



**Central Lake  
Community Development District**

**Adopted Budget  
FY 2023**



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

**Water & Sewer Fund Budget**  
**Fiscal Year 2023**

ADOPTED BUDGET FY2022	ACTUAL THRU 07/31/22	NEXT 2 MONTHS	PROJECTED THRU 9/30/22	ADOPTED BUDGET FY2023
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**REVENUES:**

Water Revenue	\$130,000	\$138,612	\$24,545	\$163,156	\$170,000
Sewer Revenue	\$148,572	\$136,215	\$28,252	\$164,468	\$189,813
Wholesale Sewer Revenue - Lot Closings	\$50,688	\$50,669	\$11,654	\$62,323	\$69,926
Wholesale Sewer Revenue - Boondocks	\$3,888	\$3,240	\$648	\$3,888	\$3,888
Wholesale Sewer Revenue - School	\$3,000	\$3,461	\$235	\$3,696	\$4,000
Wholesale Sewer Revenue - BishopsGate	\$23,155	\$23,155	\$0	\$23,155	\$23,155
Wholesale Sewer Revenue - Mission Carmel	\$16,428	\$16,428	\$0	\$16,428	\$17,921
Mission Inn Irrigation	\$10,000	\$4,391	\$609	\$5,000	\$10,000
Las Colinas HOA Irrigation	\$45,000	\$25,191	\$5,500	\$30,691	\$40,000
Miscellaneous Income	\$2,000	\$2,447	\$453	\$2,900	\$2,500
CIAC/Meter Fees	\$32,500	\$123,100	\$0	\$123,100	\$25,000
Interest	\$0	\$12	\$8	\$20	\$0
<b>TOTAL REVENUES</b>	<b>\$465,231</b>	<b>\$526,920</b>	<b>\$71,905</b>	<b>\$598,825</b>	<b>\$556,204</b>

**EXPENDITURES:**

**Administrative:**

Attorney Fees	\$5,000	\$791	\$420	\$1,211	\$5,000
Engineering	\$3,500	\$6,031	\$375	\$6,406	\$3,500
Annual Audit	\$3,500	\$3,500	\$0	\$3,500	\$3,600
Management Fees	\$37,132	\$30,943	\$6,189	\$37,132	\$37,132
Information Technology	\$1,600	\$1,333	\$267	\$1,600	\$1,800
Website Maintenance	\$800	\$667	\$133	\$800	\$1,000
Telephone	\$50	\$0	\$10	\$10	\$25
Postage	\$1,750	\$1,267	\$263	\$1,530	\$1,750
Insurance	\$3,638	\$3,422	\$0	\$3,422	\$4,110
Printing & Binding	\$500	\$184	\$46	\$230	\$350
Legal Advertising	\$1,500	\$2,366	\$0	\$2,366	\$1,500
Office Supplies	\$500	\$84	\$246	\$330	\$500
Property Taxes	\$1,300	\$1,081	\$0	\$1,081	\$1,300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$3,500	\$2,536	\$559	\$3,095	\$3,500
<b>Total Administrative</b>	<b>\$64,444</b>	<b>\$54,380</b>	<b>\$8,508</b>	<b>\$62,888</b>	<b>\$65,242</b>

**Operations:**

Electric	\$30,000	\$83,756	\$27,207	\$110,963	\$125,000
Testing	\$20,000	\$0	\$0	\$0	\$0
Sludge Pumping	\$15,000	\$23,260	\$3,900	\$27,160	\$25,000
Labor	\$10,000	\$7,195	\$1,439	\$8,634	\$8,634
Chemicals	\$8,100	\$11,362	\$2,138	\$13,500	\$13,500
Repairs	\$25,000	\$6,808	\$1,192	\$8,000	\$20,000
Mowing	\$2,000	\$988	\$760	\$1,748	\$2,000
Backup Fuel	\$1,500	\$0	\$0	\$0	\$334
Property Insurance	\$5,513	\$5,764	\$0	\$5,764	\$6,925
Dues, Licenses & Subscriptions	\$2,500	\$2,390	\$0	\$2,390	\$2,500
Utility Maintenance	\$4,000	\$41,381	\$19,553	\$60,934	\$98,290
Plant Lease	\$269,175	\$136,591	\$95,705	\$232,296	\$188,780
Contingency	\$8,000	\$0	\$0	\$0	\$0
<b>Total Operations</b>	<b>\$400,787</b>	<b>\$319,495</b>	<b>\$151,895</b>	<b>\$471,389</b>	<b>\$490,963</b>

