

*Central Lake Community  
Development District*

*Agenda*

*September 6, 2019*

# AGENDA

# *Central Lake*

## *Community Development District*

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

August 30, 2019

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, September 6, 2019 at 8:00 a.m. at 1080 San Luis, Howey-in-the-Hills, Florida**. Following is the advance agenda for the meeting:

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of June 7, 2019 Meeting
4. Tally of Audit Committee Member Rankings and Selection of an Auditor
5. Adjournment

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 7, 2019 Meeting
4. Review and Acceptance of Fiscal Year 2018 Audit Report
5. Public Hearing
  - A. Consideration of Resolution 2019-02 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
6. Acceptance of Audit Committee Recommendation and Selection of an Auditor
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Approval of Fiscal Year 2020 Meeting Schedule
8. Supervisors Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

The second order of business of the Audit Committee Meeting 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 the

minutes from the June 7, 2019 meeting. The minutes are enclosed for your review. The third order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

The second order of business of the Board of Supervisors 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 June 7, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2018 audit report. A bound copy of the report has been provided separately.

The fifth order of business opens the public hearing. Section A is the consideration of Resolution 2019-02 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business is the acceptance of the Audit Committee recommendation and selection of the #1 ranked firm to provide auditing services for the Fiscal Year 2019. There is no back-up material.

The seventh 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 approval of the Fiscal Year 2020 meeting schedule. A sample meeting notice 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

# AUDIT COMMITTEE MEETING

# MINUTES

MINUTES OF MEETING  
CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT

The Central Lake Community Development District audit committee met Friday, June 7, 2019 at 8:20 a.m. at the Mission Inn Real Estate Office, 1080 San Luis, Howey-in-the-Hills, Florida.

Present were:

Bud Beucher by phone	Chairman
Katie Beucher	
Heather Miller	
George Flint	

*The following is a summary of the minutes and actions taken at the June 7, 2019 audit committee meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the audit committee meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Audit Services**

**A. Approval of Request for Proposals and Selection Criteria**

Mr. Flint stated the RFP and selection criteria is consistent with the form of the RFP and criteria the Board has approved in the past. The criteria are set by statute except for price. My recommendation would be to include it because it is competitive.

On MOTION by Mr. Beucher seconded by Ms. Miller with all in favor the request for proposals and selection criteria were approved.
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**B. Approval of Notice of Request for Proposals for Audit Services**

Mr. Flint stated we have the form of the notice that will be placed in the newspaper, we also mail the RFP to about six audit firms that provide the vast majority of these services, so we don't rely solely on the ad.

On MOTION by Ms. Beucher seconded by Ms. Miller with all in favor the notice of the request for proposals for audit services was approved.

**C. Public Announcement of Opportunity to Provide Auditing Services**

Mr. Flint stated this is the public announcement for the opportunity to provide auditing services.

On MOTION by Ms. Miller seconded by Ms. Beucher with all in favor the audit committee meeting adjourned.

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Chairman



## SECTION IV

**Central Lake CDD Auditor Selection**

	<b>Ability of Personnel (20 pts)</b>	<b>Proposer's Experience (20 pts)</b>	<b>Understanding of Scope of Work (20 pts)</b>	<b>Ability to Furnish the Required Services (20 pts)</b>	<b>Price (20 pts)</b>	<b>Total Points Earned</b>	<b>Ranking (1 being highest)</b>
<b>Berger, Toombs, Elam, Gaines &amp; Frank</b>					2019 - \$3,500 2020 - \$3,500 2021 - \$3,500 2022 - \$3,600 2023 - \$3,600		
<b>Grau &amp; Associates</b>					2019 - \$4,200 2020 - \$4,300 2021 - \$4,400 2022 - \$4,500 2023 - \$4,600		

# BOARD OF SUPERVISORS MEETING

# 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, June 7, 2019 at 8:00 a.m. at the Mission Inn Real Estate Office, 1080 San Luis, Howey-in-the-Hills, Florida.

