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

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

**Reservation & Maintenance Fund Budget**  
**Fiscal Year 2022**

ADOPTED BUDGET FY2021	ACTUAL THRU 05/31/21	NEXT 4 MONTHS	PROJECTED THRU 9/30/21	PROPOSED BUDGET FY2022
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**REVENUES:**

RAM Revenue	\$113,280	\$72,732	\$36,272	\$109,004	\$108,000
Miscellaneous Income	\$1,000	\$34	\$3	\$37	\$0
Interest	\$600	\$175	\$55	\$230	\$200
Carry Forward Surplus	\$287,456	\$283,797	\$0	\$283,797	\$284,004
<b>TOTAL REVENUES</b>	<b>\$402,336</b>	<b>\$356,738</b>	<b>\$36,330</b>	<b>\$393,068</b>	<b>\$392,204</b>

**EXPENDITURES:**

**Administrative:**

Attorneys Fees	\$10,000	\$95	\$405	\$500	\$10,000
Postage	\$250	\$47	\$32	\$79	\$250
Insurance	\$3,325	\$3,307	\$0	\$3,307	\$3,638
Legal Advertising	\$500	\$0	\$500	\$500	\$500
Property Taxes	\$1,300	\$1,158	\$0	\$1,158	\$1,300
Other Current Charges	\$1,000	\$0	\$250	\$250	\$1,000
<b>Total Administrative</b>	<b>\$16,375</b>	<b>\$4,606</b>	<b>\$1,187</b>	<b>\$5,793</b>	<b>\$16,688</b>

**Operations:**

Electric	\$7,000	\$4,101	\$2,431	\$6,531	\$7,500
Repairs & Maintenance	\$5,000	\$18,229	\$5,000	\$23,229	\$5,000
Mowing	\$8,000	\$2,396	\$2,864	\$5,260	\$8,000
Property Insurance	\$5,025	\$5,012	\$0	\$5,012	\$5,513
Refuse Service	\$1,300	\$914	\$457	\$1,371	\$1,600
Operating Supplies	\$3,000	\$4,416	\$584	\$5,000	\$3,500
Chemicals	\$1,000	\$522	\$256	\$778	\$1,000
Permits	\$5,000	\$43,778	\$0	\$43,778	\$5,000
Reserves	\$51,450	\$0	\$0	\$0	\$46,607
Capital Outlay	\$13,000	\$12,314	\$0	\$12,314	\$13,000
<b>Total Operations</b>	<b>\$99,775</b>	<b>\$91,680</b>	<b>\$11,991</b>	<b>\$103,272</b>	<b>\$96,720</b>
<b>TOTAL EXPENDITURES</b>	<b>\$116,150</b>	<b>\$96,286</b>	<b>\$12,778</b>	<b>\$109,065</b>	<b>\$113,407</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$286,186</b>	<b>\$260,452</b>	<b>\$23,552</b>	<b>\$284,004</b>	<b>\$278,797</b>

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

**REVENUES:**

**RAM REVENUE**

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

**MISCELLANEOUS INCOME**

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

**INTEREST**

The District generates funds off of funds invested with the State Board of Administration.

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**ATTORNEY FEES**

The District's legal counsel will be providing general legal services, i.e. attendance and preparation for Board of Supervisors' meetings, review operating and maintenance contracts, etc. The expense will be split 50/50 with the Water & Sewer fund.

**POSTAGE**

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

**INSURANCE**

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

**LEGAL ADVERTISING**

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

**PROPERTY TAXES**

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

**Parcel: 2620250003-000-01300**

**Parcel: 2720250001-000-02400**

**OTHER CURRENT CHARGES**

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

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

**OPERATIONS:**

**ELECTRIC**

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

Account#	Address	Monthly Amount	Annual Amount
00740 48570	26325 Avenida Las Colinas Lift	\$100	\$1,200
76341 28598	10400 County Road 48, Wtr Trmt Plant	\$1,025	\$12,300
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81168 00490	9251 Avenida San Pablo Lift Station	\$25	\$300
92055 71123	26000 Avenida Las Colinas	\$85	\$1,020
	Contingency		\$1,680
<b>Total</b>			<b>\$37,500</b>

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

**REPAIRS & MAINTENANCE**

Represents all maintenance and repair work performed in the facility.

**MOWING**

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

**PROPERTY INSURANCE**

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

**REFUSE SERVICE**

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

Account#	Address	Monthly Amount	Annual Amount
16-45237-03006	10400 County Road 48 Treatment Plant	\$115	\$1,380
	Contingency		\$220
<b>Total</b>			<b>\$1,600</b>

**OPERATING SUPPLIES**

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

**CHEMICALS**

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

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

**PERMITS**

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

**RESERVES**

Reserves for unanticipated items.

## SECTION VIII



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

August 18, 2020

Central Lake Community Development District  
c/o GMS, LLC  
George S. Flint, District Manager  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Central Lake Community Development District, which comprise governmental activities and each major fund for the General Fund as of and for the year ended September 30, 2020 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2020.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

## **The Responsibilities of the Auditor**

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. 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.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA





Central Lake Community Development District  
August 18, 2020  
Page 2

In making our risk assessments, we consider internal control relevant to Central Lake Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Central Lake Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Water and Sewer Fund
3. Reservation & Maintenance Fund

Central Lake Community Development District  
August 18, 2020  
Page 3

### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit, we will request certain written confirmation concerning representations made to us in connection with the audit including, among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes 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.



Central Lake Community Development District  
August 18, 2020  
Page 4

Management is responsible for identifying and ensuring that Central Lake Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is 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 entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Central Lake Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Central Lake Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Central Lake Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Central Lake Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Central Lake Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

### **Records and Assistance**

If circumstances arise relating to the condition of the Central Lake Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Central Lake Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.



Central Lake Community Development District  
August 18, 2020  
Page 5

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Teresa Viscarra. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2020 will not exceed \$3,500 unless the scope of the engagement is changed, the assistance which Central Lake Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

In the event we are requested or authorized by Central Lake Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Central Lake Community Development District, Central Lake Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Central Lake Community Development District  
August 18, 2020  
Page 6

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Central Lake Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Central Lake Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Central Lake Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

### **Reporting**

We will issue a written report upon completion of our audit of Central Lake Community Development District's financial statements no later than June 30, 2021. Our report will be addressed to the Board of Central Lake Community Development District. 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, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Central Lake Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Central Lake Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants P.A.

Central Lake Community Development District  
August 18, 2020  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND CENTRAL LAKE COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED AUGUST 18, 2020)**

**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  
135 WEST CENTRAL BLVD., SUITE 320  
ORLANDO, FL 32801  
TELEPHONE: 407-841-5524  
EMAIL: GFLINT@GMSCFL.COM**

**Auditor: J.W. Gaines**

**District: Central Lake CDD**

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

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

**Title: Director**

**Title:** \_\_\_\_\_

**Date: August 18, 2020**

**Date:** \_\_\_\_\_

# SECTION IX

# SECTION A

# Be Confident with Sustained Accuracy Over Time

Neptune® MACH 10® Ultrasonic Meter



The MACH 10® ultrasonic water meter features solid state metrology with no degradation of accuracy over time. Combined with a corrosion-resistant, lead free, high-copper alloy maincase, the MACH 10 is built to withstand demanding service conditions and deliver sustained accuracy over the life of the meter.

- Sizes 5/8", 3/4", and 1"
- Extended low-flow range for superior leak detection
- Accuracy sustained over meter life
- Can be installed in both horizontal and vertical applications
- Advanced ultrasonic technology
- Lead free, high-copper alloy maincase
- Certified to UL 327B (3/4", 1") for residential fire service applications
- No maintenance



**NEPTUNE**  
TECHNOLOGY GROUP  
#winyourday

## Specifications

AWWA C715 Compliant

NSF/ANSI 61 Certified

UL327B Certified

(Optional on ¾", 1")

### Application

- Cold water measurement of flow in residential potable, combination potable and fire service, and reclaim/secondary water applications.

### Maximum Operating Water Pressure

- 175 psi

### Operating Water Temperature Range

- +33°F to +122°F (+0.5°C to +50°C)

### Environmental Conditions

- Operating temperature: +14°F to +149°F (-10°C to +65°C)
- Storage temperature: -40°F to +158°F (-40°C to +70°C)

## Options

### Sizes

- ½", ½" x ¾"
- ¾", ¾" x 1"
- 1", 1" x 1¼"

### Meter Options

- Potable water
- Reclaim water
- Residential fire service (combo or standalone meter service lines)

## Warranty

- Neptune provides a limited warranty for performance, materials, and workmanship. See warranty statement for details.

## System Compatibility

- Compatible with Neptune R900® and CMIU. Also available as MACH 10®)R900i™ for an integrated radio solution and MACH 10®)TC for Sensus Touch Coupler compatibility.