**TOTAL EXPENDITURES**

<b>\$465,231</b>	<b>\$373,875</b>	<b>\$160,402</b>	<b>\$534,277</b>	<b>\$556,204</b>
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**EXCESS REVENUES (EXPENDITURES)**

<b>\$0</b>	<b>\$153,046</b>	<b>(\$88,497)</b>	<b>\$64,548</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 \$38.59 per residential sewer account for customers connected to potable water and sewer service and \$44.10 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, **Boondocks Restaurant** which pays a flat rate per month and **Bishops Gate** and **Mission Carmel Condominium Association** which pays a flat rate annually.

**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 2023, and the current rate is \$50 per account. Also, included in this category are the late fee penalties and disconnection fees.

**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	\$2,175.00
CIAC – Sewer	\$4,275.00
Meter Fee	\$498.75

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**ATTORNEY FEES**

The District's legal counsel, Gonano & Harrell, 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**

The District has contracted with Governmental Management Services-Central Florida, LLC for 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**

The District has contracted with Governmental Management Services-Central Florida, LLC for 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	Amount	Amount
9100 8904 1731	26325 Avenida Las Colinas Lift	\$110	\$1,320
9100 8904 1905	10400 County Road 48, Wtr Trmt Plant	\$1,050	\$12,600
9100 8904 2097	26325 Avenida Las Colinas Sewer Plant	\$6,700	\$80,400
9100 8904 2295	10400 County Road 48, Waste Water Plant	\$1,000	\$12,000
9100 8904 2500	9251 Avenida San Pablo Lift Station	\$30	\$360
9100 8904 2675	26000 Avenida Las Colinas	\$120	\$1,440
	Contingency		\$16,880
<b>Total</b>			<b>\$125,000</b>

For FY2022, this expense was allocated 80% to Water & Sewer (\$28,000) and 20% to RAM (\$7,000). For FY2023, Water & Sewer fund will cover 100% of electric expenses.

**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
<b>Total</b>		<b>\$8,634</b>

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

**CHEMICALS**

The District purchases various chemicals used in conjunction with the wastewater treatment plant from Hawkins, Inc. For FY2022, this expense will be split 90/10 with the RAM fund. For FY2023, Water & Sewer fund will cover 100% of this expense.

**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.

**UTILITY MAINTENANCE**

The District will contract with a vendor to service water and wastewater systems to insure reliability. The monthly plant inspection, collection and analysis of samples, well monitoring etc. General Utilities is currently providing these services.

**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.

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

**Reservation & Maintenance Fund Budget**  
**Fiscal Year 2023**

ADOPTED BUDGET FY2022	ACTUAL THRU 07/31/22	NEXT 2 MONTHS	PROJECTED THRU 9/30/22	ADOPTED BUDGET FY2023
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**REVENUES:**

RAM Sewer Revenue	\$108,000	\$89,856	\$17,652	\$107,508	\$105,792
RAM Water Revenue	\$0	\$0	\$0	\$0	\$6,000
Miscellaneous Income	\$0	\$60	\$0	\$60	\$0
Interest	\$200	\$98	\$27	\$125	\$50
Carry Forward Surplus	\$234,640	\$124,444	\$0	\$124,444	\$40,964

**TOTAL REVENUES**

<b>\$342,840</b>	<b>\$214,458</b>	<b>\$17,679</b>	<b>\$232,137</b>	<b>\$152,806</b>
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**EXPENDITURES:**