Present and constituting a quorum were:

Bud Beucher	Chairman by phone
Katie Beucher	Assistant Secretary
Heather Miller	Assistant Secretary

Also present were:

George Flint	District Manager
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*The following is a summary of the minutes and actions taken at the June 7, 2019 Board of Supervisors 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 September 7, 2018 Meeting**

On MOTION by Mr. Beucher seconded by Ms. Miller with all in favor the minutes of the September 7, 2018 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Proposal from John D. Scott, P.E. Civil Engineering for Preparation of Engineering Report**

Mr. Flint stated item four is ratification of an agreement with J.D. Scott, P.E. and this was executed by the Chair.

Mr. Beucher stated he has left and will not honor his agreement and they have found a replacement engineer so there should be no action taken on this item.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-01 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing**

Mr. Flint stated item five is the resolution approving a proposed budget and setting a public hearing. The Board is required by June 15<sup>th</sup> of each year to approve a proposed budget and set the date, place and time of the public hearing. This is the start of the process and there will be time to get together between now and September to make sure everyone is comfortable with the budget. It is basically a mirror of the current adopted budget. As part of the lease with the plant owner we are going to be transitioning how we are paying the lease payments from a base monthly lease payment and true-up at the end of the year to doing a base and payment monthly versus waiting until the end of the year. Based on discussions with representatives of the plant owner that will start October 1<sup>st</sup>.

Mr. Beucher asked how is that calculated? Is it based on a budgetary estimated number?

Mr. Flint stated yes, it is based on historical performance and an estimate. The issue that we need to clarify is to make sure the District retains some operating capital. Every month you are doing a calculation instead of at the end of the year doing it one time. The lease contemplated that it would transition from how we are currently doing it with a true-up at the end of the year to transitioning to monthly payments. We may have to get with the plant owners and make sure we are all in agreement on the approach we are taking.

Mr. Beucher asked the interest earned does or does not benefit the plant owner?

Mr. Flint stated the interest earnings are treated like any other revenue source and distributed to the plant owner per the lease.

Mr. Beucher asked could you give us an average annualized balance over the last 24 months as to how much cash we had in that account so we can calculate the potential interest lost?

Mr. Flint stated I can get that. I think we have different accounts for the RAM fund and the operating so we can provide an account statement that would show you exactly.

On MOTION by Mr. Beucher seconded by Ms. Bucher with all in favor Resolution 2019-01 approving the proposed Fiscal Year 2020 budget and setting a public hearing was approved.

**SIXTH ORDER OF BUSINESS****Appointment of Audit Committee and Chairman**

Mr. Flint stated the District is required to have an annual independent audit and the process prescribed by statute to select an independent auditor is the Board is required to appoint an audit selection committee and designate a Chair. We do this every three years and in the past the Board has appointed themselves as the Audit Committee and one of the Board members as the Chair and that would be our recommendation. We do have an Audit Committee meeting advertised for immediately after the Board meeting.

On MOTION by Mr. Beucher seconded by Ms. Miller with all in favor the Board members were appointed to sit as the Audit Committee and Mr. Beucher appointed as Chair.

**SEVENTH 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 September 1, 2018 through May 31, 2019 in the amount of \$137,238.00.

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 balance sheet and income statement were included in the agenda package.

**iii. Presentation of Number of Registered Voters - 0**

A copy of the letter from the Supervisor of Elections indicating there are no registered voters residing in the District was included in the agenda package.

**iv. Designation of November 1, 2019 as Landowners' Meeting Date**

Mr. Flint stated every two years we are required to have a landowner election and it needs to be in the month of November, three seats are up every two years. We are suggesting November 1<sup>st</sup> as the landowner election date.

On MOTION by Ms. Miller seconded by Ms. Beucher with all in favor November 1, 2019 was designated as the landowners' meeting date.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Beucher stated I think we need to get a meeting with the old mayor because he has been designated sewer plant liaison for the town by the new mayor and we need to review infrastructure because they had passed out some false information to the Hanover people about the pipe sizes. It made it appear to be more expensive to get to the sewer plant than it actually is. That system was designed for each of those landowners' access without having to change the pipe size. They told Hanover there was only one line and each development had to run a line to the sewer plant. Also, I need to review our standard agreement.

