



**Central Lake
Community Development District**

**Adopted Budget
FY 2022**



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CENTRAL LAKE
Community Development District

Water & Sewer Fund Budget
Fiscal Year 2022

ADOPTED BUDGET FY2021	ACTUAL THRU 07/31/21	NEXT 2 MONTHS	PROJECTED THRU 9/30/21	ADOPTED BUDGET FY2022
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REVENUES:

Water Revenue	\$155,000	\$104,589	\$17,305	\$121,894	\$130,000
Sewer Revenue	\$165,000	\$163,335	\$25,664	\$188,998	\$165,000
Wholesale Sewer Revenue - Lot Closings	\$46,080	\$40,896	\$8,448	\$49,344	\$50,688
Wholesale Sewer Revenue - Boondocks	\$3,888	\$3,240	\$648	\$3,888	\$3,888
Wholesale Sewer Revenue - School	\$4,250	\$2,626	\$392	\$3,018	\$3,000
Wholesale Sewer Revenue - BishopsGate	\$0	\$23,160	\$0	\$23,160	\$23,155
Mission Inn Irrigation	\$8,000	\$9,289	\$1,400	\$10,689	\$10,000
Las Colinas HOA Irrigation	\$60,000	\$23,568	\$1,440	\$25,008	\$45,000
Miscellaneous Income	\$1,500	\$2,194	\$250	\$2,444	\$2,000
CIAC/Meter Fees	\$25,000	\$135,825	\$27,625	\$163,450	\$32,500
Interest	\$25	\$4	\$1	\$5	\$0

TOTAL REVENUES

\$468,743	\$508,725	\$83,173	\$591,897	\$465,231
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EXPENDITURES:

Administrative:

Attorney Fees	\$5,000	\$1,020	\$430	\$1,450	\$5,000
Engineering	\$3,500	\$3,468	\$0	\$3,468	\$3,500
Annual Audit	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$36,050	\$30,042	\$6,008	\$36,050	\$37,132
Information Technology	\$1,400	\$1,167	\$233	\$1,400	\$1,600
Website Maintenance	\$600	\$500	\$100	\$600	\$800
Telephone	\$50	\$0	\$10	\$10	\$50
Postage	\$1,500	\$1,232	\$285	\$1,517	\$1,750
Insurance	\$3,325	\$3,307	\$0	\$3,307	\$3,638
Printing & Binding	\$500	\$195	\$75	\$270	\$500
Legal Advertising	\$1,500	\$400	\$1,100	\$1,500	\$1,500
Office Supplies	\$250	\$72	\$275	\$347	\$500
Property Taxes	\$1,300	\$1,158	\$0	\$1,158	\$1,300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$4,000	\$2,401	\$490	\$2,891	\$3,500

Total Administrative

\$62,650	\$48,634	\$9,007	\$57,641	\$64,444
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Operations:

Electric	\$28,000	\$22,874	\$4,904	\$27,778	\$30,000
Testing	\$20,000	\$14,715	\$2,945	\$17,660	\$20,000
Sludge Pumping	\$15,000	\$20,159	\$0	\$20,159	\$15,000
Labor	\$10,000	\$7,195	\$2,878	\$10,073	\$10,000
Chemicals	\$8,000	\$5,950	\$2,151	\$8,101	\$8,100
Repairs	\$30,000	\$18,091	\$4,409	\$22,500	\$25,000
Mowing	\$2,000	\$1,025	\$426	\$1,451	\$2,000
Backup Fuel	\$1,500	\$0	\$375	\$375	\$1,500
Property Insurance	\$5,025	\$5,012	\$0	\$5,012	\$5,513
Dues, Licenses & Subscriptions	\$2,500	\$3,339	\$0	\$3,339	\$2,500
Quarterly Utility Maintenance	\$4,000	\$0	\$2,000	\$2,000	\$4,000
Plant Lease	\$270,618	\$136,591	\$277,218	\$413,809	\$269,175
Contingency	\$9,450	\$1,420	\$580	\$2,000	\$8,000

Total Operations

\$406,093	\$236,371	\$297,886	\$534,257	\$400,787
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TOTAL EXPENDITURES

\$468,743	\$285,005	\$306,893	\$591,898	\$465,231
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EXCESS REVENUES (EXPENDITURES)

\$0	\$223,720	(\$223,720)	(\$0)	\$0
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**CENTRAL LAKE
COMMUNITY DEVELOPMENT DISTRICT
WATER & SEWER BUDGET**

REVENUES:

WATER REVENUE

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

SEWER REVENUE

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

WHOLESALE SEWER REVENUE

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

MISSION INN IRRIGATION

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

LAS COLINAS HOA IRRIGATION

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

MISCELLANEOUS INCOME

Each new account that is added to the Utility System or change in resident is charged an activation fee. The District anticipates 4 new/changed connections for Fiscal Year 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	\$1,732.50
CIAC – Sewer	\$3,517.50
CIAC – Expansion	\$3,250
Meter Fee	\$498.75

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
Total			\$37,500

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
Total		\$20,000

**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
Total		\$10,000

CHEMICALS

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

REPAIRS

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

MOWING

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

PROPERTY INSURANCE

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

DUES & LICENSES

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

QUARTERLY UTILITY MAINTENANCE

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

PLANT LEASE

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

CONTINGENCY

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

CENTRAL LAKE
Community Development District

Reservation & Maintenance Fund Budget
Fiscal Year 2022

ADOPTED BUDGET FY2021	ACTUAL THRU 07/31/21	NEXT 2 MONTHS	PROJECTED THRU 9/30/21	ADOPTED BUDGET FY2022
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REVENUES:

RAM Revenue	\$113,280	\$90,868	\$18,112	\$108,980	\$108,000
Miscellaneous Income	\$1,000	\$37	\$23	\$60	\$0
Interest	\$600	\$212	\$50	\$262	\$200
Carry Forward Surplus	\$287,456	\$283,797	\$0	\$283,797	\$234,640
TOTAL REVENUES	\$402,336	\$374,914	\$18,185	\$393,099	\$342,840

EXPENDITURES:

Administrative:

Attorneys Fees	\$10,000	\$1,020	\$430	\$1,450	\$10,000
Postage	\$250	\$65	\$15	\$80	\$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
Total Administrative	\$16,375	\$5,549	\$1,195	\$6,744	\$16,688

Operations:

Electric	\$7,000	\$5,719	\$1,226	\$6,945	\$7,500
Repairs & Maintenance	\$5,000	\$21,304	\$0	\$21,304	\$5,000
Mowing	\$8,000	\$4,100	\$1,704	\$5,804	\$8,000
Property Insurance	\$5,025	\$5,012	\$0	\$5,012	\$5,513
Refuse Service	\$1,300	\$1,143	\$229	\$1,371	\$1,600
Operating Supplies	\$3,000	\$4,416	\$0	\$4,416	\$5,000
Chemicals	\$1,000	\$661	\$239	\$900	\$1,000
Permits	\$5,000	\$43,778	\$0	\$43,778	\$5,000
Reserves	\$51,450	\$0	\$0	\$0	\$45,700
Capital Outlay	\$13,000	\$62,187	\$0	\$62,187	\$15,000
Total Operations	\$99,775	\$148,318	\$3,398	\$151,716	\$99,313

TOTAL EXPENDITURES	\$116,150	\$153,867	\$4,593	\$158,460	\$116,000
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EXCESS REVENUES (EXPENDITURES)	\$286,186	\$221,047	\$13,592	\$234,640	\$226,840
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**CENTRAL LAKE
COMMUNITY DEVELOPMENT DISTRICT
RESERVATION & MAINTENANCE BUDGET**

REVENUES:

RAM REVENUE

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

MISCELLANEOUS INCOME

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

INTEREST

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

EXPENDITURES:

ADMINISTRATIVE:

ATTORNEY FEES

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POSTAGE

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INSURANCE

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LEGAL ADVERTISING

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PROPERTY TAXES

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Parcel: 2620250003-000-01300

Parcel: 2720250001-000-02400

OTHER CURRENT CHARGES

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

OPERATIONS:

ELECTRIC

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	Contingency		\$1,680
Total			\$37,500

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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
Total			\$1,600

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.