## Operating Characteristics

Meter Size	Normal Operating Range @ 100% Accuracy (+/- 1.5%)	AWWA C715 Standard Type 1	Extended Low Flow @ 100% Accuracy (+/- 3%)
½"	0.10 to 25 U.S. gpm 0.02 to 5.68 m³/h	0.2 to 20 U.S. gpm 0.05 to 4.54 m³/h	0.05 U.S. gpm 0.01 m³/h
¾"	0.10 to 35 U.S. gpm 0.02 to 7.95 m³/h	0.5 to 30 U.S. gpm 0.11 to 6.81 m³/h	0.05 U.S. gpm 0.01 m³/h
1"	0.40 to 55 U.S. gpm 0.09 to 12.49 m³/h	0.75 to 50 U.S. gpm 0.17 to 11.35 m³/h	0.25 U.S. gpm 0.06 m³/h

## Available Units of Measure

Consumption	Rate
Gallons	GPM
Cubic Feet	GPM
Cubic Metres	LPM
Cubic Meters (International)	LPM
Imperial Gallons	GPM
Acre-Feet*	GPM
Litres*	LPM
Kilolitres*	LPM

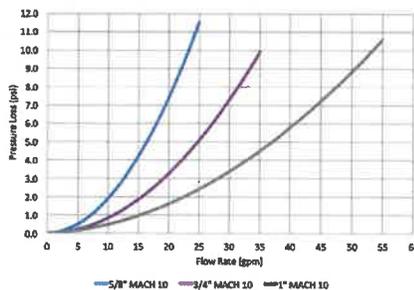
\*Unit cannot be displayed on LCD

## Dimensions

Meter Size	Length	Height	Threads (NPSM)
½"	7½"	3¾"	¾" - 14"
½" x ¾"	7½"	3¾"	1" - 11½"
¾"	9"	3¾"	1" - 11½"
¾" SL	7½"	3¾"	1" - 11½"
¾" x 1"	9"	3¾"	1¼" - 11½"
1"	10¾"	3¼"	1¼" - 11½"
1" x 1¼"	10¾"	3¼"	1½" - 11½"

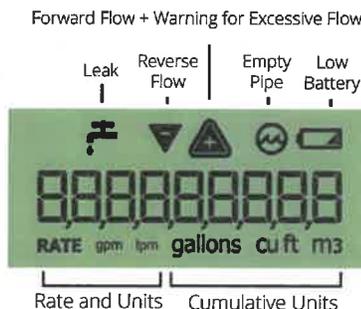
## Pressure Loss

This chart shows typical meter performance. Individual results may vary.



## LCD Display

9-digit display for extra resolution on manual reads.



## Registration

High Resolution (8-digit reading)	
0.1	U.S. Gallons
0.1	Imperial Gallons
0.01	Cubic Feet
0.001	Cubic Metres



Residential Fire Service Meter



Neptune Technology Group

1600 Alabama Highway 229

Tallassee, AL 36078

800-633-8754 | 334-283-7293

# SECTION XI

# SECTION C

# SECTION 1



# Central Lake Community Development District

## Check Run Summary

September 1, 2020 thru June 7, 2021

Fund	Date	Check No.'s	Amount
Water & Sewer Fund	9/15/20	2143-2151	\$ 33,545.22
	10/9/20	2152-2156	\$ 5,971.86
	11/6/20	2157-2164	\$ 10,809.27
	12/14/20	2165-2170	\$ 12,682.45
	1/18/21	2171-2176	\$ 16,542.11
	2/19/21	2177-2184	\$ 71,316.01
	3/12/21	2185-2191	\$ 32,419.08
	3/31/21	2192-2194	\$ 15,646.51
	4/23/21	2195-2201	\$ 32,444.44
	4/30/21	2202-2203	\$ 21,230.00
	5/10/21	2204-2211	\$ 22,196.64
	5/28/21	2212-2213	\$ 3,284.27
	6/4/21	2214-2216	\$ 5,327.37
			\$ 283,415.23
RAM Fund	5/18/21	83	\$ 6,185.00
		\$ 6,185.00	
			\$ 289,600.23

CHECK DATE	VEND#	INVOICE DATE	IRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/15/20	00093	8/28/20	11492		202009	300-15500-10000		FY21 PROP INSURANCE W&S	*	5,011.50	
8/28/20		11492			202009	300-13100-10300		FY21 PROP INSURANCE W&S	*	5,011.50	
8/28/20		11492			202009	300-15500-10000		FY21 GEN.LIAB/PUBLIC OFFC	*	3,306.50	
8/28/20		11492			202009	300-13100-10300		FY21 GEN.LIAB/PUBLIC OFFC	*	3,306.50	
EGIS INSURANCE & RISK ADVISORS											
9/15/20	00013	9/08/20	7-117-25		202008	301-51300-42000		DELIVERY 8/31/20	*	69.96	16,636.00 002143
9/08/20		7-117-25			202008	300-13100-10300		DELIVERY 8/31/20	*	3.68	
FEDEX											
9/15/20	00001	9/01/20	183		202009	301-51300-34000		MANAGEMENT FEES - SEPT20	*	3,004.17	73.64 002144
9/01/20		183			202009	301-51300-34100		INFORMATION TECH - SEPT20	*	166.67	
9/01/20		183			202009	301-51300-51000		OFFICE SUPPLIES - SEPT20	*	20.79	
9/01/20		183			202009	301-51300-42000		POSTAGE - SEPT20	*	87.88	
9/01/20		183			202009	300-13100-10300		POSTAGE - SEPT20	*	4.62	
9/01/20		183			202009	301-51300-47000		COPIES - SEPT20	*	39.45	
GOVERNMENTAL MANAGEMENT SERVICES											
9/15/20	00016	8/31/20	6256		202008	302-53600-46100		TRIMMING/SPRAYING/ROUNDUP	*	45.03	3,323.58 002145
8/31/20		6256			202008	300-13100-10300		TRIMMING/SPRAYING/ROUNDUP	*	180.12	
JP LANDSCAPING MANAGEMENT											
9/15/20	00101	9/02/20	1773AUG2		202008	302-53600-12000		LABOR SERVICES - AUG20	*	719.53	225.15 002146
MISSION INN RESORT & CLUB											
9/15/20	00004	7/14/20	47925		202007	302-53600-46000		UTIL TECH-CLEAN PUMP 1	*	490.00	719.53 002147
8/04/20		MAY-AUG2			202008	302-53600-46100		J.SANCHEZ-MOWING/WEEDING	*	380.00	
8/04/20		MAY-AUG2			202008	300-13100-10300		J.SANCHEZ-MOWING/WEEDING	*	1,520.00	

CTLW CTL LK W&S 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#
8/04/20	4768532	202008	302-53600-52000		*				HAWKINS-ULTRA CHLORINE	*	393.75	
8/04/20	4768532	202008	300-13100-10300		*				HAWKINS-ULTRA CHLORINE	*	43.75	
8/04/20	4769490	202008	302-53600-52000		*				HAWKINS-CHLORINE/CYLINDER	*	659.70	
8/04/20	4769490	202008	300-13100-10300		*				HAWKINS-CHLORINE/CYLINDER	*	73.30	
8/18/20	48022	202007	300-13100-10300		*				UTIL TECH-LS LABOR FEES	*	1,400.00	
8/18/20	48022	202007	300-13100-10300		*				UTIL TECH-PUMP LS/DISPOS	*	1,405.00	
8/18/20	48033	202007	302-53600-46000		*				UTIL TECH-STATION/PUMP RP	*	420.00	
8/25/20	48091	202008	302-53600-46000		*				UTIL TECH-LC WTP-PRESS SW	*	545.00	
MISSION INN GOLF & TENNIS RESORT											7,330.50	002148
9/15/20	00006	9/01/20	PT7818 202009 302-53600-43100		*				SEPT20 SERVICES - CLCDD	*	875.00	
9/01/20	PT7819	202009	302-53600-43100		*				EXTRA TSS TESTING-FERMIT	*	110.00	
9/01/20	PT7849	202009	302-53600-43100		*				SEP20 SERVICE-LAS COLINAS	*	480.00	
PLANT TECHNICIANS, INC.											1,465.00	002149
9/15/20	00144	9/15/20	1870 202009 301-51300-34100		*				WEBSITE ADA COMPLIANCE	*	2,375.00	
VGLOBALTECH											2,375.00	002150
9/15/20	00002	8/31/20	02466973 202008 301-51300-48000		*				NOT.ADOPT BUDGET/BOS MTG	*	1,396.82	
ORLANDO SENTINEL											1,396.82	002151
10/09/20	00013	9/22/20	7-129-29 202009 301-51300-42000		*				DELIVERY 09/16/20	*	19.04	
9/22/20	7-129-29	202009	300-13100-10300		*				DELIVERY 09/16/20	*	1.00	
FEDEX											20.04	002152
10/09/20	00101	10/01/20	1773SEPT 202009 302-53600-12000		*				LABOR SERVICES - SEPT20	*	719.53	
MISSION INN RESORT & CLUB											719.53	002153
10/09/20	00004	9/01/20	4787044 202009 302-53600-52000		*				HAWKINS-ULTRA CHLORINE	*	216.00	