**Administrative:**

Attorneys Fees	\$10,000	\$791	\$420	\$1,211	\$5,000
Postage	\$250	\$62	\$14	\$76	\$150
Insurance	\$3,638	\$3,422	\$0	\$3,422	\$4,110
Legal Advertising	\$500	\$0	\$0	\$0	\$0
Property Taxes	\$1,300	\$1,081	\$0	\$1,081	\$1,300
Other Current Charges	\$1,000	\$0	\$0	\$0	\$500

**Total Administrative**

<b>\$16,688</b>	<b>\$5,356</b>	<b>\$434</b>	<b>\$5,790</b>	<b>\$11,060</b>
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**Operations:**

Electric	\$7,500	\$11,906	\$0	\$11,906	\$0
Repairs & Maintenance	\$5,000	\$33,613	\$0	\$33,613	\$26,000
Mowing	\$8,000	\$3,951	\$3,040	\$6,991	\$8,000
Property Insurance	\$5,513	\$5,764	\$0	\$5,764	\$6,925
Refuse Service	\$1,600	\$1,239	\$247	\$1,486	\$1,600
Operating Supplies	\$5,000	\$7,674	\$826	\$8,500	\$8,500
Chemicals	\$1,000	\$684	\$0	\$684	\$0
Permits	\$5,000	\$3,313	\$0	\$3,313	\$5,000
Reserves	\$45,700	\$0	\$0	\$0	\$0
Utility Maintenance	\$0	\$26,501	\$6,518	\$33,018	\$32,763
Capital Outlay	\$15,000	\$80,106	\$0	\$80,106	\$52,958

**Total Operations**

<b>\$99,313</b>	<b>\$174,752</b>	<b>\$10,631</b>	<b>\$185,383</b>	<b>\$141,746</b>
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**TOTAL EXPENDITURES**

<b>\$116,000</b>	<b>\$180,108</b>	<b>\$11,065</b>	<b>\$191,173</b>	<b>\$152,806</b>
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**EXCESS REVENUES (EXPENDITURES)**

<b>\$226,840</b>	<b>\$34,350</b>	<b>\$6,614</b>	<b>\$40,964</b>	<b>\$0</b>
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**CENTRAL LAKE  
COMMUNITY DEVELOPMENT DISTRICT  
RESERVATION & MAINTENANCE BUDGET**

**REVENUES:**

**RAM REVENUE**

The District adopted a Reservation and Maintenance Fee ("RAM Fee"). The Sewer RAM fee is \$4.00 per month per equivalent residential connection (ERC) for undeveloped lands within the CDD wastewater service area and undeveloped lands within the Town of Howey-in-the-Hills subject to the Wholesale Wastewater Service Agreement. The Water RAM fee is \$2.00 per month per lot for undeveloped lots within the CDD water service area..

**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.

**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	Amount	Amount
9100 8904 1731	26325 Avenida Las Colinas Lift	\$110	\$1,320
9100 8904 1905	10400 County Road 48, Wtr Trmt Plant	\$1,050	\$12,600
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9100 8904 2295	10400 County Road 48, Waste Water Plant	\$1,000	\$12,000
9100 8904 2500	9251 Avenida San Pablo Lift Station	\$30	\$360
9100 8904 2675	26000 Avenida Las Colinas	\$120	\$1,440
	Contingency		\$16,880
<b>Total</b>			<b>\$125,000</b>

For FY2022, this expense was allocated 80% to Water & Sewer (\$28,000) and 20% to RAM (\$7,000). For FY2023, Water & Sewer fund will cover 100% of electric expenses.

**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	\$122	\$1,459
	Contingency		\$141
<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 Hawkins, Inc. For FY2022, this expense will be split 90/10 with the RAM fund. For FY2023, Water & Sewer fund will cover 100% of this expense.

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

**PERMITS**

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

**UTILITY MAINTENANCE**

The District will contract with a vendor for service the water system to insure reliability. The monthly plant inspection, collection and analysis of samples, well monitoring etc. General Utilities is currently providing these services.

**CAPITAL OUTLAY**

Represents estimated costs for capital outlay expenses.