Mr. Flint asked should I set up a meeting with Chris Sears and set something up or the mayor and Chris Sears?

Mr. Beucher stated if you don't mind sending David Peeble a note that just says the District had its meeting and discussed the fees and we would like to get these two items discussed and it is our belief that the Mayor can ask the former mayor to take point on this and we would like to get that done as quickly as we can.

Mr. Flint stated the issue is the discussion of infrastructure and what was the other issue?

Mr. Beucher stated the synchronization of the rates. You sent several letters to Chris Sears over the years and you should try again.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.



**TENTH ORDER OF BUSINESS**

**Next Meeting Date**

On MOTION by Ms. Miller seconded by Ms. Beucher with all in favor the meeting adjourned at 8:20 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**

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

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Central Lake Center Community Development District  
Lake County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Central Lake Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the basic financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *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 from 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. In making those risk assessments, the auditor considers internal control relevant to the entity'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. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the District as of September 30, 2018, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 24, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

June 24, 2019

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Central Lake Community Development District, Lake County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$209,409.
- The change in the District's total net position in comparison with the prior fiscal year was \$84,279, an increase. The key components of the District's net position and change in net position are reflected in the table in the basic financial analysis section.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of a statement of net position, a statement of revenues, expenses and changes in net position, a statement of cash flows, and notes to the financial statements.

#### **Basic Financial Statements**

The basic financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The basic financial statements report on the function of the District that is principally supported by user fees and charges.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of revenues, expenses and changes in fund net position presents information on all revenues and expenses of the District and the change in net position.

The statement of cash flows presents information regarding changes in cash due to cash receipts and cash disbursements during the reporting period.

#### **Proprietary Fund**

The District maintains one type of proprietary fund, an enterprise fund. The District uses the enterprise fund to account for the operations of the water and sewer utility facilities within the District. As such it employs an economic resources measurement focus, the goal of which is to assess the change in its total economic resources over a period of time. This goal is accomplished through the use of the accrual basis of accounting, under which revenues are recorded when earned and expenses are recorded when liabilities are incurred, regardless of the timing of cash receipts and disbursements.

#### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

## BASIC FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year ended September 30, 2018.

Key components of the District's net position are reflected in the following table:

NET POSITION		SEPTEMBER 30,	
	2018	2017	
Current and other assets	\$ 376,052	\$ 352,911	
Capital assets, net of depreciation	-	1,300	
Total assets	376,052	354,211	
Current liabilities	166,643	229,081	
Total liabilities	166,643	229,081	
Net position			
Net investment in capital assets	-	1,300	
Unrestricted	209,409	123,830	
Total net position	\$ 209,409	\$ 125,130	

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2018	2017	
Operating revenues	\$ 576,207	\$ 603,013	
Operating expenses:			
Administrative and general	118,876	137,021	
Cost of sales and services	373,100	445,679	
Total operating expenses	491,976	582,700	
Operating Income	84,231	20,313	
Non-operating:			
Interest income	48	29	
Total non-operating	48	29	
Change in net position	84,279	20,342	
Net position - beginning	125,130	104,788	
Net position - ending	\$ 209,409	\$ 125,130	

The District's activities reflect the operations of the water and sewer facilities within the District. The cost of operations is covered primarily by charges to customers. The decrease in operating revenues is primarily the result of decreases in the contribution in aid of construction (CIAC) fees and utility revenues. The decrease in operating expenses is primarily the result of a decrease in plant repair and maintenance.

## CAPITAL ASSETS

The District reported net capital assets of \$0. More detailed information about the District's capital assets is presented in the notes of the financial statements.



## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to water and sewer operations for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Central Lake Community Development District's Finance Department at 135 West Central Boulevard, Suite 320, Orlando, Florida, 32801.

**CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

**ASSETS**

Current assets:

Cash and cash equivalents	\$ 301,392
Investments	2,541
Accounts receivable	46,171
Due from other	10,956
Prepaid expense	14,992
Total current assets	<u>376,052</u>

Noncurrent assets:

Capital assets:

Machinery and equipment	6,500
Less accumulated depreciation	<u>(6,500)</u>
Total capital assets (net of depreciation)	<u>-</u>
Total noncurrent assets	<u>-</u>
Total assets	<u>376,052</u>

**LIABILITIES**

Current liabilities:

Accounts payable	7,229
Other current liabilities	158,414
Builders deposits	1,000
Total current liabilities	<u>166,643</u>

**NET POSITION**

Unrestricted	<u>209,409</u>
Total net position	<u>\$ 209,409</u>

See notes to the financial statements

**CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

OPERATING REVENUES	
Charges for sales and services	\$ 414,648
RAM fees	117,691
Miscellaneous revenue	<u>43,868</u>
Total operating revenues	<u>576,207</u>
OPERATING EXPENSES	
Administrative and general	118,876
Cost of sales and services	<u>373,100</u>
Total operating expenses	<u>491,976</u>
OPERATING INCOME	84,231
NON-OPERATING REVENUES (EXPENSES)	
Interest income	<u>48</u>
Total non-operating revenues	<u>48</u>
Change in net position	84,279
Total net position - beginning	<u>125,130</u>
Total net position - ending	<u><u>\$ 209,409</u></u>

See notes to the financial statements

**CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
STATEMENT OF CASH FLOWS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<b>CASH FLOW FROM OPERATING ACTIVITIES</b>	
Receipts from customers and users	\$ 579,117
Payments to suppliers	(553,114)
Net Cash Provided (Used) by Operating Activities	<u>26,003</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>	
Sale of investments	(48)
Interest income	48
Net Cash Provided (Used) by Investing Activities	<u>-</u>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	26,003
<b>CASH AND CASH EQUIVALENTS - BEGINNING</b>	<u>275,389</u>
<b>CASH AND CASH EQUIVALENTS - ENDING</b>	<u><u>\$ 301,392</u></u>
<b>RECONCILIATION OF OPERATING INCOME TO</b>	
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	
Operating income	\$ 84,231
<b>ADJUSTMENTS TO RECONCILE OPERATING INCOME</b>	
<b>TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>	
Depreciation	1,300
(Increase) / decrease in accounts receivable	9,036
(Increase) / decrease in due from other	(6,126)
(Decrease) / increase in accounts payable	(8,944)
(Decrease) / increase in other current liabilities	(53,494)
Total adjustments	<u>(58,228)</u>
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u><u>\$ 26,003</u></u>

See notes to the financial statements

**CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Central Lake Community Development District ("District") was created on May 11, 2001 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Lake County Ordinance 2001-75. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the planning, maintenance and operation of a water and wastewater system within the District in accordance with powers established by Florida Statute Chapter 190.

The District is governed by the Board of Supervisors ("the District") which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. Certain District members are affiliated with Mission Inn Golf & Tennis Resort, Inc. ("Developer") at September 30, 2018.

The District has the final responsibility for:

1. Assessing and levying maintenance taxes and special assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards District ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the Board is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting**

The District reports its activities and functions in an enterprise fund. The enterprise fund is used to account for the operation of a leased water and sewer utility system. The costs of providing services are recovered primarily through user charges.

Enterprise funds are proprietary funds. The measurement focus is based upon determination of net position, financial position and changes in cash flow. The generally accepted accounting principles used are those applicable to similar businesses in the private sector, thus, these funds are maintained on the accrual basis of accounting. Enterprise funds are used to account for operations (a) that are financed and operated in a manner similar to private enterprises, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) when the governing body has decided that periodic determination of net income is appropriate for capital maintenance, public management control, accountability, or other purposes. Revenues are recognized when earned and expenses are recognized when incurred. All assets and liabilities (whether current or noncurrent) associated with an activity are included in the statement of net position. The reported net position is segregated into net investment in capital assets, restricted and unrestricted assets.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Basis of Accounting (Continued)**

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Inventories and Prepaid Items**