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CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
9/01/20	4787044	202009	300-13100-10300						MISSION INN GOLF & TENNIS RESORT	*	24.00	002154
10/09/20	00006	10/01/20	PT8007	202010	302-53600-43100					*	875.00	
			OCT.20 SERVICES - CLCDD									
10/01/20	PT8008	202010	302-53600-43100							*	110.00	
			EXTRA TSS TESTING-PERMIT									
10/01/20	PT8032	202010	302-53600-43100							*	480.00	
			OCT20 SERVICE-LAS COLINAS									
10/09/20	00001	10/01/20	184	202010	301-51300-34000				PLANT TECHNICIANS, INC.	*	3,004.17	002155
			MANAGEMENT FEES OCT20									
10/01/20	184	202010	301-51300-34100							*	166.67	
			COMPUTER TIME OCT20									
10/01/20	184	202010	301-51300-51000							*	5.52	
			OFFICE SUPPLIES OCT20									
10/01/20	184	202010	301-51300-42000							*	87.40	
			POSTAGE OCT20									
10/01/20	184	202010	300-13100-10300							*	4.60	
			POSTAGE OCT20									
10/01/20	184	202010	301-51300-47000							*	1.80	
			COPIES OCT20									
10/09/20	185	202009	301-51300-51000							*	257.13	
			QTY.2000 UTIL.DEPT. ENVLP									
11/06/20	00005	10/01/20	82921	202010	301-51300-54000				GOVERNMENTAL MANAGEMENT SERVICES	*	175.00	002156
			FY21 SPECIAL DISTRICT FEE									
11/06/20	00118	11/01/20	26202500	202011	301-51300-49200				DEPARTMENT OF ECONOMIC OPPORTUNITY	*	1,071.68	
			PRCL#2620250003-000-01300									
11/01/20	26202500	202011	300-13100-10300							*	1,071.68	
			PRCL#2620250003-000-01300									
11/01/20	27202500	202011	301-51300-49200							*	86.42	
			PRCL#2720250001-000-02400									
11/01/20	27202500	202011	300-13100-10300							*	86.41	
			PRCL#2720250001-000-02400									
11/06/20	00001	11/01/20	186	202011	301-51300-34000				DAVID W.JORDAN, LAKE COUNTY	*	3,004.17	002158
			MANAGEMENT FEES NOV20									
11/01/20	186	202011	301-51300-34100							*	166.67	
			INFORMATION TECH NOV20									

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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
11/01/20	186	202011	301-51300-51000	OFFICE SUPPLIES NOV20	*							5.49		
11/01/20	186	202011	301-51300-42000	POSTAGE NOV20	*							86.26		
11/01/20	186	202011	300-13100-10300	POSTAGE NOV20	*							4.54		
GOVERNMENTAL MANAGEMENT SERVICES														
11/06/20	00016	10/31/20	6611	202008 302-53600-46100	*							36.00		3,267.13
		10/31/20	6611	202008 300-13100-10300	*							144.00		
JP LANDSCAPING MANAGEMENT														
11/06/20	00101	11/02/20	1773OCT2	202010 302-53600-12000	*							719.53		180.00
				LABOR SERVICES - OCT20										719.53
MISSION INN RESORT & CLUB														
11/06/20	00004	10/13/20	4812368	202010 302-53600-52000	*							117.97		719.53
				QTY70 ULTRA-CHLORINE 1GAL										
10/13/20	4812368	202010	300-13100-10300	QTY70 ULTRA-CHLORINE 1GAL	*							13.11		
10/13/20	4812369	202010	302-53600-52000	QTY200 ULTRACHLORINE 1GAL	*							348.61		
10/13/20	4812369	202010	300-13100-10300	QTY200 ULTRACHLORINE 1GAL	*							38.73		
10/14/20	4813259	202010	302-53600-52000	QTY.4 CHLORINE 150#CYL	*							443.25		
10/14/20	4813259	202010	300-13100-10300	QTY.4 CHLORINE 150#CYL	*							49.25		
10/14/20	4813261	202010	302-53600-52000	QTY.4 CHLORINE 150#CYL	*							432.00		
10/14/20	4813261	202010	300-13100-10300	QTY.4 CHLORINE 150#CYL	*							48.00		
10/14/20	48304	202010	302-53600-46000	SERVICE CALL-BLOWER DOWN	*							375.00		
10/14/20	48317	202009	302-53600-46000	LS DOWN-PRIMING SYSTEM	*							297.50		
10/15/20	201006-0	202010	302-53600-46000	REPLACE CURB STOP AT MTR	*							441.00		
MISSION INN GOLF & TENNIS RESORT														
11/06/20	00002	9/30/20	02588672	202009 301-51300-48000	*							82.00		2,604.42
				NOTICE OF FY21 MEETINGS										82.00
ORLANDO SENTINEL														
CTLW CTL LK W&S TVISCARRA														

3,267.13 002159  
 180.00 002160  
 719.53 002161  
 117.97  
 13.11  
 348.61  
 38.73  
 443.25  
 49.25  
 432.00  
 48.00  
 375.00  
 297.50  
 441.00  
 2,604.42 002162  
 82.00  
 82.00 002163

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

CHECK DATE	VEND#	DATE	INVOICE	IRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
11/06/20	00006	11/01/20	PT8214	NOV20	202011	302-53600-43100			SERVICES - CLCDD	*	875.00		
11/01/20	PT8215	NOV20	202011	302-53600-43100					SERVICES - CLCDD	*	110.00		
11/01/20	PT8239	NOV20	202011	302-53600-43100					EXTRA TSS TESTING PERMIT	*	480.00		
									PLANT TECHNICIANS, INC.			1,465.00	002164
12/14/20	00009	12/08/20	83094		202012	302-53600-43200			PUMPED 14,200 GAL SLUDGE	*	2,840.00		
12/14/20	00145	12/13/20	25		202011	301-51300-31100			AMERICAN PIPE & TANK	*	1,500.00		
									CUP-SJRWWD-LAS COLINASRAI			2,840.00	002165
12/14/20	00001	12/01/20	187		202012	301-51300-34000			JENNIFER COSMA BOLLING	*	3,004.17		
12/01/20	187	202012	301-51300-34100						MANAGEMENT FEES DEC20	*	166.67		
12/01/20	187	202012	301-51300-51000						INFORMATION TECH DEC20	*	5.67		
12/01/20	187	202012	301-51300-42000						OFFICE SUPPLIES DEC20	*	92.99		
12/01/20	187	202012	300-13100-10300						POSTAGE DEC20	*	4.89		
12/01/20	187	202012	300-13100-10300						POSTAGE DEC20	*			
									GOVERNMENTAL MANAGEMENT SERVICES			3,274.39	002167
12/14/20	00101	12/01/20	1773NOV2		202011	302-53600-12000			LABOR SERVICES - NOV20	*	719.53		
12/14/20	00004	10/26/20	S0157062		202010	300-13100-10300			MISSION INN RESORT & CLUB	*	933.53		
11/12/20		11/22/20	202009		302-53600-46100				SUN.1" T-10 NEPT. WTR MTR	*	253.20		
11/12/20		11/22/20	202009		300-13100-10300				MOWING/WEEDING-AUG-SEPT20	*	1,012.80		
11/12/20		11/22/20	202010		302-53600-46100				MOWING/WEEDING-AUG-SEPT20	*	126.80		
11/12/20		11/22/20	202010		300-13100-10300				MOWING/WEEDING - OCT20	*	507.20		
11/12/20		11/22/20	202010		300-13100-10300				MOWING/WEEDING - OCT20	*			
									MISSION INN GOLF & TENNIS RESORT			2,833.53	002169
12/14/20	00006	12/01/20	PT8401		202012	302-53600-43100			DEC20 SERVICES - CLCDD	*	875.00		

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CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
12/01/20	PT8402	202012	302	53600	43100				*	110.00	
		EXTRA TSS TESTING PERMIT									
12/01/20	PT8432	202012	302	53600	43100				*	480.00	
		DEC20 SERVICE-LAS COLINAS									
12/08/20	PT8501	202012	302	53600	43100				*	50.00	
		NITRATE/NITRITE TESTING									
		PLANT TECHNICIANS, INC.								1,515.00	002170
12/28/20	78651	202012	301	51300	31100				*	480.00	
		COORD W/COUNTRY PURE FOOD									
12/28/20	78651	202012	300	13100	10300				*	3,225.00	
		WASTEWATER SYS DESN/PERMT									
		HALFF ASSOCIATES, INC.								3,705.00	002171
12/22/20	7-220-83	202012	301	51300	42000				*	18.91	
		DELIVERY 12/14/20									
12/22/20	7-220-83	202012	300	13100	10300				*	.99	
		DELIVERY 12/14/20									
		FEDEX								19.90	002172
1/01/21	188	202101	301	51300	34000				*	3,004.17	
		MANAGEMENT FEES JAN21									
1/01/21	188	202101	301	51300	34100				*	166.67	
		INFORMATION TECH JAN21									
1/01/21	188	202101	301	51300	51000				*	5.55	
		OFFICE SUPPLIES JAN21									
1/01/21	188	202101	301	51300	42000				*	87.12	
		POSTAGE JAN21									
1/01/21	188	202101	300	13100	10300				*	4.58	
		POSTAGE JAN21									
1/01/21	188	202101	301	51300	47000				*	3.90	
		COPIES JAN21									
		GOVERNMENTAL MANAGEMENT SERVICES								3,271.99	002173
1/18/21	00101	1773DEC2	202012	302	53600	12000			*	719.53	
		LABOR SERVICES - DEC.20									
1/18/21	00004	4842469	202012	302	53600	52000			*	180.08	
		ULTRA-CHLORINE 1 GAL.BLK.									
12/08/20	4842469	202012	300	13100	10300				*	20.01	
		ULTRA-CHLORINE 1 GAL.BLK.									
12/15/20	S0158452	202012	300	13100	10300				*	1,382.79	
		SUNSTATE 1" T-10 NEP MTR									
12/22/20	122220-6	202012	302	53600	46000				*	200.00	
		STEVE JONES-TRTMT PLANT									
		MISSION INN RESORT & CLUB								719.53	002174

CTLW CTL LK W&S TWISCARRA

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	#
12/23/20	00158498	202012	302	53600	46000			*	382.10		
							BADGER METER RCDDL HEAD				
12/23/20	103522	202012	302	53600	46000			*	5,055.71		
							REBUILD S4P1000M3-4 PUMP				
12/29/20	122920-6	202012	302	53600	46000			*	250.00		
							STEVE JONES-TFTMNT PLANT				
MISSION INN GOLF & TENNIS RESORT											
1/01/21	PT8591	202101	302	53600	43100			*	875.00		7,470.69 002175
							JAN21 SERVICES - CLCDD				
1/01/21	PT8616	202101	302	53600	43100			*	480.00		
							JAN21 SERVICE-LAS COLINAS				
PLANT TECHNICIANS, INC.											
2/19/21	00009	1/20/21	83427	202101	302	53600	43200	*	2,982.00		
							PUMPED 14,200 GAL SLUDGE				
2/15/21	83646	202102	302	53600	43200			*	7,275.00		
							REMOVE 15CY SAND & DEBRIS				
1/20/21	83427	202101	302	53600	43200			V	2,982.00		
							PUMPED 14,200 GAL SLUDGE				
2/15/21	83646	202102	302	53600	43200			V	7,275.00		
							REMOVE 15CY SAND & DEBRIS				
AMERICAN PIPE & TANK											
2/19/21	00146	1/15/21	78731	202012	300	13100	10300	*	9,750.00		00 002177
							WWTF PERMIT RENEWAL-DEC20				
HALFF ASSOCIATES, INC.											
2/19/21	00013	1/26/21	7-256-78	202101	301	51300	42000	*	19.77		9,750.00 002178
							DELIVERY 01/18/21				
1/26/21	7-256-78	202101	300	13100	10300			*	1.04		
							DELIVERY 01/18/21				
FEDEX											
2/19/21	00001	2/01/21	189	202102	301	51300	34000	*	3,004.17		20.81 002179
							MANAGEMENT FEES FEB21				
2/01/21	189	202102	301	51300	34100			*	166.67		
							INFORMATION TECH FEB21				
2/01/21	189	202102	301	51300	51000			*	5.52		
							OFFICE SUPPLIES FEB21				
2/01/21	189	202102	301	51300	42000			*	111.75		
							POSTAGE FEB21				
2/01/21	189	202102	300	13100	10300			*	5.88		
							POSTAGE FEB21				
2/01/21	189	202102	301	51300	47000			*	21.15		
							COPIES FEB21				
GOVERNMENTAL MANAGEMENT SERVICES											
									3,315.14	002180	

CTLW CTL LK W&S TVISCARRA



CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
2/19/21	00101	2/01/21	LABOR SERVICES - JAN21	1773	JAN2	202101	302-53600-12000		MISSION INN RESORT & CLUB	*	719.53	719.53 002181
2/19/21	00004	11/23/20	48505 PANEL REWIRE-STTN UPGRADE							*	12,313.75	
1/05/21		1/05/21	CL033771 202012 302-53600-46000							*	857.28	
1/05/21		1/05/21	CL033771 202012 302-53600-46000							*	125.00	
1/19/21		1/19/21	01192021 202101 302-53600-46000							*	85.00	
1/19/21		1/19/21	011921-1 202101 302-53600-46000							*	150.00	
1/19/21		1/19/21	011921-5 202101 302-53600-46000							*	250.00	
1/22/21		1/22/21	CCR-2020 202101 302-53600-54000							*	200.00	
1/27/21		1/27/21	012721 202101 300-13100-10300							*	5,000.00	
1/28/21		1/28/21	78790 WWTF PERMIT RENEWAL							*	6,435.00	
1/28/21		1/28/21	78790 WW SYSTEM DESIGN/PERMIT							*	300.00	
1/31/21		1/31/21	01312021 202101 302-53600-46000							*	157.50	
1/31/21		1/31/21	013121-2 202101 302-53600-46000							*	187.00	
2/03/21		2/03/21	013121-6 202101 302-53600-46000							*	625.00	
MISSION INN GOLF & TENNIS RESORT												
2/19/21	00006	1/01/21	PT8592 EXTRA TSS TESTING PERMIT							*	110.00	26,685.53 002182
2/01/21		2/01/21	PT8792 FEB21 SERVICES - CLCDD							*	875.00	
2/01/21		2/01/21	PT8793 EXTRA TSS TESTING PERMIT							*	110.00	
2/01/21		2/01/21	PT8817 FEB21 SERVICE-LAS COLINAS							*	480.00	
PLANT TECHNICIANS, INC.												
2/19/21	00138	2/18/21	02182021 202102 300-22000-10100							*	9,750.00	
2/18/21		2/18/21	DEP REF #6,7,8,10,13,15							*	8,125.00	
2/18/21		2/18/21	DEP REF #17,23,24,85,88							*		

CTLW CTL LK W&S      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....#
2/02/21		4874076	202102 300-13100-10300							*	61.65	
			CHLORINE/CHLORINE CYLINDER									
2/02/21		4874078	202102 302-53600-52000							*	432.00	
			CHLORINE/CHLORINE CYLINDER									
2/02/21		4874078	202102 300-13100-10300							*	48.00	
			CHLORINE/CHLORINE CYLINDER									
2/09/21		020921-1	202102 300-13100-10300							*	307.50	
			STEVE JONES-TREATMENT PLT									
2/09/21		020921-2	202102 300-13100-10300							*	110.50	
			STEVE JONES-TREATMENT PLT									
2/09/21		020921-3	202102 300-13100-10300							*	180.00	
			STEVE JONES-TREATMENT PLT									
2/09/21		020921-5	202102 300-13100-10300							*	475.00	
			STEVE JONES-TREATMENT PLT									
2/09/21		3248	202102 300-13100-10300							*	350.00	
			INSTALL NEW BELTS BLWR#1									
2/11/21		78883	202101 300-13100-10300							*	2,340.00	
			BESH-WWTF PERMIT RENEWAL									
2/23/21		022321-1	202102 300-13100-10300							*	330.00	
			STEVE JONES-TREATMENT PLT									
2/23/21		022321-2	202102 300-13100-10300							*	102.00	
			STEVE JONES-TREATMENT PLT									
2/23/21		022321-4	202102 300-13100-10300							*	36.00	
			STEVE JONES-TREATMENT PLT									
2/23/21		022321-6	202102 300-13100-10300							*	275.00	
			STEVE JONES-TREATMENT PLT									
2/24/21		3352	202102 300-13100-10300							*	40.00	
			CERTIFY BACKFLOW PREVENTER									
2/25/21		78944	202102 300-13100-10300							*	3,225.00	
			BESH-NW SYS DESIGN/PERMIT									
MISSION INN GOLF & TENNIS RESORT												
3/12/21	00006	3/01/21	PT8977	202103	302-53600-43100					*	875.00	10,673.68 002189
			MAR21 SERVICES - CLCDD									
3/01/21		PT8978	202103 302-53600-43100							*	110.00	
			EXTRA TSS TESTING-PERMIT									
3/01/21		PT9008	202103 302-53600-43100							*	480.00	
			MAR21 SERVICE-LAS COLINAS									
PLANT TECHNICIANS, INC.												
3/12/21	00138	3/12/21	03122021	202103	300-22000-10100					*	6,500.00	1,465.00 002190
			DEP REF LOTS#41,56,64,62									
3/12/21		03122021	202103 300-22000-10100							*	6,500.00	
			DEP REF LOTS#72,66,60,54									
3/12/21		03122021	202103 300-22000-10100							*	3,250.00	
			DEP REF LOTS#36 & 40									
VENEZIA HOWEY, LLC												
16,250.00 002191												

CTLW CTL LK W&S TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
3/31/21	00013	7-315-08	202103	301-51300-42000				*	20.43	
		DELIVERY 03/12/21								
3/31/21	00013	7-315-08	202103	300-13100-10300				*	1.08	
		DELIVERY 03/12/21								
							FEDEX			21.51
3/31/21	00147	APP2662-	202103	302-53600-54000				*	1,000.00	
		CUP APPLICATION #2662-11								
							ST. JOHNS RIVER WATER MGMT DISTRICT			1,000.00
3/31/21	00138	03312021	202103	300-22000-10100				*	6,500.00	
		DEP REF LOTS#78,14,83,75								
3/31/21	00138	03312021	202103	300-22000-10100				*	6,500.00	
		DEP REF LOTS#73,67,52,48								
3/31/21	00138	03312021	202103	300-22000-10100				*	1,625.00	
		DEPOSIT REFUND LOT#3								
							VENEZIA HOWEY, LLC			14,625.00
4/23/21	00146	79303	202103	300-13100-10300				*	600.00	
		WWTP DATA/WW SYS DESIGN								
4/15/21	79303	202103	300-13100-10300					*	3,150.00	
		WW SYSTEM DESIGN/PERMIT								
4/01/21	191	202104	301-51300-34000					*	3,004.17	
		MANAGEMENT FEES APR21								
4/01/21	191	202104	301-51300-34100					*	166.67	
		INFORMATION TECH APR21								
							HALFF ASSOCIATES, INC.			3,750.00
4/23/21	00016	7437	202101	302-53600-46100				*	46.04	
		TRIMMING/SPRAYING/ROUNDUP								
3/31/21	7437	202101	300-13100-10300					*	184.16	
		TRIMMING/SPRAYING/ROUNDUP								
							JP LANDSCAPING MANAGEMENT			230.20
4/01/21	1773MAR2	202103	302-53600-12000					*	719.53	
		LABOR SERVICES MAR21								
							MISSION INN RESORT & CLUB			719.53
3/09/21	PT9100	202103	302-53600-52000					*	2,137.50	
		PH TEST/BOD5/TSS-TKN TEST								
3/09/21	PT9100	202103	300-13100-10300					*	237.50	
		PH TEST/BOD5/TSS-TKN TEST								
3/12/21	79081	202102	300-13100-10300					*	4,125.00	
		WW SYSTEM DESIGN/PERMIT								

4/23/21 00006 4/01/21 FT9201 202104 302-53600-43100 875.00

APR21 SERVICES - CLCDD

4/01/21 FT9202 202104 302-53600-43100 110.00

EXTRA TSS TESTING-PERMIT

4/01/21 FT9227 202104 302-53600-43100 480.00

APR21 SERVICE-LAS COLINAS

PLANT TECHNICIANS, INC.

4/23/21 00138 4/23/21 04232021 202104 300-22000-10100 6,500.00

REF DEP LOTS#49,51,79,65

4/23/21 04232021 202104 300-22000-10100 1,625.00

REFUND DEPOSIT LOT #11

VENEZIA HOWEY, LLC

4/30/21 00009 1/20/21 83427A 202101 302-53600-43200 2,982.00

PUMPED 14,000 GAL SLUDGE

2/15/21 83646A 202102 300-13100-10300 7,275.00

CLARIFIER CLEANOUT

4/30/21 84287 202104 302-53600-43200 4,473.00

PUMPED 21,300 GAL SLUDGE

AMERICAN PIPE & TANK

4/30/21 00138 4/30/21 04302021 202104 300-22000-10100 6,500.00

DEP REFUND #4, 35, 82, 91

VENEZIA HOWEY, LLC

5/10/21 00009 4/30/21 84304 202104 302-53600-43200 5,964.00

PUMPED 28,400 GAL SLUDGE

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CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/10/21	00013	7-360-23	2021	04	301-51300-42000				*	20.01	
		DELIVERY 4/23/21									
5/04/21		7-360-23	2021	04	300-13100-10300				*	1.05	
		DELIVERY 4/23/21									
							FEDEX				21.06 002205
5/10/21	00057	1793-001	2021	04	301-51300-31500				*	94.78	
		TELEPHONE CONF W/DISTRICT									
4/30/21		1793-001	2021	04	300-13100-10300				*	94.77	
		TELEPHONE CONF W/DISTRICT									
							GONANO & HARRELL				189.55 002206
5/01/21	00001	192	2021	05	301-51300-34000				*	3,004.17	
		MANAGEMENT FEES MAY21									
5/01/21	192	2021	05	301-51300-34100					*	166.67	
		INFORMATION TECH MAY21									
5/01/21	192	2021	05	301-51300-51000					*	11.55	
		OFFICE SUPPLIES MAY21									
5/01/21	192	2021	05	301-51300-42000					*	184.02	
		POSTAGE MAY21									
5/01/21	192	2021	05	300-13100-10300					*	9.69	
		POSTAGE MAY21									
5/01/21	192	2021	05	301-51300-47000					*	61.35	
		COPIES MAY21									
											3,437.45 002207
5/04/21	1773	APR2	2021	04	302-53600-12000			GOVERNMENTAL MANAGEMENT SERVICES	*	719.53	
		LABOR SERVICES - APR21									
											719.53 002208
4/05/21	LSBG	208	2021	04	302-53600-49000			MISSION INN RESORT & CLUB	*	1,419.57	
		INSTALL RAIN SENSORS									
4/13/21	3592	2021	03	302-53600-46000					*	615.48	
		INSTALL EFFLUENT FLOW MTR									
4/14/21	0414	2021	04	302-53600-46000					*	150.00	
		STEVE JONES-TREATMENT PLT									
4/14/21	0414	21-1	2021	04	302-53600-46000				*	90.00	
		STEVE JONES-TREATMENT PLT									
											2,275.05 002209
5/01/21	PT9373	2021	05	302-53600-43100				MISSION INN GOLF & TENNIS RESORT	*	875.00	
		MAY21 SERVICES - CLCDD									
5/01/21	PT9374	2021	05	302-53600-43100					*	110.00	
		EXTRA TSS TESTING-PERMIT									
5/01/21	PT9400	2021	05	302-53600-43100					*	480.00	
		MAY21 SERVICE-LAS COLINAS									
											1,465.00 002210

CTLW CTLK LK W&S TWISCARRA

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

CHECK DATE	VEND#	DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/10/21	00138	5/10/21	05102021	202105 300-22000-10100						VENEZIA HOWEY, LLC	*	6,500.00	002211
				DEP REFUND #47,44,39,37									
5/10/21		5/10/21	05102021	202105 300-22000-10100						VENEZIA HOWEY, LLC	*	1,625.00	
				DEPOSIT REFUND LOT#63									
5/28/21	00013	5/25/21	7-382-19	202105 301-51300-42000						VENEZIA HOWEY, LLC	*	32.56	
				DELIVERY 5/18/21									
5/28/21		5/25/21	7-382-19	202105 300-13100-10300						VENEZIA HOWEY, LLC	*	1.71	
				DELIVERY 5/18/21									
5/28/21	00138	5/28/21	05282021	202105 300-22000-10100						VENEZIA HOWEY, LLC	*	3,250.00	002212
				DEPOSIT REFUND LOTS#9&45									
6/04/21	00016	5/31/21	7493	202105 302-53600-46100						VENEZIA HOWEY, LLC	*	46.04	
				TRIMMING/SPRAYING/ROUNDUP									
5/31/21		5/31/21	7493	202105 300-13100-10300						VENEZIA HOWEY, LLC	*	184.16	
				TRIMMING/SPRAYING/ROUNDUP									
6/04/21	00101	6/01/21	1773MAY2	202105 300-13100-10300						JP LANDSCAPING MANAGEMENT	*	230.20	002214
				ROOM FEES-PAT FERKO									
6/01/21		6/01/21	1773MAY2	202105 300-13100-10300						JP LANDSCAPING MANAGEMENT	*	364.08	
				ROOM FEES-LATE ARR BOSS									
6/01/21		6/01/21	1773MAY2	202105 300-13100-10300						JP LANDSCAPING MANAGEMENT	*	728.16	
				ROOM FEES-GARRISON									
6/01/21		6/01/21	1773MAY2	202105 300-13100-10300						JP LANDSCAPING MANAGEMENT	*	728.16	
				ROOM FEES-GARRISON									
6/01/21		6/01/21	1773MAY2	202105 300-13100-10300						JP LANDSCAPING MANAGEMENT	*	728.16	
				ROOM FEES-AT FERKO									
6/01/21		6/01/21	1773MAY2	202105 302-53600-12000						MISSION INN RESORT & CLUB	*	719.53	
				LABOR CHARGES - MAY21									
6/04/21	00006	6/01/21	PT9573	202106 302-53600-43100						MISSION INN RESORT & CLUB	*	875.00	
				JUN21 SERVICES - CLCDD									
6/01/21		6/01/21	PT9574	202106 302-53600-43100						MISSION INN RESORT & CLUB	*	110.00	
				EXTRA TSS TESTING-PERMIT									
6/01/21		6/01/21	PT9606	202106 302-53600-43100						MISSION INN RESORT & CLUB	*	480.00	
				JUN21 SERVICE-LAS COLINAS									

TOTAL FOR BANK A 283,415.23

CTLW CTL LK W&S TVISCARRA

PLANT TECHNICIANS, INC. 1,465.00 002216

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

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.#
<p>.....EXPENSED TO.....</p>											
<p>TOTAL FOR REGISTER</p>											

283,415.23

CTLW CTL LK W&S TVISCARRA

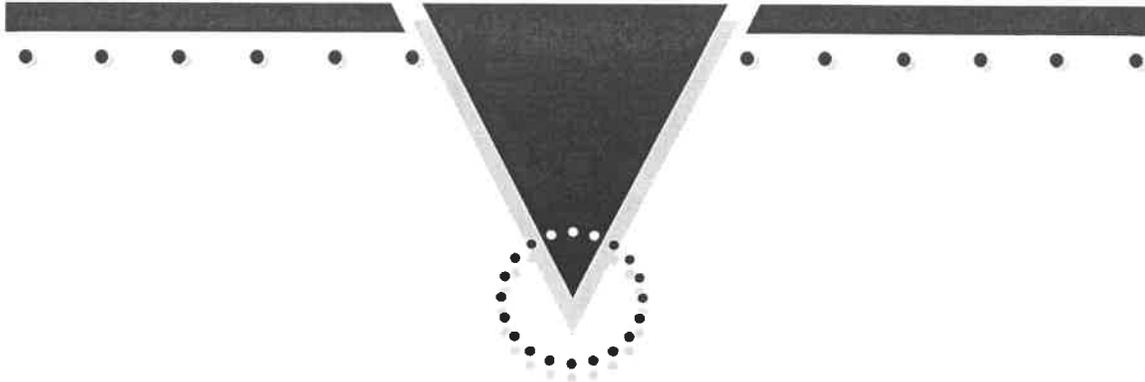


BANK B CLCDD - RAM REVENUE  
 CHECK VENDOR# .....INVOICE.....EXPENSED TO.....  
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNT .....CHECK.....  
 AMOUNT  
 5/18/21 00019 5/18/21 G-2130-2 202105 302-53600-46000 \* 6,185.00  
 RPR 45MIL EPDM POND LINER GLOBAL ENVIRONMENTAL, INC. 6,185.00 000083

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 TOTAL FOR BANK B 6,185.00  
 TOTAL FOR REGISTER 6,185.00

CTLR CTL LK RAM TVISCARA

## SECTION 2



**Central Lake  
Community Development District**

**Unaudited Financial Reporting**

**May 31, 2021**



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4	<u>Wholesale Sewer Revenue</u>
5	<u>Town of Howey-in-the-Hills Billing Summary</u>
6	<u>RAM Revenue Income Statement</u>
7	<u>RAM Revenue Month to Month</u>

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
Balance Sheet - All Fund Types and Accounts Groups  
May 31, 2021**

	<b>Governmental Fund Types</b>		<b>Totals 2021</b>
	<b>Water &amp; Sewer Fund</b>	<b>RAM Revenue Fund</b>	
<b>ASSETS</b>			
<b>Cash</b>			
Operating Account	\$232,696	\$110,454	\$343,150
State Board of Administrative	\$2,640	\$151,699	\$154,339
Accounts Receivable	\$35,574	\$2,235	\$37,808
Plant and Equipment	---	\$6,259	\$6,259
Due from RAM	\$3,936	---	\$3,936
Due from THIH - Lot Closings	\$4,152	---	\$4,152
Due from THIH - Boondocks	\$324	---	\$324
Due from THIH - School	\$358	---	\$358
<b>TOTAL ASSETS</b>	<b>\$279,680</b>	<b>\$270,646</b>	<b>\$550,326</b>
<b>LIABILITIES</b>			
Accounts Payable	\$3,862	---	\$3,862
Deferred Revenue	\$5,789	---	\$5,789
Due to Water & Sewer	---	\$3,936	\$3,936
<b>Fund Equity and Other Credits</b>			
Retained Earnings			
Invested in Capital Assets	---	\$6,259	\$6,259
Unreserved	\$270,029	\$260,452	\$530,481
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$279,680</b>	<b>\$270,646</b>	<b>\$550,326</b>

# CENTRAL LAKE

## Community Development District

### Water & Sewer Fund

Statement of Revenues & Expenditures

For Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 5/31/21	Actual Thru 5/31/21	Variance
<b>Revenues:</b>				
Water Revenue	\$155,000	\$103,333	\$85,121	(\$18,212)
Sewer Revenue	\$165,000	\$110,000	\$117,207	\$7,207
Wholesale Sewer Revenue - Lot Closings	\$46,080	\$30,720	\$32,496	\$1,776
Wholesale Sewer Revenue - Boondocks	\$3,888	\$2,592	\$2,592	\$0
Wholesale Sewer Revenue - School	\$4,250	\$2,833	\$2,201	(\$633)
Wholesale Sewer Revenue - Bishop's Gate	\$0	\$0	\$23,160	\$23,160
Mission Inn Irrigation	\$8,000	\$5,333	\$7,890	\$2,557
Las Colinas H.O.A. (Irrigation)	\$60,000	\$40,000	\$20,541	(\$19,459)
Miscellaneous Income (Activation Fees)	\$1,500	\$1,000	\$1,960	\$960
CIAC/Meter Fees	\$25,000	\$16,667	\$118,975	\$102,308
Interest	\$25	\$17	\$3	(\$14)
<b>Total Revenues</b>	<b>\$468,743</b>	<b>\$312,495</b>	<b>\$412,147</b>	<b>\$99,652</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Engineering	\$3,500	\$2,333	\$2,280	\$53
Attorney	\$5,000	\$3,333	\$95	\$3,239
Annual Audit	\$3,500	\$0	\$0	\$0
Management Fees	\$36,050	\$24,033	\$24,033	(\$0)
Information Technology	\$2,000	\$1,333	\$1,333	(\$0)
Telephone	\$50	\$33	\$0	\$33
Postage	\$1,500	\$1,000	\$886	\$114
Insurance	\$3,325	\$3,325	\$3,307	\$19
Printing & Binding	\$500	\$333	\$91	\$242
Legal Advertising	\$1,500	\$1,000	\$0	\$1,000
Property Taxes	\$1,300	\$1,300	\$1,158	\$142
Office Supplies	\$250	\$167	\$45	\$122
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Miscellaneous	\$4,000	\$2,667	\$1,924	\$743
<b>Total Administrative</b>	<b>\$62,650</b>	<b>\$41,033</b>	<b>\$35,327</b>	<b>\$5,706</b>
<u>Operations</u>				
Labor	\$10,000	\$6,667	\$5,756	\$910
Electricity	\$28,000	\$18,667	\$16,404	\$2,263
Testing	\$20,000	\$13,333	\$11,770	\$1,563
Sludge Pumping	\$15,000	\$10,000	\$16,259	(\$6,259)
Plant Lease	\$270,618	\$180,412	\$109,273	\$71,139
Repairs	\$30,000	\$20,000	\$10,652	\$9,348
Mowing	\$2,000	\$1,333	\$599	\$734
Backup Fuel	\$1,500	\$1,000	\$0	\$1,000
Dues & Licenses	\$2,500	\$1,667	\$1,200	\$467
Quarterly Utility Maintenance	\$4,000	\$2,667	\$0	\$2,667
Contingency	\$9,450	\$6,300	\$1,420	\$4,880
Property Insurance	\$5,025	\$5,025	\$5,012	\$14
Chemicals	\$8,000	\$5,333	\$4,697	\$637
<b>Total Maintenance</b>	<b>\$406,093</b>	<b>\$272,404</b>	<b>\$183,041</b>	<b>\$89,363</b>
<b>Total Expenditures</b>	<b>\$468,743</b>	<b>\$313,437</b>	<b>\$218,368</b>	<b>\$95,069</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$193,779</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$76,250</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$270,029</b>	

**Central Lake Community Development District  
Water & Sewer**

	Dec-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Total
<b>Revenues:</b>													
Water Revenue	\$12,098	\$11,021	\$9,285	\$9,335	\$6,861	\$9,282	\$13,432	\$13,829	\$0	\$0	\$0	\$0	\$86,121
Sewer Revenue	\$12,648	\$12,648	\$12,685	\$12,685	\$28,371	\$12,731	\$12,754	\$12,722	\$0	\$0	\$0	\$0	\$117,207
Wholesale Sewer Revenue - Lot Closings	\$3,960	\$4,080	\$4,032	\$4,008	\$4,032	\$4,080	\$4,152	\$4,152	\$0	\$0	\$0	\$0	\$32,496
Wholesale Sewer Revenue - Boondocks	\$324	\$324	\$324	\$324	\$324	\$324	\$324	\$324	\$0	\$0	\$0	\$0	\$2,592
Wholesale Sewer Revenue - School	\$319	\$252	\$252	\$185	\$286	\$263	\$286	\$358	\$0	\$0	\$0	\$0	\$2,592
Wholesale Sewer Revenue - Bishop's Gate	\$1,934	\$1,930	\$232	\$1,930	\$15,437	\$0	\$0	\$710	\$0	\$0	\$0	\$0	\$23,160
Mission Inn Irrigation	\$1,364	\$1,470	\$1,305	\$1,092	\$571	\$693	\$686	\$320	\$0	\$0	\$0	\$0	\$7,890
Las Colinas H.O.A. (Irrigation)	\$2,563	\$2,385	\$2,686	\$2,553	\$2,326	\$2,516	\$2,771	\$3,289	\$0	\$0	\$0	\$0	\$20,541
Miscellaneous Income (Activation Fees)	\$247	\$137	\$297	\$168	\$249	\$376	\$192	\$285	\$0	\$0	\$0	\$0	\$1,960
CIAC/Capacity Fees	\$0	\$19,500	\$0	\$7,100	\$8,125	\$41,825	\$20,100	\$11,375	\$0	\$0	\$0	\$0	\$118,975
Interest	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
<b>Total Revenues</b>	<b>\$46,398</b>	<b>\$34,246</b>	<b>\$51,721</b>	<b>\$39,380</b>	<b>\$66,582</b>	<b>\$72,090</b>	<b>\$54,696</b>	<b>\$47,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$412,147</b>
<b>Expenditures:</b>													
Administrative	\$0	\$1,500	\$480	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,280
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$95	\$0	\$0	\$0	\$0	\$0	\$95
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	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$24,033
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$1,353
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$87	\$86	\$112	\$107	\$149	\$108	\$20	\$217	\$0	\$0	\$0	\$0	\$886
Insurance	\$3,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,307
Printing & Binding	\$2	\$0	\$0	\$4	\$21	\$3	\$0	\$61	\$0	\$0	\$0	\$0	\$91
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158
Office Supplies	\$6	\$5	\$6	\$6	\$6	\$5	\$0	\$12	\$0	\$0	\$0	\$0	\$45
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Miscellaneous	\$265	\$250	\$213	\$213	\$229	\$240	\$277	\$238	\$0	\$0	\$0	\$0	\$1,924
<b>Total Administrative</b>	<b>\$7,012</b>	<b>\$6,170</b>	<b>\$3,982</b>	<b>\$3,800</b>	<b>\$3,575</b>	<b>\$3,527</b>	<b>\$3,562</b>	<b>\$3,699</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,327</b>
Maintenance	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$0	\$0	\$0	\$0	\$5,756
Labor	\$2,064	\$1,882	\$1,882	\$1,763	\$1,839	\$1,543	\$1,917	\$3,349	\$0	\$0	\$0	\$0	\$16,494
Electricity	\$1,465	\$1,465	\$1,515	\$1,465	\$1,465	\$1,465	\$1,465	\$1,465	\$0	\$0	\$0	\$0	\$11,770
Testing	\$0	\$0	\$2,840	\$2,982	\$0	\$0	\$0,437	\$0	\$0	\$0	\$0	\$0	\$16,259
Sludge Pumping	\$13,659	\$13,659	\$13,659	\$13,659	\$13,659	\$13,659	\$13,659	\$13,659	\$0	\$0	\$0	\$0	\$108,273
Plant Lease	\$0	\$0	\$0,670	\$1,455	\$0	\$1,272	\$240	\$0	\$0	\$0	\$0	\$0	\$10,662
Repairs	\$0	\$0	\$0	\$46	\$0	\$380	\$0	\$46	\$0	\$0	\$0	\$0	\$589
Mowing	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127
Backup Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues & Licenses	\$0	\$0	\$0	\$200	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Quarterly Utility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingencies	\$0	\$0	\$0	\$0	\$0	\$0	\$1,420	\$0	\$0	\$0	\$0	\$0	\$1,420
Property Insurance	\$5,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,012
Chemicals	\$1,342	\$0	\$180	\$0	\$1,037	\$2,138	\$0	\$0	\$0	\$0	\$0	\$0	\$4,697
<b>Total Maintenance</b>	<b>\$25,234</b>	<b>\$17,860</b>	<b>\$27,665</b>	<b>\$22,290</b>	<b>\$18,720</b>	<b>\$22,176</b>	<b>\$29,857</b>	<b>\$19,239</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$183,041</b>
<b>Total Expenditures</b>	<b>\$32,246</b>	<b>\$24,030</b>	<b>\$31,647</b>	<b>\$26,090</b>	<b>\$22,295</b>	<b>\$25,703</b>	<b>\$33,419</b>	<b>\$22,938</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$218,368</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$14,152</b>	<b>\$10,215</b>	<b>\$20,073</b>	<b>\$13,290</b>	<b>\$44,287</b>	<b>\$46,387</b>	<b>\$21,277</b>	<b>\$24,097</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$193,779</b>

**Central Lake Community Development District  
Wholesale Sewer Revenue**

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Total
<b>Revenues:</b>													
Lot Closings (\$24)	\$3,960	\$4,080	\$4,032	\$4,008	\$4,032	\$4,080	\$4,152	\$4,152	\$0	\$0	\$0	\$0	\$32,496
Boondocks	\$324	\$324	\$324	\$324	\$324	\$324	\$324	\$324	\$324	\$0	\$0	\$0	\$2,592
School	\$319	\$252	\$286	\$185	\$286	\$263	\$286	\$358	\$0	\$0	\$0	\$0	\$2,201
Bishop's Gate	\$1,934	\$1,930	\$15,437	\$1,930	\$15,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,160
<b>Total Revenues</b>	<b>\$6,538</b>	<b>\$6,586</b>	<b>\$6,538</b>	<b>\$6,446</b>	<b>\$20,078</b>	<b>\$4,667</b>	<b>\$4,762</b>	<b>\$4,834</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,449</b>



**CENTRAL LAKE**  
Community Development District

Town of Howey-in-the-Hills Wholesale Sewer Billing Summary

	Type	Date	Check#	Beginning Balance	Billing Usage	Payment Received	Balance	
Venezia	Beginning Balance	10/01/20		\$3,888.00			\$3,888.00	
	Payment - Sept.20	10/02/20	33226			(\$3,888.00)	\$0.00	
	October Billing	10/20/20			\$3,960.00		\$3,960.00	
	Payment - Oct.20	11/04/20	33308			(\$3,960.00)	\$0.00	
	November Billing	11/19/20			\$4,080.00		\$4,080.00	
	Payment - Nov.20	12/07/20	33400			(\$4,080.00)	\$0.00	
	December Billing	12/17/20			\$4,032.00		\$4,032.00	
	January Billing	01/26/21			\$4,008.00		\$8,040.00	
	Payment - Dec.20	02/09/21	33535			(\$4,032.00)	\$4,008.00	
	Payment - Jan.21	02/09/21	33539			(\$4,008.00)	\$0.00	
	February Billing	02/19/21			\$4,032.00		\$4,032.00	
	March Billing	03/19/21			\$4,080.00		\$8,112.00	
	Payment - Feb.21	03/25/21	33651			(\$4,032.00)	\$4,080.00	
	Payment - Mar.21	04/14/21	33692			(\$4,080.00)	\$0.00	
	April Billing	04/21/21			\$4,152.00		\$4,152.00	
	Payment - Apr.21	05/07/21	33742			(\$4,152.00)	\$0.00	
	May Billing	05/21/21			\$4,152.00		\$4,152.00	
	<b>Total Venezia</b>				<b>\$3,888.00</b>	<b>\$32,496.00</b>	<b>(\$32,132.00)</b>	<b>\$4,152.00</b>
Boondocks	Beginning Balance	10/01/20		\$324.00			\$324.00	
	Payment - Sept.20	10/02/20	33226			(\$324.00)	\$0.00	
	October Billing	10/20/20			\$324.00		\$324.00	
	Payment - Oct.20	11/04/20	33308			(\$324.00)	\$0.00	
	November Billing	11/19/20			\$324.00		\$324.00	
	Payment - Nov.20	12/07/20	33400			(\$324.00)	\$0.00	
	December Billing	12/17/20			\$324.00		\$324.00	
	January Billing	01/26/21			\$324.00		\$648.00	
	Payment - Dec.20	02/09/21	33535			(\$324.00)	\$324.00	
	Payment - Jan.21	02/09/21	33539			(\$324.00)	\$0.00	
	February Billing	02/19/21			\$324.00		\$324.00	
	March Billing	03/19/21			\$324.00		\$648.00	
	Payment - Feb.21	03/25/21	33651			(\$324.00)	\$324.00	
	Payment - Mar.21	04/14/21	33692			(\$324.00)	\$0.00	
	April Billing	04/21/21			\$324.00		\$324.00	
	Payment - Apr.21	05/07/21	33742			(\$324.00)	\$0.00	
	May Billing	05/21/21			\$324.00		\$324.00	
	<b>Total Boondocks</b>				<b>\$324.00</b>	<b>\$2,592.00</b>	<b>(\$2,592.00)</b>	<b>\$324.00</b>
ESE School	Beginning Balance	10/01/20		\$246.40			\$246.40	
	Payment - Sept.20	10/02/20	33226			(\$246.40)	\$0.00	
	October Billing	10/20/20			\$319.20		\$319.20	
	Payment - Oct.20	11/04/20	33308			(\$319.20)	\$0.00	
	November Billing	11/19/20			\$252.00		\$252.00	
	Payment - Nov.20	12/07/20	33400			(\$252.00)	\$0.00	
	December Billing	12/17/20			\$252.00		\$252.00	
	January Billing	01/26/21			\$184.80		\$436.80	
	Payment - Dec.20	02/09/21	33535			(\$252.00)	\$184.80	
	Payment - Jan.21	02/09/21	33539			(\$184.80)	\$0.00	
	February Billing	02/19/21			\$285.60		\$285.60	
	March Billing	03/19/21			\$263.20		\$548.80	
	Payment - Feb.21	03/25/21	33651			(\$285.60)	\$263.20	
	Payment - Mar.21	04/14/21	33692			(\$263.20)	\$0.00	
	April Billing	04/21/21			\$285.60		\$285.60	
	Payment - Apr.21	05/07/21	33742			(\$285.60)	\$0.00	
	May Billing	05/21/21			\$358.40		\$358.40	
	<b>Total ESE School</b>				<b>\$246.40</b>	<b>\$2,200.80</b>	<b>(\$2,068.80)</b>	<b>\$358.40</b>
Bishop's Gate	Beginning Balance	10/01/20		\$0.00			\$0.00	
	October Billing	10/20/20			\$1,934.40		\$1,934.40	
	Payment - Oct.20	11/04/20	33308			(\$1,934.40)	\$0.00	
	November Billing	11/19/20			\$1,929.60		\$1,929.60	
	Payment - Nov.20	12/07/20	33400			(\$1,929.60)	\$0.00	
	December Billing	12/17/20			\$1,929.60		\$1,929.60	
	January Billing	01/26/21			\$1,929.60		\$3,859.20	
	Payment - Dec.20	02/09/21	33535			(\$1,929.60)	\$1,929.60	
	Payment - Jan.21	02/25/21	33563			(\$1,929.60)	\$0.00	
	Feb. - Sept. Billing	02/25/21			\$15,436.30		\$15,436.30	
	Payment - Feb. - Sept. 21	02/25/21	33563			(\$15,436.30)	\$0.00	
	<b>Total ESE School</b>				<b>\$0.00</b>	<b>\$23,159.50</b>	<b>(\$23,159.50)</b>	<b>\$0.00</b>
	<b>TOTAL</b>				<b>\$4,458.40</b>	<b>\$60,448.30</b>	<b>(\$60,072.30)</b>	<b>\$4,834.40</b>

# CENTRAL LAKE

## Community Development District

### Reservation & Maintenance Revenue Fund

Statement of Revenues & Expenditures

For Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 5/31/21	Actual Thru 5/31/21	Variance
<b>Revenues:</b>				
RAM Revenue	\$113,280	\$75,520	\$72,732	(\$2,788)
Misc/Penalty Revenue	\$1,000	\$667	\$34	(\$632)
Interest	\$600	\$400	\$175	(\$225)
<b>Total Revenues</b>	<b>\$114,880</b>	<b>\$76,587</b>	<b>\$72,941</b>	<b>(\$3,645)</b>
<b>Expenditures:</b>				
<u>Administrative</u>				
Attorney Fees	\$10,000	\$6,667	\$95	\$6,572
Postage	\$250	\$167	\$47	\$120
Insurance	\$3,325	\$3,325	\$3,307	\$19
Legal Advertising	\$500	\$333	\$0	\$333
Property Taxes	\$1,300	\$1,300	\$1,158	\$142
Misc/Bank Fees	\$1,000	\$667	\$0	\$667
<u>Field</u>				
Electric	\$7,000	\$4,667	\$4,101	\$566
Mowing	\$8,000	\$5,333	\$2,396	\$2,938
Repairs & Maintenance	\$5,000	\$3,333	\$18,229	(\$14,895)
Property Insurance	\$5,025	\$5,025	\$5,012	\$14
Refuse Service	\$1,300	\$867	\$914	(\$47)
Operating Supplies	\$3,000	\$2,000	\$4,416	(\$2,416)
Chemicals	\$1,000	\$667	\$522	\$145
Permits	\$5,000	\$3,333	\$43,778	(\$40,444)
Reserves	\$51,450	\$34,300	\$0	\$34,300
Capital Outlay	\$13,000	\$8,667	\$12,314	(\$3,647)
<b>Total Expenditures</b>	<b>\$116,150</b>	<b>\$80,650</b>	<b>\$96,286</b>	<b>(\$15,636)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$1,270)</b>		<b>(\$23,345)</b>	
<b>Fund Balance - Beginning</b>	<b>\$287,456</b>		<b>\$283,797</b>	
<b>Fund Balance - Ending</b>	<b>\$286,186</b>		<b>\$260,452</b>	

**Central Lake Community Development District  
Reservation & Maintenance**

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Total
<b>Revenues:</b>													
RAM Revenue	\$9,112	\$9,112	\$9,112	\$9,080	\$9,080	\$9,080	\$9,080	\$9,076	\$0	\$0	\$0	\$0	\$72,732
MiscPenalty Revenue	\$0	\$31	\$0	\$0	\$0	\$1	\$1	\$3	\$0	\$0	\$0	\$0	\$34
Interest	\$38	\$28	\$23	\$17	\$17	\$17	\$15	\$14	\$0	\$0	\$0	\$0	\$175
<b>Total Revenues</b>	<b>\$9,150</b>	<b>\$9,170</b>	<b>\$9,135</b>	<b>\$9,102</b>	<b>\$9,098</b>	<b>\$9,097</b>	<b>\$9,096</b>	<b>\$9,093</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,941</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$85	\$0	\$0	\$0	\$0	\$0	\$95
Postage	\$5	\$5	\$6	\$6	\$6	\$6	\$1	\$11	\$0	\$0	\$0	\$0	\$47
Insurance	\$3,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,307
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$1,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,158
MiscBank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$3,311</b>	<b>\$1,163</b>	<b>\$6</b>	<b>\$6</b>	<b>\$6</b>	<b>\$6</b>	<b>\$86</b>	<b>\$11</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,606</b>
<b>Maintenance</b>													
Electric	\$523	\$504	\$470	\$441	\$460	\$386	\$479	\$637	\$0	\$0	\$0	\$0	\$4,101
Mowing	\$507	\$0	\$0	\$184	\$0	\$1,520	\$0	\$184	\$0	\$0	\$0	\$0	\$2,396
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$9,131	\$0	\$0	\$9,098	\$0	\$0	\$0	\$0	\$16,229
Property Insurance	\$5,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,012
Refuse Service	\$114	\$114	\$114	\$114	\$114	\$114	\$114	\$114	\$0	\$0	\$0	\$0	\$914
Operating Supplies	\$934	\$0	\$1,383	\$0	\$2,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,416
Chemicals	\$149	\$0	\$20	\$0	\$115	\$238	\$0	\$0	\$0	\$0	\$0	\$0	\$522
Permits	\$0	\$0	\$12,975	\$13,775	\$6,913	\$6,115	\$0	\$0	\$0	\$0	\$0	\$0	\$43,778
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$12,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,314
<b>Total Maintenance</b>	<b>\$7,239</b>	<b>\$12,932</b>	<b>\$14,962</b>	<b>\$14,514</b>	<b>\$20,833</b>	<b>\$10,373</b>	<b>\$593</b>	<b>\$10,233</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$91,680</b>
<b>Total Expenditures</b>	<b>\$10,550</b>	<b>\$14,095</b>	<b>\$14,968</b>	<b>\$14,520</b>	<b>\$20,841</b>	<b>\$10,378</b>	<b>\$689</b>	<b>\$10,245</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$96,286</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$1,400)</b>	<b>(\$4,924)</b>	<b>(\$5,833)</b>	<b>(\$5,418)</b>	<b>(\$11,743)</b>	<b>(\$1,281)</b>	<b>\$5,407</b>	<b>(\$1,152)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$23,345)</b>

# SECTION 3



1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

April 26, 2021

Stacie Vanderbilt, Administrative Assistant  
219 E. Livingston St.  
Orlando FL 32801

Re: District Counts

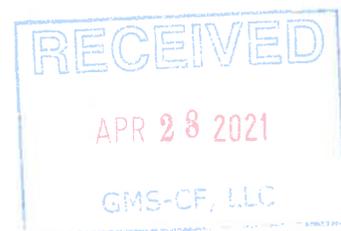
The number of registered voters within the Central Lake Community Development District as of April 15, 2021 is 0.

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

Sincerely,

A handwritten signature in black ink that reads "D. Alan Hays".

D. Alan Hays  
Lake County Supervisor of Elections



OUR COMMITMENT

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

# SECTION 4

## 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 5, 2021**

**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 November 5, 2021 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.**