Inventories are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

#### **Capital Assets**

Property and equipment are stated at cost. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Machinery and equipment	5

#### Long-Term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Net Position

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### NOTE 3 – DEPOSITS AND INVESTMENTS (Continued)

#### Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
Investment in Local Government Surplus Funds Trust			Average of the fund portfolio:
Fund (Florida PRIME)	\$ 2,541	S&P AAAM	33 days
Total Investments	<u>\$ 2,541</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

### NOTE 4 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Business-type activities</u>				
Capital assets, being depreciated				
Machinery and equipment	\$ 6,500	\$ -	\$ -	\$ 6,500
Total capital assets, being depreciated	<u>6,500</u>	<u>-</u>	<u>-</u>	<u>6,500</u>
Less accumulated depreciation for:				
Machinery and equipment	5,200	1,300	-	6,500
Total accumulated depreciation	<u>5,200</u>	<u>1,300</u>	<u>-</u>	<u>6,500</u>
Total capital assets, being depreciated, net	<u>1,300</u>	<u>(1,300)</u>	<u>-</u>	<u>-</u>
Business-type activities capital assets	<u>\$ 1,300</u>	<u>\$ (1,300)</u>	<u>\$ -</u>	<u>\$ -</u>



## NOTE 5 – RELATED PARTY TRANSACTIONS

### Lease Agreement

The District leases a water and wastewater facility under a ten year term operating lease. During the prior fiscal year, the owner of the water and wastewater facility changed from Packing House By-Products, Co. (an affiliate of the Developer) to Sewer & Plant Investments, LLC. The current lease term expires in August 2026 with an additional four, ten year optional lease renewal clause whereby the lease will be automatically renewed unless six months' notice is given to cancel the lease. Lease payments are calculated each year based on a formula detailed in the lease agreement.

Lease expense for the facility totaled \$310,664 for the fiscal year ended September 30, 2018.

Future minimum rental payments under the lease are as follows:

Year ending September 30:		
2019	\$	150,000
2020		150,000
2021		150,000
2022		150,000
2023		150,000
2024		150,000
2025		150,000
2026		150,000
Total	\$	<u>1,200,000</u>

## NOTE 6 – RAM FEES

The District began assessing a \$2 / month Reserve and Maintenance ("RAM") fee on each equivalent residential connection ("ERC") of undeveloped lands in December 2014. The fee increased to \$4 per month in April 2016. The Board held a public hearing and adopted the fee via motion at the beginning of the prior fiscal year. The fees are to cover maintenance costs for the idle sewer plant which is not yet being used due to undeveloped units. Such fees totaled \$117,691 during the current fiscal year which includes a receivable balance of \$2,493.

## NOTE 7 – CONCENTRATION

The Developer owns substantially all of the property within the District. A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Central Lake Community Development District  
Lake County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of Central Lake Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 24, 2019



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Central Lake Community Development District  
Lake County, Florida

We have examined Central Lake Community Development District, Lake County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Central Lake Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 24, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Central Lake Community Development District  
Lake County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Central Lake Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 24, 2019.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2019, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Central Lake Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Central Lake Community Development District, Lake County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 24, 2019

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## SECTION V

# SECTION A



## **RESOLUTION 2019-02**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Central Lake Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set **September 6, 2019**, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and

at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Central Lake Community Development District for the Fiscal Year Ending September 30, 2020", as adopted by the Board of Supervisors on **September 6, 2019**.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Central Lake Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL WATER & SEWER FUND	\$ _____
TOTAL RAM REVENUE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6<sup>th</sup> day of September, 2019.

ATTEST:

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

\_\_\_\_\_  
Secretary

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

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

*This item will be provided under  
separate cover*

## SECTION VII

# SECTION C

# SECTION 1

*This will be provided under  
separate cover*



## SECTION 2

*This will be provided under  
separate cover*

## SECTION 3

**NOTICE OF MEETINGS  
CENTRAL LAKE COMMUNITY  
DEVELOPMENT DISTRICT  
Fiscal Year 2020**

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Central Lake Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager