

*Central Lake Community
Development District*

Agenda

September 6, 2024

AGENDA

Central Lake

Community Development District

219 E. Livingston Street, Orlando FL, 32801

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

August 30, 2024

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, 2024 at 8:00 a.m. at the Mission Inn Resort, El Moro Room, 10400 County Road 48, Howey-in-the-Hills, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 14, 2024 Meeting
4. Public Hearings
 - A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-05 Adopting Amendments to the Water and Wastewater Rate Schedule
5. Ratification Items
 - A. Key Engineering Associates, Inc. for Wastewater Engineering Services
 - B. Waste Management Inc. of Florida for Non-Hazardous Waste Services
6. Adoption of District Goals & Objectives
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 2025 Meeting Schedule
8. Supervisors Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

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

George S. Flint
District Manager

Cc: Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
CENTRAL LAKE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Central Lake Community Development District was held Friday, June 14, 2024, at 8:00 a.m. at the Mission Inn Resort, El Morro Room, 10400 County Road 48, Howey-in-the-Hills, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Kevin Stone	District Counsel

The following is a summary of the minutes and actions taken at the June 14, 2024 regular meeting of the Board of Supervisors of the Central Lake Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint being a notary public of the State of Florida administered the oath of office to Katie Beucher, Michael Clary and Daniel Parks.

B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the landowners' Election

On MOTION by Ms. Miller seconded by Mr. Parks with all in favor Resolution 2024-01 Canvassing and Certifying the Results of the landowners' Election was approved.

C. Consideration of Resolution 2024-02 Election of Officers

On MOTION by Mr. Clary seconded by Mr. Parks with all in favor Resolution 2024-02 was approved reflecting the following officers: Bud Beucher Chairman, Katie Beucher Vice Chair, George Flint Secretary and Treasurer, Michale Clary, Heather Miller, Daniel Parks, Rich Hans and Katie Costa Assistant Secretaries and Assistant Treasurers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 1, 2023 Board of Supervisors Meeting and Acceptance of the Minutes of the November 3, 2023 Landowners' Meeting

On MOTION by Mr. Parks seconded by Ms. Beucher with all in favor the minutes of the September 1, 2023 Board meeting were approved, as presented and the minutes of the November 3, 2023 landowners meeting were accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Alternative Power Solutions to Provide Preventative Maintenance and Demand Services for District Equipment

On MOTION by Mr. Clary seconded by Ms. Miller with all in favor the agreement with Alternative Power Solutions was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

Mr. Flint stated Resolution 2024-03 approves a proposed budget for Fiscal Year 2025 and sets the public hearing for final adoption for September 6, 2024. This is not binding on the Board, you can make changes between now and at the public hearing. There are some suggested rate adjustments incorporated into the most recent version of the proposed budget that would require a rate hearing. The rate hearing has to be advertised 29 and 28 days in advance of the hearing and that would be on the same date that you hold your public hearing for the budget. We incorporated a 7% rate adjustment in the rates that is intended to capture two years of

inflationary adjustments. Another area that has seen a significant increase is insurance and that has more than doubled. We are including worst case scenario in this proposed budget. There may be some opportunities to reduce that number, but we wanted to include the high end of that number in the proposed budget.

I have provided the current and proposed rate schedule that reflects 7% increase but does not address the interlocal agreement. If we do a rate study these miscellaneous charges will be part of that study and that would be an opportunity to true those up to where they need to be to actual costs. We haven't adjusted those at this point.

Mr. Beucher asked if we don't include it now, can we add it in the final approval?

Mr. Flint stated it would be safer to include something now at a higher level such as \$500 and we can reduce it at the rate hearing.

Mr. Beucher stated I encourage you to have two lines for the meter testing, a 5-gallon bucket test at \$85 and a lab test at \$585.

Mr. Flint stated the justification of the 7% is two years of CPI adjustments.

Mr. Becher stated we don't adjust our rates annually and I think we should because we are being unfair to the CDD and the owners of the plant. There are some municipalities that have built in escalator clauses in their rates.

Mr. Flint stated there is language in the policy manual that would allow us to do that. Subject to Kevin's review, we may already have the authority to do that and if not we can incorporate it in the rule hearing.

Mr. Stone stated I like it being in your published rule anyway.

Mr. Beucher stated on the RAM that is for the customers with reserve capacity in the plant who haven't initiated a home being attached to the plant so there aren't flows coming through. They are not being charged the \$24 a month for sewer services. We are proposing they pay \$4.28 and I'm asking the Board to look at the \$4.28 and see if that is enough. The property insurance has increased dramatically. If we notice \$6.00 we can bring that down at the public hearing.

Mr. Flint stated I think Kevin needs to review the RAM agreements we have. We probably need to set them through the rate hearing but there may be parameters we need to be aware of.

Mr. Stone stated I'm looking at all those things in the immediate future. I will communicate with George and he can pass it along to the Board.

Mr. Beucher stated I would go with \$6.00.

Mr. Flint stated I will ask the Board to approve the budget subject to incorporating the additional RAM fee revenue and the adjustments that would be necessary in the RAM fund to reflect that.

On MOTION by Mr. Parks seconded by Ms. Miller with all in favor Resolution 2024-03 approving the proposed Fiscal Year 2025 budget, as amended, and setting the public hearing for September 6, 2024 at 8:00 AM at this location was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Proposed FY 2025 Rate Schedule and Setting Rate Hearing**

Mr. Flint stated we have covered this item in the budget discussion and we discussed adjusting the wastewater RAM fee for purposes of noticing the meeting from \$4.28 to \$6.00 and added a meter testing lab fee of \$585.

On MOTION by Ms. Beucher seconded by Ms. Miller with all in favor the proposed Fiscal Year 2025 rate schedule was approved, as amended, setting a public hearing for September 6, 2024.

EIGHTH ORDER OF BUSINESS **Presentation of Frozen Grove WWTP Excess Capacity Analysis**

Mr. Beucher stated the plant owner had an analysis done of our capacity and flows and it has been determined that we have excess capacity in the plant. That is how we are creating the capacity to resell to these prospective developments. With that said the increase in number of users and the flows will not come without some form of capital expenditure. We will need a surge tank to regulate the flows over a 24-hour period.

Mr. Flint stated this is just information at this point.

NINTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2022 Audit Report**

Mr. Flint stated the audit report has already been transmitted to the state this is just informational at this point. The audit for last year is due by the end of this month. We will provide the 2023 audit at the September meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Stone stated the one thing we are working on is dealing with the Town. George has a report about making sure you do your Form 1, that is due by July 1st and that will now be reported online.

There is new legislation that just became effective and as of October 1st we will need to have established a set of performance measures and goals and we have to track whether we are achieving our performance measures. George’s firm has a standard package for CDDs. Your scope is limited to water and wastewater so it ought to be a fairly simple process.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from August 25, 2023 through June 10, 2024 in the amount of \$610,278.31.

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

ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters - 0

A copy of the letter from the Supervisor of Elections indicating that there are zero registered voters residing in the District was included in the agenda package.

iv. Form 1 Filing Reminder – Due July 1st/CDD Ethics Training Requirement

Mr. Flint stated the Form 1 is due by July 1st and it is now online directly with the Commission on Ethics.

In addition to the Form 1 being reported online, there is now a requirement that Board members complete four hours of ethics training annually. The commission on ethics and Attorney General’s office both have websites where they provide free training. They are

typically in 50-minutes modules, which counts as an hour. We will provide you with a memo with the links to both websites. There is paid training as well but there is more reason to do that one, it is free with the commission on ethics and attorney general’s office. There is no certificate at the end of the training, but it is an honor system when you fill out your form 1 for next year there is a box to check saying you have complied. We recommend for record purposes make a note of when you did it and what it was. You have to do the four hours by December 31st and report it on your July 1, 2025 Form 1.

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests

There being no comment, the next item followed.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Meeting Date

Mr. Flint stated the next meeting is September 6, 2024 at 8:00 a.m. in this location.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Parks seconded by Ms. Miller with all in favor the meeting adjourned at 8:57 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2024-04

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, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, 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, 2024**, 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 2024 and/or revised projections for Fiscal Year 2025.
- 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, 2025", as adopted by the Board of Supervisors on **September 6, 2024**.
- 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, 2024, and ending September 30, 2025, 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 6th day of September, 2024.

ATTEST:

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

Secretary/Assistant Secretary

By:_____

Its:_____

Central Lake
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1 Water & Sewer Fund

2-5 Water & Sewer Narrative

6 Reservation & Maintenance Fund

7-8 Reservation & Maintenance Narrative

Central Lake
Community Development District
Proposed Budget
FY2025
Water & Sewer Fund

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Water Revenue	\$ 215,000	\$ 198,645	\$ 38,020	\$ 236,665	\$ 268,345
Sewer Revenue	\$ 192,360	\$ 171,877	\$ 35,307	\$ 207,184	\$ 221,705
Wholesale Sewer Revenue - Lot Closings	\$ 79,142	\$ 76,344	\$ 17,078	\$ 93,422	\$ 102,470
Wholesale Sewer Revenue - Boondocks	\$ 3,888	\$ 3,240	\$ 648	\$ 3,888	\$ 3,888
Wholesale Sewer Revenue - School	\$ 5,000	\$ 2,830	\$ 608	\$ 3,437	\$ 3,500
Wholesale Sewer Revenue - BishopsGate	\$ 23,155	\$ 23,155	\$ -	\$ 23,155	\$ 23,155
Wholesale Sewer Revenue - Mission Carmel	\$ 17,921	\$ -	\$ -	\$ -	\$ -
Mission Inn Irrigation	\$ 9,000	\$ 4,340	\$ 758	\$ 5,098	\$ 9,000
Las Colinas HOA Irrigation	\$ 30,500	\$ 25,268	\$ 5,862	\$ 31,130	\$ 31,950
Miscellaneous Income	\$ 3,000	\$ 2,679	\$ 400	\$ 3,079	\$ 3,000
CIAC/Meter Fees	\$ 25,000	\$ 126,649	\$ -	\$ 126,649	\$ 54,891
Interest	\$ 100	\$ 98	\$ 20	\$ 118	\$ 100
Carry Forward Surplus	\$ 66,236	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 670,302	\$ 635,125	\$ 98,701	\$ 733,826	\$ 722,005
Expenditures:					
Administrative:					
Engineering Fees	\$ 3,500	\$ 900	\$ 500	\$ 1,400	\$ 3,500
Attorney	\$ 5,000	\$ 9,118	\$ 1,882	\$ 11,000	\$ 6,000
Annual Audit	\$ 3,600	\$ -	\$ 3,600	\$ 3,600	\$ 3,600
Management Fees	\$ 39,360	\$ 32,800	\$ 6,560	\$ 39,360	\$ 42,500
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,260
Telephone	\$ 25	\$ -	\$ 10	\$ 10	\$ 25
Postage	\$ 1,750	\$ 1,409	\$ 341	\$ 1,750	\$ 1,750
Printing & Binding	\$ 350	\$ 73	\$ 27	\$ 100	\$ 350
Insurance	\$ 4,050	\$ 3,808	\$ -	\$ 3,808	\$ 4,190
Legal Advertising	\$ 1,500	\$ 795	\$ 705	\$ 1,500	\$ 1,500
Office Supplies	\$ 500	\$ 270	\$ 230	\$ 500	\$ 500
Other Current Charges	\$ 3,500	\$ 643	\$ 80	\$ 723	\$ 1,200
Property Taxes	\$ 1,300	\$ 1,056	\$ -	\$ 1,056	\$ 1,300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 67,610	\$ 53,546	\$ 14,435	\$ 67,982	\$ 69,740
Operations:					
Property Insurance	\$ 9,355	\$ 5,883	\$ -	\$ 5,883	\$ 23,905
Electric	\$ 169,300	\$ 139,183	\$ 25,192	\$ 164,375	\$ 175,500
Backup Fuel	\$ 334	\$ -	\$ 150	\$ 150	\$ 334
Chemicals	\$ 13,500	\$ 13,139	\$ 3,000	\$ 16,139	\$ 10,000
Dues, Licenses & Subscriptions	\$ 2,500	\$ 2,000	\$ 155	\$ 2,155	\$ 2,500
Labor	\$ 8,634	\$ 7,195	\$ 1,439	\$ 8,634	\$ 8,634
Mowing	\$ 2,000	\$ 1,405	\$ 380	\$ 1,785	\$ 2,000
Plant Lease	\$ 188,780	\$ 136,591	\$ 52,318	\$ 188,909	\$ 175,383
Repairs & Maintenance	\$ 45,000	\$ 88,521	\$ 780	\$ 89,301	\$ 45,000
Sludge Pumping	\$ 25,000	\$ 25,267	\$ 10,000	\$ 35,267	\$ 40,000
Utility Maintenance	\$ 98,290	\$ 69,627	\$ 15,666	\$ 85,293	\$ 105,170
Capital Outlay	\$ 40,000	\$ 115,972	\$ 17,652	\$ 133,624	\$ 59,519
Total Operations:	\$ 602,693	\$ 604,783	\$ 126,732	\$ 731,515	\$ 647,945
Total Expenditures	\$ 670,302	\$ 658,329	\$ 141,167	\$ 799,497	\$ 717,685
Excess Revenues (Expenditures)	\$ -	\$ (23,204)	\$ (42,466)	\$ (65,671)	\$ 4,320

**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 proposed monthly fee is \$45.05 per residential sewer account for customers connected to potable water and sewer service and \$51.48 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 2024, 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 proposed charges are as follows:

CIAC – Water	\$2,327.25
CIAC – Sewer	\$4,574.25
Meter Fee	\$533.66

INTEREST

Represents estimated interest from invested funds.

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING FEES

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.

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

ATTORNEY FEES

The District's legal counsel, Stone & Gerken, P.A., 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.

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, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, 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.

PRINTING & BINDING

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

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.

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.

OTHER CURRENT CHARGES

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

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 Commerce for \$175.

OPERATIONS:

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.

ELECTRIC

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

Account#	Address	Monthly Amount	Annual Amount
9100 8904 1731	26325 Avenida Las Colinas Lift	\$100	\$1,200
9100 8904 1905	10400 County Road 48, Wtr Trmt Plant	\$1,490	\$17,880
9100 8904 2097	26325 Avenida Las Colinas Sewer Plant	\$12,300	\$147,600
9100 8904 2295	10400 County Road 48, Waste Water Plant	\$150	\$1,800
9100 8904 2500	9251 Avenida San Pablo Lift Station	\$35	\$420
9100 8904 2675	26000 Avenida Las Colinas	\$150	\$1,800
	Contingency		\$4,800
Total			\$175,500

BACKUP FUEL

Represents estimated costs for purchase of fuel for back up generators.

CHEMICALS

The District purchases various chemicals used in conjunction with the wastewater treatment plant.

DUES & LICENSES

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

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

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
Total		\$8,634

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.

PLANT LEASE

The lease rent paid to Sewer & Water Plant Investments, LLC. Fee is paid as a fixed monthly amount of \$14,612.22, plus year end surplus revenues calculated based upon agreement with the District.

REPAIRS & MAINTENANCE

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

SLUDGE PUMPING

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

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.

CAPITAL OUTLAY

Represents estimated costs for capital outlay related expenses.

Central Lake

Community Development District

Proposed Budget

FY2025

Reservation & Maintenance Fund

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
RAM Sewer Revenue	\$ 104,976	\$ 85,880	\$ 16,848	\$ 102,728	\$ 151,848
Miscellaneous Income	\$ -	\$ 213	\$ 2	\$ 215	\$ -
Interest	\$ 600	\$ 514	\$ 100	\$ 614	\$ 600
Carry Forward Surplus*	\$ 22,557	\$ 16,595	\$ -	\$ 16,595	\$ 41,018
Total Revenues	\$ 128,133	\$ 103,202	\$ 16,950	\$ 120,152	\$ 193,466
Expenditures:					
Administrative:					
Attorney	\$ 5,000	\$ 9,118	\$ 1,882	\$ 11,000	\$ 12,000
Postage	\$ 150	\$ 67	\$ 18	\$ 85	\$ 150
Insurance	\$ 4,050	\$ 3,808	\$ -	\$ 3,808	\$ 4,190
Other Current Charges	\$ 500	\$ -	\$ 80	\$ 80	\$ 500
Property Taxes	\$ 1,300	\$ 1,056	\$ -	\$ 1,056	\$ 1,300
Total Administrative:	\$ 11,000	\$ 14,048	\$ 1,980	\$ 16,028	\$ 18,140
Operations:					
Property Insurance	\$ 9,355	\$ 5,883	\$ -	\$ 5,883	\$ 23,905
Mowing	\$ 8,000	\$ 5,620	\$ 1,520	\$ 7,140	\$ 8,000
Operating Supplies	\$ 7,500	\$ -	\$ 1,875	\$ 1,875	\$ 7,500
Permits	\$ 5,000	\$ -	\$ 3,500	\$ 3,500	\$ 5,000
Refuse Service	\$ 2,200	\$ 1,740	\$ 348	\$ 2,088	\$ 720
Repairs & Maintenance	\$ 26,000	\$ 5,110	\$ 2,500	\$ 7,610	\$ 26,000
Utility Maintenance	\$ 32,763	\$ 23,209	\$ 5,222	\$ 28,431	\$ 32,763
Capital Outlay	\$ 26,315	\$ -	\$ 6,578	\$ 6,578	\$ 71,438
Total Operations:	\$ 117,133	\$ 41,563	\$ 21,543	\$ 63,106	\$ 175,326
Total Expenditures	\$ 128,133	\$ 55,611	\$ 23,523	\$ 79,134	\$ 193,466
Excess Revenues (Expenditures)	\$ -	\$ 47,592	\$ (6,573)	\$ 41,018	\$ 0

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

REVENUES:

RAM REVENUE

The District adopted a Reservation and Maintenance Fee ("RAM Fee"). The proposed Sewer RAM fee is \$6.00 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.

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

The District's legal counsel, Stone & Gerken, P.A., 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.

OTHER CURRENT CHARGES

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

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

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

OPERATIONS:

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.

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.

OPERATING SUPPLIES

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

PERMITS

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

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	\$53	\$636
	Contingency		\$84
Total			\$720

REPAIRS & MAINTENANCE

Represents all maintenance and repair work performed in the facility.

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.

SECTION B

RESOLUTION 2024-05

CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT

A RESOLUTION OF THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT AMENDING WATER AND WASTEWATER RATE SCHEDULE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Central Lake Community Development District (the “District”) provides water and wastewater utility service to the public; and

WHEREAS, the District has held a public hearing to receive the input of the public on proposed rates, fees, and charges; and

WHEREAS, the District is authorized to amend from time to time, just and equitable rates, fees and charges for the provision of service by the District’s utility system;

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

Section 1. **Amendment of Rate Tariffs.** The District determines that the rates, fees and charges as set forth on the Rate Schedule attached to this Resolution as Exhibit “A”, and made a part of this Resolution, are just and equitable, and are hereby established as the Rate Schedule of the District.

Section 2. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 6th day of September, 2024.

CENTRAL LAKE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairman/Vice Chairman

ATTEST:

By: _____
Secretary/Assistant Secretary

EXHIBIT "A"

**Central Lake Community Development District
Fiscal Year 2025
Proposed Water and Wastewater Rate Schedule¹**

User Rates, Fees & Charges	Proposed Water	Proposed Wastewater
Retail Potable Water Usage Charge per 1,000 Gallons (per ERC) - monthly		
Block 1 Charge - <i>Minimum Charge</i>	0 - 8,600 gallons	\$ 20.19
Block 2 Charge	8,601 - 20,000 gallons	\$ 3.77
Block 3 Charge	20,001+ gallons	\$ 7.65
Retail Wastewater Usage Charge (per ERC) - monthly		
Individually Metered Residential Service (Water & Wastewater Customers)		\$ 45.05
Individually Metered Residential Services (Wastewater Only Customers)		\$ 51.48
CIAC - Water	\$ 2,327.25	
CIAC - Wastewater		\$ 4,574.25
Reservation and Maintenance Fee⁴ - monthly	\$ 2.14	\$ 6.00
Meter Fee	\$ 533.66	
Meter Fee (Radio Read)		
3/4"	\$ 909.50	
1"	\$ 1,016.50	
Larger Meters = Cost + 15%	TBD	
Wholesale Potable Water Usage Charge per 1,000 Gallons² - monthly	\$ 2.21	
Mission Inn Wastewater Charge - monthly		\$ 4,633.29
Los Colinas Irrigation Water Charge - monthly - Minimum Charge	\$ 18.87	
Flat rate per 1,000 gallons	\$ 2.76	
Miscellaneous Fees and Charges		
	Fee	
Account Activation Fee - Initial	\$ 50.00	
Turn On/Turn Off Fees	\$ 150.00	
Illegal Connection Removal Fee	\$ 200.00	
Dishonored Check Fees		
Checks up to \$50.00	\$ 25.00	
\$50.01 to \$300.00	\$ 30.00	
\$300.01 to \$800.00	\$ 40.00	
\$800.01 and over	5% of face value	
Meter Testing Fee³ - Field	\$ 85.00	
Meter Testing Fee³ - Lab	\$ 500.00	

¹All fees and charges for service are due and payable on the date indicated on the customers bill. An account shall be deemed delinquent 21 days from the date of the billing and shall accrue interest at the rate not to exceed eighteen percent (18%) compounded annually, or the maximum rate then permitted by law, whichever is greater. Delinquency may also result in the discontinuance of service and turn on/turn off charges.

²Pursuant to Section 7 of the Wholesale Wastewater Services Agreement Dated August 7, 2007.

³In the event the meter is found to be faulty, the fee will be refunded to the customer.

⁴Applies to undeveloped lands within CDD service area and undeveloped lands within the Town of Howey in the Hills subject to the Wholesale Wastewater Service Agreement Dated August 7, 2007. Fee is effective April 1, 2016.

SECTION V

SECTION A

Key Engineering Associates, Inc.

July 16, 2024

George Flint
Government Management Services – Central Florida
219 East Livingston Street
Orlando, Florida 32801

gflint@gmscfl.com

**Re: General Wastewater Engineering Services
For Central Lake CDD**

Dear George,

KEY Engineering Associates, Inc. (KEY) proposes to provide general wastewater engineering services for the Central Lake CDD on a continuing services or project-by-project basis, as needed.

Key Engineering's work will be invoiced at Key Engineering's currently hourly rate, plus reimbursable expenses, as follows:

Key Engineering's 2024 Billing Rates

Keith Bachmann, P.E. – Principal-in-Charge		\$225 / hour
Jacob Bennett – Project Engineer		\$150 / hour
Mike Abraham – Project Manager		\$150 / hour
Mileage Reimbursement	Reimbursed at current IRS rate	\$0.67 / mile
Subconsultants		Reimbursed at direct cost with no mark-up
Permit Fees		Reimbursed at direct cost with no mark-up

If you have any questions, please contact me.

Respectfully submitted,
Key Engineering Associates, Inc.

Keith A. Bachmann
Keith A. Bachmann, P.E. #43760, President

Approved,
Central Lake CDD


George Flint

4562 Rutledge Drive
Palm Harbor, FL 34685

keyengg@aol.com

Phone: (727) 781-1111
Cell: (727) 793-7709

SECTION B



Waste Management Inc. of Florida
 8801 NW 91st Street
 Medley, FL, 33178
 (800) 223-4825

WM Agreement #
 Customer ID
 Acct. Name
 Salesperson
 Effective Date
 Last PI Date

S0018608998
 16-45237-03006
MISSION INN - TREATMENT PLANT
 Steven Fisher
 8/26/2024
 08/15/2024

Service Agreement Non-Hazardous Waste Service Summary

Service Information

Name **MISSION INN - TREATMENT PLANT** Contact **TERESA VISCARRA**
 Address **10400 COUNTY ROAD 48** Telephone # **4073474103**
 City State Zip **HOWEY IN THE HILLS, FL 34737-3000** Fax #
 County/Parish **LAKE** Email **tviscarra@gmscfl.com**

Billing Information

Name **CENTRAL LAKE CDD** Contact **TERESA VISCARRA**
 Address **219 E LIVINGSTON ST** Telephone # **4073474103**
 City State Zip **ORLANDO, FL 32801-1508** Fax #
 County/Parish **ORANGE** Email **tviscarra@gmscfl.com**

Customer Comments:

Service Description & Recurring Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	Energy Surcharge
1	2 Yard FEL	MSW Commercial	1xEvery Other Week (Odd)	\$ 53.00	\$ 0.00

Current rate for Extra Pickup: \$ 175.00
 Franchise Fee Percentage: 0.00% *

Current Energy Surcharge 0.00%

MONTHLY TOTAL : \$ 53.00 *

Customer's Waste Materials not to exceed an average weight of lbs./yard.

Administrative Charge \$ 0.00*
MONTHLY GRAND TOTAL \$ 53.00*

Initial One Time Service Charges*

Initial Delivery \$ 0.00

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments. This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 2 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 12 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature Printed Name George S. Flint District Manager Title District Manager Date 8/19/24

Company Waste Management Inc. of Florida Printed Name _____ Waste Management Sales Rep. Title _____ Date _____

Terms and Conditions on following page(s)

- 1. (a) SERVICE GUARANTEE.** We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the service summary as provided, which for Services purchased online include the information and terms disclosed during the order and checkout process (collectively, the "Service Summary"), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.
- (b) SERVICES RENDERED; WASTE MATERIALS.** Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the "Services") all of Customer's Waste Materials at Customer's Service Address(es) listed on the Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the "Agreement"). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer's new service location(s) if such location(s) is within Company's service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only "Waste Materials" as defined herein. For purposes of this Agreement, "Waste Materials" means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer's Service Address(es). Waste Materials includes "Special Waste", such as industrial process wastes, asbestos-containing material, polychlorinated biphenyl ("PCB") wastes, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer's Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, "Excluded Materials"). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer's Waste Materials is transferred to Company upon Company's receipt or collection unless otherwise provided in this Agreement or applicable law.
- 2. CONTRACT TERM.** The Initial Term and any subsequent Renewal Term of this Agreement (collectively, the "Contract Term") is set forth on the Service Summary. Unless otherwise specified on the Service Summary, at the end of the Initial Term and any subsequent Renewal Term, the Contract Term shall automatically renew for an additional Renewal Term at the then current Service levels and applicable Charges, unless (a) for a Renewal Term of twelve (12) months or more, either party gives to the other party written notice of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term, and (b) for a Renewal Term of less than twelve (12) months, either party gives to the other party written notice of termination at least thirty (30) days prior to the termination of the then-existing term. Notice of termination received at any other time will be considered ineffective and the Agreement will be considered automatically renewed upon completion of the then-existing term.
- 3. TERMINATION RIGHTS.** Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer's obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer's breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer's service location(s) after the effective date of the termination of this Agreement.
- 4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES.** The initial charges, fees and other amounts payable by Customer ("Charges") for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of "Additional Services", which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer's failure to object to such changes, which shall be deemed to be Customer's affirmative consent to such changes.
- (b) PERMITTED PRICE INCREASES AND CHARGE MODIFICATIONS.** Company reserves the right, and Customer acknowledges that it should expect Company to increase, add, or modify the Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer's service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the calculation of the Energy Surcharge including additions or modifications to the fuel types used in the calculations, the Recyclable Materials Offset, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on an enterprise-wide basis, including Company and all Affiliates and subcontractors); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel or energy surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index ("CPI") for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, or with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer's last CPI based price increase date ("PI Date"). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company's operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company's costs.
- (c) CONSENSUAL PRICE INCREASES** Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a "Consensual Price Increase"). If Customer does not accept the Consensual Price Increase, Customer's sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer's failure to terminate this Agreement (within the 30-day period) shall be construed as Customer's acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer's Charges (a "Negotiated Price Adjustment") as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer's agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.
- 5. INVOICES; PAYMENT TERMS** Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer's billing address specified in the Service Summary, or if the Customer elects to participate in the Company's electronic billing program, make them available by email to Customer's designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer's or any third-party billing portal or program. In no event shall the use by Company of Customer's or any third-party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company's payment address on Customer's invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company, from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest or debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If this Agreement is signed by an agent, broker or other third party on Customer's behalf, the Customer receiving the Services remains liable for payment of all Charges due hereunder including any liquidated damages owed under Section 7. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.
- 6. EQUIPMENT, ACCESS.** All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer's service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company's equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer's failure to provide access. Customer warrants that Customer's property is sufficient to bear the weight of Company's equipment and vehicles and agrees that Company shall not be responsible for any damage to

Customer's pavement or any other surface resulting from the equipment or Services. Customer agrees that during each instance of service of roll-off/open top container(s) or compactor box at Customer's service address, the Company vehicle(s) providing service may temporarily place an additional roll-off/open top container or compactor box at Customer's service location in a manner that does not interfere with the use of Customer's premises, with such container being removed by the Company upon Company vehicle's return of the empty roll-off/open top container or compactor box to the Customer's service address.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer. Except to the extent either party has provided timely written notice of termination as set forth in Section 2, Customer's acceptance of a competing offer under this Section 9 before the expiration or termination of the current Initial Term or Renewal Term shall be a termination under Section 3(b) and subject to Customer's obligation to pay liquidated damages as provided in Section 7.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(vi) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) It is expressly agreed that the parties shall be independent contractors and that the relationship between the parties shall not constitute a partnership, joint venture, agency, or employer-employee relationship. (j) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (k) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services. All Recyclable Materials must be clean, dry, unshredded, empty, loose and unbagged. (i) Single stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of uncoated office and writing paper, magazines, pamphlets, mail, newspaper, flattened, uncoated cardboard, paperboard boxes; aluminum food and beverage containers, tin or steel cans; glass, and rigid container plastics #1, #2 and #5, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, napkins, tissue, paper towels, or paper that has been in contact with food, is unacceptable. Glass may not be accepted at all locations. Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials set forth above as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials. (ii) Notwithstanding anything to the contrary contained herein, Recyclable Materials may not contain Special Waste, Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. (iii) Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications. Customer shall pay Company for all increased costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin (collectively the "Cost"). Without limiting the foregoing, Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials, Special Waste, Excluded Materials, and/or all of part of non-conforming loads and additional charges may be assessed for bulky items such as appliances, concrete, furniture, mattresses, tires, electronics, pallets, yard waste, propane tanks, etc. Collected Recyclable Materials for which no commercially reasonable market exists may be landfilled at Customer's Cost. (iv) Recycling Services are subject to a Recyclable Material Offset (RMO) charge to the extent that (a) Company's processing cost per ton, including costs of disposal for contamination, plus profit margin, exceeds (b) an amount equal to recyclables value per ton minus an amount for profit margin. The RMO charge, including profit margin, processing and disposal costs and recyclable value shall be determined by Company from time-to-time, in its sole discretion, based on applicable operating data and market information. If recyclables value exceeds processing costs, plus profit margin, a RMO credit may apply, at Company's sole discretion. (v) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling processing services are provided, Charges may include separate

fuel and environmental surcharges for recycling services as set forth at www.wm.com. (vi) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages. (vii) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.

SECTION VI



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Central Lake Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Management Site Inspections

Objective: Plant Operator will conduct an annual inspection to ensure safety and proper functioning of Water Treatment Facilities, Water Reclamation Facilities, Wastewater Pumping Stations, and Reclaimed Water Pumping Systems.

Measurement: Plant Operator inspections were successfully completed as evidenced by Plant Operator's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described.

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Central Lake Community Development District

District Manager: _____

Date: _____

Print Name: _____

Central Lake Community Development District

SECTION VII

SECTION C

SECTION 1

Central Lake

Community Development District

Summary of Invoices

June 10, 2024 - August 29, 2024

Fund	Date	Check No.'s	Amount
Water & Sewer Fund	6/28/24	2486-2491	\$ 21,133.16
	7/26/24	2492-2500	27,076.53
	8/23/24	2501-2509	23,822.42
			<hr/>
			\$ 72,032.11
TOTAL			\$ 72,032.11

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/28/24	00120	3/31/24 35600	202403 302-53600-46000	SERVICE CALL-GENERATOR	*	1,002.45		
							ACS FIRE & SECURITY	1,002.45 002486
6/28/24	00001	6/01/24 230	202406 301-51300-34000	MANAGEMENT FEES JUN24	*	3,280.00		
		6/01/24 230	202406 301-51300-34200	WEBSITE ADMIN JUN24	*	100.00		
		6/01/24 230	202406 301-51300-34100	INFORMATION TECH JUN24	*	150.00		
		6/01/24 230	202406 301-51300-51000	OFFICE SUPPLIES JUN24	*	12.84		
		6/01/24 230	202406 301-51300-42000	POSTAGE JUN24	*	264.81		
		6/01/24 230	202406 300-13100-10300	POSTAGE JUN24	*	13.94		
							GOVERNMENTAL MANAGEMENT SERVICES	3,821.59 002487
6/28/24	00148	6/03/24 342157	202405 302-53600-46300	MTHLY WATER INSPECT MAY24	*	626.25		
		6/03/24 342157	202405 300-13100-10300	MTHLY WATER INSPECT MAY24	*	208.75		
		6/03/24 342212	202405 302-53600-46300	MTHLY SEWER INSPECT MAY24	*	5,391.00		
		6/03/24 342212	202405 300-13100-10300	MTHLY SEWER INSPECT MAY24	*	1,797.00		
		6/03/24 342212	202405 302-53600-52000	QTY.3 CHLORINE CYL-WWTF	*	1,185.00		
		6/06/24 342273	202405 302-53600-52000	QTY.3 CHLORINE CYL-WTF	*	1,185.00		
							GENERAL UTILITIES	10,393.00 002488
6/28/24	00086	6/26/24 456-2024	202406 302-53600-46100	MOWING 4/1/24-6/26/24	*	380.00		
		6/26/24 456-2024	202406 300-13100-10300	MOWING 4/1/24-6/26/24	*	1,520.00		
							JESUS G. SANCHEZ	1,900.00 002489
6/28/24	00101	6/14/24 4368102	202406 301-51300-49000	CDD MTG ROOM RESERVATION	*	246.00		
							MISSION INN RESORT & CLUB	246.00 002490
6/28/24	00151	6/05/24 11188	202406 302-53600-46000	PHASE MONITOR & STARTER	*	2,789.98		
		6/07/24 11306	202406 302-53600-46000	REPLAE AERATOR 2 STARTER	*	980.14		
							RCM UTILITIES	3,770.12 002491

				CTLW CTL LK W&S	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/26/24	00084	7/15/24 79739	202407 302-53600-54000	PWS#3354944 070124-063025	*	2,000.00	
FLORIDA DEPT OF ENV PROTECTION							2,000.00 002492
7/26/24	00001	7/01/24 231	202407 301-51300-34000	MANAGEMENT FEES JUL24	*	3,280.00	
		7/01/24 231	202407 301-51300-34200	WEBSITE ADMIN JUL24	*	100.00	
		7/01/24 231	202407 301-51300-34100	INFORMATION TECH JUL24	*	150.00	
		7/01/24 231	202407 301-51300-51000	OFFICE SUPPLIES JUL24	*	6.81	
		7/01/24 231	202407 301-51300-42000	POSTAGE JUL24	*	161.49	
		7/01/24 231	202407 300-13100-10300	POSTAGE JUL24	*	8.50	
		7/01/24 231	202407 301-51300-47000	COPIES JUL24	*	53.10	
GOVERNMENTAL MANAGEMENT SERVICES							3,759.90 002493
7/26/24	00148	7/03/24 342400	202406 302-53600-46300	WATER PLANT SERVICE JUN24	*	1,015.50	
		7/03/24 342400	202406 300-13100-10300	WATER PLANT SERVICE JUN24	*	338.50	
		7/03/24 342400	202406 302-53600-46300	SEWER PLANT SERVICE JUN24	*	7,561.88	
		7/03/24 342400	202406 300-13100-10300	SEWER PLANT SERVICE JUN24	*	2,520.62	
		7/03/24 342400	202406 302-53600-52000	12% CHLORINE SOLUTION	*	98.48	
GENERAL UTILITIES							11,534.98 002494
7/26/24	00016	7/31/24 13910	202407 302-53600-46100	TRIMMING/SPRAYING/ROUNDUP	*	71.02	
		7/31/24 13910	202407 300-13100-10300	TRIMMING/SPRAYING/ROUNDUP	*	284.10	
JP LANDSCAPING MANAGEMENT							355.12 002495
7/26/24	00101	7/02/24 10007961	202406 302-53600-12000	LABOR SERVICES JUN24	*	719.53	
MISSION INN RESORT & CLUB							719.53 002496
7/26/24	00002	6/30/24 09572768	202406 301-51300-48000	NOTICE OF MEETING	*	200.75	
ORLANDO SENTINEL							200.75 002497

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/26/24	00151	7/19/24	11673	202406	302	53600	46000		RCM UTILITIES	*	3,706.25	3,706.25	002498

7/26/24	00150	7/23/24	149	202407	302	53600	46000		STEVE JONES BUILDERS INC.	*	490.00	490.00	002499

7/26/24	00152	7/11/24	63546	202406	301	51300	31500		STONE & GERKEN P.A.	*	2,155.00	4,310.00	002500
		7/11/24	63546	202406	300	13100	10300			*	2,155.00		

8/23/24	00154	8/28/24	I73835	202407	302	53600	46000		ALTERNATIVE POWER SOLUTIONS, INC.	*	175.00	175.00	002501

8/23/24	00022	7/31/24	17918	202408	302	53600	54000		FLORIDA RURAL WATER ASSOCIATION	*	154.77	154.77	002502

8/23/24	00001	8/01/24	232	202406	301	51300	51000		GOVERNMENTAL MANAGEMENT SERVICES	*	39.32	3,714.50	002503
		8/01/24	232A	202408	301	51300	34000			*	3,280.00		
		8/01/24	232A	202408	301	51300	34200			*	100.00		
		8/01/24	232A	202408	301	51300	34100			*	150.00		
		8/01/24	232A	202408	301	51300	51000			*	6.51		
		8/01/24	232A	202408	301	51300	42000			*	131.74		
		8/01/24	232A	202408	300	13100	10300			*	6.93		

8/23/24	00148	8/03/24	342595	202407	302	53600	46300		WATER PLANT INSPECT JUL24	*	378.75		
		8/03/24	342595	202407	300	13100	10300		WATER PLANT INSPECT JUL24	*	126.25		
		8/03/24	342595	202407	302	53600	46300		SEWER PLANT INSPECT JUL24	*	5,507.25		
		8/03/24	342595	202407	300	13100	10300		SEWER PLANT INSPECT JUL24	*	1,835.75		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/03/24		342595	202407	302-53600-52000					CHLORINE CYLINDERS	*	2,786.00		
									GENERAL UTILITIES			10,634.00	002504
8/23/24	00155	8/01/24	24-113	202407	301-51300-31100				REVIEW FDEP FLOW DATA/APP	*	900.00		
									KEY ENGINEERING ASSOCIATES, INC.			900.00	002505
8/23/24	00101	8/02/24	10008494	202407	302-53600-12000				LABOR SERVICES JUL24	*	719.53		
									MISSION INN RESORT & CLUB			719.53	002506
8/23/24	88888	8/23/24	07005302	202408	300-11500-10000				107005302 PERKINS	*	862.12		
									TRACY PERKINS			862.12	002507
8/23/24	00150	8/12/24	153	202408	302-53600-46000				REPAIR BROKEN RISER	*	780.00		
									STEVE JONES BUILDERS INC.			780.00	002508
8/23/24	00152	8/20/24	63822	202407	301-51300-31500				CAP.AGREE/WHOLESALE AGREE	*	2,941.25		
		8/20/24	63822	202407	300-13100-10300				CAP.AGREE/WHOLESALE AGREE	*	2,941.25		
									STONE & GERKEN P.A.			5,882.50	002509
TOTAL FOR BANK A											72,032.11		
TOTAL FOR REGISTER											72,032.11		

SECTION 2

Central Lake
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2	<u>Water & Sewer Income Statement</u>
3	<u>Water & Sewer Month to Month</u>
4	<u>Wholesale Sewer Revenue</u>
5-6	<u>Town of Howey-in-the-Hills Billing Summary</u>
7	<u>RAM Revenue Income Statement</u>
8	<u>RAM Revenue Month to Month</u>

Central Lake
Community Development District
Balance Sheet
July 31, 2024

	<i>Water & Sewer</i>	<i>Reservation & Maintenance</i>	<i>Totals</i>
	<i>Fund</i>	<i>Fund</i>	<i>Governmental Funds</i>
Assets:			
Cash - Wells Fargo Bank	\$ 278,706	\$ 98,650	\$ 377,356
Accounts Receivable	\$ 54,733	\$ (348)	\$ 54,385
Plant & Equipment	\$ -	\$ 131,119	\$ 131,119
State Board of Administration	\$ 2,173	\$ 11,371	\$ 13,544
Due from Water & Sewer	\$ -	\$ 3,338	\$ 3,338
Due from RAM	\$ 35,420	\$ -	\$ 35,420
Right to Use Lease Asset	\$ 2,843,578	\$ -	\$ 2,843,578
A/A Right to Use Lease Asset	\$ (123,634)	\$ -	\$ (123,634)
Total Assets	\$ 3,090,976	\$ 244,129	\$ 3,335,106
Liabilities:			
Accounts Payable	\$ 18,350	\$ -	\$ 18,350
Lease Payable - Current	\$ 26,362	\$ -	\$ 26,362
Due to RAM	\$ 3,338	\$ -	\$ 3,338
Due to Water & Sewer	\$ -	\$ 35,420	\$ 35,420
Deferred Revenue	\$ 5,789	\$ -	\$ 5,789
Lease Payable	\$ 3,076,578	\$ -	\$ 3,076,578
Total Liabilities	\$ 3,130,417	\$ 35,420	\$ 3,165,837
Fund Balances:			
Invested in Capital Assets	\$ -	\$ 131,118	\$ 131,118
Unreserved	\$ (39,441)	\$ 77,592	\$ 38,151
Total Fund Balances	\$ (39,441)	\$ 208,710	\$ 169,269
Total Liabilities & Fund Equity	\$ 3,090,976	\$ 244,129	\$ 3,335,106

Central Lake

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Water Revenue	\$ 215,000	\$ 179,167	\$ 198,645	\$ 19,478
Sewer Revenue	\$ 210,281	\$ 175,234	\$ 171,877	\$ (3,357)
Wholesale Sewer Revenue - Lot Closings	\$ 79,142	\$ 65,952	\$ 76,344	\$ 10,392
Wholesale Sewer Revenue - Boondocks	\$ 3,888	\$ 3,240	\$ 3,240	\$ -
Wholesale Sewer Revenue - School	\$ 5,000	\$ 4,167	\$ 2,830	\$ (1,337)
Wholesale Sewer Revenue - BishopsGate	\$ 23,155	\$ 23,155	\$ 23,155	\$ -
Mission Inn Irrigation	\$ 9,000	\$ 7,500	\$ 4,340	\$ (3,160)
Las Colinas HOA Irrigation	\$ 30,500	\$ 25,417	\$ 25,268	\$ (149)
Miscellaneous Income	\$ 3,000	\$ 2,500	\$ 2,679	\$ 179
CIAC/Meter Fees	\$ 25,000	\$ 20,833	\$ 126,649	\$ 105,815
Interest	\$ 100	\$ 83	\$ 98	\$ 15
Total Revenues	\$ 604,066	\$ 507,248	\$ 635,125	\$ 127,877
Expenditures:				
Administrative:				
Attorney Fees	\$ 5,000	\$ 4,167	\$ 9,118	\$ (4,951)
Engineering Fees	\$ 3,500	\$ 2,917	\$ 900	\$ 2,017
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 39,360	\$ 32,800	\$ 32,800	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 25	\$ 20	\$ -	\$ 20
Postage	\$ 1,750	\$ 1,458	\$ 1,409	\$ 50
Insurance	\$ 4,050	\$ 4,050	\$ 3,808	\$ 243
Printing & Binding	\$ 350	\$ 292	\$ 73	\$ 219
Legal Advertising	\$ 1,500	\$ 1,250	\$ 795	\$ 455
Office Supplies	\$ 500	\$ 417	\$ 270	\$ 147
Property Taxes	\$ 1,300	\$ 1,300	\$ 1,056	\$ 244
Other Current Charges	\$ 3,500	\$ 2,917	\$ 643	\$ 2,273
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 67,610	\$ 54,262	\$ 53,546	\$ 716
Operations & Maintenance				
Electric	\$ 169,300	\$ 141,083	\$ 139,183	\$ 1,901
Sludge Pumping	\$ 25,000	\$ 20,833	\$ 25,267	\$ (4,434)
Labor	\$ 8,634	\$ 7,195	\$ 7,195	\$ (0)
Chemicals	\$ 13,500	\$ 11,250	\$ 13,139	\$ (1,889)
Repairs	\$ 45,000	\$ 37,500	\$ 88,521	\$ (51,021)
Mowing	\$ 2,000	\$ 1,667	\$ 1,405	\$ 262
Backup Fuel	\$ 334	\$ 278	\$ -	\$ 278
Property Insurance	\$ 9,355	\$ 9,355	\$ 5,883	\$ 3,472
Dues, Licenses & Subscriptions	\$ 2,500	\$ 2,083	\$ 2,000	\$ 83
Utility Maintenance	\$ 98,290	\$ 81,908	\$ 69,627	\$ 12,281
Plant Lease	\$ 188,780	\$ 157,317	\$ 136,591	\$ 20,726
Capital Outlay	\$ 40,000	\$ 33,333	\$ 115,972	\$ (82,638)
Total Operations & Maintenance:	\$ 602,693	\$ 503,803	\$ 604,783	\$ (100,980)
Total Expenditures	\$ 670,303	\$ 558,065	\$ 658,329	\$ (100,264)
Excess Revenues (Expenditures)	\$ (66,237)		\$ (23,204)	
Fund Balance - Beginning	\$ 66,236		\$ (16,236)	
Fund Balance - Ending	\$ (0)		\$ (39,441)	

Central Lake
Community Development District
Water & Sewer Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Water Revenue	\$ 22,627	\$ 21,629	\$ 16,189	\$ 12,988	\$ 11,998	\$ 26,190	\$ 20,931	\$ 28,199	\$ 18,884	\$ 19,010	\$ -	\$ -	\$ 198,645
Sewer Revenue	\$ 16,072	\$ 16,114	\$ 16,114	\$ 17,654	\$ 17,654	\$ 17,654	\$ 17,654	\$ 17,654	\$ 17,654	\$ 17,654	\$ -	\$ -	\$ 171,877
Wholesale Sewer Revenue - Lot Closings	\$ 6,667	\$ 6,907	\$ 7,219	\$ 7,315	\$ 7,555	\$ 7,747	\$ 8,035	\$ 8,179	\$ 8,275	\$ 8,443	\$ -	\$ -	\$ 76,344
Wholesale Sewer Revenue - Boondocks	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ -	\$ -	\$ 3,240
Wholesale Sewer Revenue - School	\$ 179	\$ 196	\$ 235	\$ 231	\$ 308	\$ 334	\$ 436	\$ 494	\$ 295	\$ 122	\$ -	\$ -	\$ 2,830
Wholesale Sewer Revenue - BishopsGate	\$ -	\$ -	\$ 17,366	\$ 5,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,155
Mission Inn Irrigation	\$ 453	\$ 468	\$ 458	\$ 357	\$ 388	\$ 462	\$ 403	\$ 492	\$ 517	\$ 342	\$ -	\$ -	\$ 4,340
Las Colinas HOA Irrigation	\$ 2,897	\$ 2,945	\$ 2,555	\$ 1,591	\$ 1,857	\$ 2,019	\$ 1,884	\$ 3,600	\$ 2,990	\$ 2,931	\$ -	\$ -	\$ 25,268
Miscellaneous Income	\$ 233	\$ 373	\$ 524	\$ 143	\$ 107	\$ 183	\$ 268	\$ 228	\$ 393	\$ 226	\$ -	\$ -	\$ 2,679
CIAC/Meter Fees	\$ 30,461	\$ -	\$ 23,513	\$ 12,825	\$ 34,200	\$ -	\$ 12,825	\$ 12,825	\$ -	\$ -	\$ -	\$ -	\$ 126,649
Interest	\$ 10	\$ 10	\$ 10	\$ 10	\$ 9	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ -	\$ -	\$ 98
Total Revenues	\$ 79,924	\$ 48,966	\$ 84,508	\$ 59,227	\$ 74,400	\$ 54,923	\$ 62,770	\$ 72,004	\$ 49,341	\$ 49,062	\$ -	\$ -	\$ 635,125
Expenditures:													
Administrative:													
Attorney	\$ -	\$ -	\$ 45	\$ -	\$ 1,890	\$ 2,087	\$ -	\$ -	\$ 2,155	\$ 2,941	\$ -	\$ -	\$ 9,118
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ 900
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ 3,280	\$ -	\$ -	\$ 32,800
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 132	\$ 149	\$ 130	\$ 155	\$ 145	\$ 137	\$ -	\$ 135	\$ 265	\$ 161	\$ -	\$ -	\$ 1,409
Insurance	\$ 3,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,808
Printing & Binding	\$ 16	\$ 2	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ 73
Legal Advertising	\$ 595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201	\$ -	\$ -	\$ -	\$ 795
Office Supplies	\$ 7	\$ 6	\$ 7	\$ 164	\$ 0	\$ 7	\$ -	\$ 21	\$ 52	\$ 7	\$ -	\$ -	\$ 270
Property Taxes	\$ -	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,056
Other Current Charges	\$ -	\$ 311	\$ 85	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ 246	\$ -	\$ -	\$ -	\$ 643
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 8,262	\$ 5,053	\$ 3,796	\$ 3,851	\$ 5,565	\$ 5,763	\$ 3,530	\$ 3,686	\$ 6,449	\$ 7,593	\$ -	\$ -	\$ 53,546
Operations & Maintenance:													
Electric	\$ 14,058	\$ 15,137	\$ 15,678	\$ 12,028	\$ 14,761	\$ 13,007	\$ 14,141	\$ 14,603	\$ 14,046	\$ 11,723	\$ -	\$ -	\$ 139,183
Sludge Pumping	\$ -	\$ 9,075	\$ -	\$ 5,868	\$ -	\$ 2,500	\$ 7,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,267
Labor	\$ 720	\$ 720	\$ 720	\$ 720	\$ 720	\$ 720	\$ 720	\$ 720	\$ 720	\$ 720	\$ -	\$ -	\$ 7,195
Chemicals	\$ 552	\$ 517	\$ 2,935	\$ 1,454	\$ 269	\$ 2,067	\$ 92	\$ 2,370	\$ 98	\$ 2,786	\$ -	\$ -	\$ 13,139
Repairs	\$ -	\$ 63,447	\$ 11,671	\$ -	\$ 1,790	\$ 3,472	\$ -	\$ -	\$ 7,476	\$ 665	\$ -	\$ -	\$ 88,521
Mowing	\$ 62	\$ -	\$ 380	\$ 62	\$ -	\$ 380	\$ 71	\$ -	\$ 380	\$ 71	\$ -	\$ -	\$ 1,405
Backup Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 9,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,338)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,883
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000
Utility Maintenance	\$ 5,383	\$ 5,376	\$ 8,036	\$ 9,730	\$ 5,907	\$ 8,003	\$ 6,713	\$ 6,017	\$ 8,577	\$ 5,886	\$ -	\$ -	\$ 69,627
Plant Lease	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ 13,659	\$ -	\$ -	\$ 136,591
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 115,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,972
Total Operations & Maintenance:	\$ 43,653	\$ 107,930	\$ 53,078	\$ 43,520	\$ 153,077	\$ 43,807	\$ 39,881	\$ 37,369	\$ 44,957	\$ 37,509	\$ -	\$ -	\$ 604,783
Total Expenditures	\$ 51,915	\$ 112,983	\$ 56,875	\$ 47,371	\$ 158,642	\$ 49,570	\$ 43,411	\$ 41,055	\$ 51,406	\$ 45,102	\$ -	\$ -	\$ 658,329
Excess Revenues (Expenditures)	\$ 28,009	\$ (64,017)	\$ 27,633	\$ 11,856	\$ (84,242)	\$ 5,353	\$ 19,358	\$ 30,949	\$ (2,065)	\$ 3,960	\$ -	\$ -	\$ (23,204)

Central Lake
Community Development District
Wholesale Sewer Revenue
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Wholesale Sewer Revenue - Lot Closings	\$ 6,667	\$ 6,907	\$ 7,219	\$ 7,315	\$ 7,555	\$ 7,747	\$ 8,035	\$ 8,179	\$ 8,275	\$ 8,443	\$ -	\$ -	\$ 76,344
Wholesale Sewer Revenue - Boondocks	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ -	\$ -	\$ 3,240
Wholesale Sewer Revenue - School	\$ 179	\$ 196	\$ 235	\$ 231	\$ 308	\$ 334	\$ 436	\$ 494	\$ 295	\$ 122	\$ -	\$ -	\$ 2,830
Wholesale Sewer Revenue - BishopsGate	\$ -	\$ -	\$ 17,366	\$ 5,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,155
Total Revenues	\$ 7,170	\$ 7,427	\$ 25,145	\$ 13,659	\$ 8,187	\$ 8,405	\$ 8,795	\$ 8,997	\$ 8,894	\$ 8,889	\$ -	\$ -	\$ 105,569

Central Lake

Community Development District

Wholesale Sewer Revenue

	Type	Date	Check#	Beginning Balance	Billing Usage	Payment Received	Balance
Venezia	Beginning Balance	10/01/23		\$6,595.20			\$6,595.20
	Payment - Sept.23	10/05/23	35496			(\$6,595.20)	\$0.00
	October Billing	10/18/23			\$6,667.20		\$6,667.20
	Payment - Oct.23	10/31/23	35543			(\$6,667.20)	\$0.00
	November Billing	11/16/23			\$6,907.20		\$6,907.20
	Payment - Nov.23	11/30/23	35602			(\$6,907.20)	\$0.00
	December Billing	12/15/23			\$7,219.20		\$7,219.20
	Payment - Dec.23	01/12/24	35679			(\$7,219.20)	\$0.00
	January Billing	01/23/24			\$7,315.20		\$7,315.20
	February Billing	02/20/24			\$7,555.20		\$14,870.40
	Payment - Jan/Feb.24	02/29/24	35778			(\$14,870.40)	\$0.00
	March Billing	03/21/24			\$7,747.20		\$7,747.20
	Payment - Mar.24	04/05/24	35830			(\$7,747.20)	\$0.00
	April Billing	04/16/24			\$8,035.20		\$8,035.20
	Payment - Apr.24	04/26/24	35868			(\$8,035.20)	\$0.00
	May Billing	05/20/24			\$8,179.20		\$8,179.20
	Payment - May24	05/30/24	35940			(\$8,179.20)	\$0.00
	June Billing	06/16/24			\$8,275.20		\$8,275.20
	Payment - Jun.24	07/02/24	35991			(\$8,275.20)	\$0.00
July Billing	07/16/24			\$8,443.20		\$8,443.20	
Payment - Jul.24	07/31/24	36042			(\$8,443.20)	\$0.00	
Total Venezia				\$6,595.20	\$76,344.00	(\$82,939.20)	\$0.00

	Type	Date	Check#	Beginning Balance	Billing Usage	Payment Received	Balance
Boondocks	Beginning Balance	10/01/23		\$324.00			\$324.00
	Payment - Sept.23	10/05/23	35496			(\$324.00)	\$0.00
	October Billing	10/18/23			\$324.00		\$324.00
	Payment - Oct.23	10/31/23	35543			(\$324.00)	\$0.00
	November Billing	11/16/23			\$324.00		\$324.00
	Payment - Nov.23	11/30/23	35602			(\$324.00)	\$0.00
	December Billing	12/15/23			\$324.00		\$324.00
	Payment - Dec.23	01/12/24	35679			(\$324.00)	\$0.00
	January Billing	01/23/24			\$324.00		\$324.00
	February Billing	02/20/24			\$324.00		\$648.00
	Payment - Jan/Feb.24	02/29/24	35778			(\$648.00)	\$0.00
	March Billing	03/21/24			\$324.00		\$324.00
	Payment - Mar.24	04/05/24	35830			(\$324.00)	\$0.00
	April Billing	04/16/24			\$324.00		\$324.00
	Payment - Apr.24	04/26/24	35868			(\$324.00)	\$0.00
	May Billing	05/20/24			\$324.00		\$324.00
	Payment - May24	05/30/24	35940			(\$324.00)	\$0.00
	June Billing	06/16/24			\$324.00		\$324.00
	Payment - Jun.24	07/02/24	35991			(\$324.00)	\$0.00
July Billing	07/16/24			\$324.00		\$324.00	
Payment - Jul.24	07/31/24	36042			(\$324.00)	\$0.00	
Total Boondocks				\$324.00	\$3,240.00	(\$3,564.00)	\$0.00

Central Lake

Community Development District

Wholesale Sewer Revenue

	Type	Date	Check#	Beginning Balance	Billing Usage	Payment Received	Balance
ESE School	Beginning Balance	10/01/23		\$453.60			\$453.60
	Payment - Sept.23	10/05/23	35496			(\$453.60)	\$0.00
	October Billing	10/18/23			\$179.20		\$179.20
	Payment - Oct.23	10/31/23	35543			(\$179.20)	\$0.00
	November Billing	11/16/23			\$196.00		\$196.00
	Payment - Nov.23	11/30/23	35602			(\$196.00)	\$0.00
	December Billing	12/15/23			\$235.20		\$235.20
	Payment - Dec.23	01/12/24	35679			(\$235.20)	\$0.00
	January Billing	01/23/24			\$230.93		\$230.93
	February Billing	02/20/24			\$307.91		\$538.84
	Payment - Jan/Feb.24	02/29/24	35778			(\$538.84)	\$0.00
	March Billing	03/21/24			\$333.56		\$333.56
	Payment - Mar.24	04/05/24	35830			(\$333.56)	\$0.00
	April Billing	04/16/24			\$436.20		\$436.20
	Payment - Apr.24	04/26/24	35868			(\$436.20)	\$0.00
	May Billing	05/20/24			\$493.93		\$493.93
	Payment - May24	05/30/24	35940			(\$493.93)	\$0.00
	June Billing	06/16/24			\$295.08		\$295.08
Payment - Jun.24	07/02/24	35991			(\$295.08)	\$0.00	
July Billing	07/16/24			\$121.88		\$121.88	
Payment - Jul.24	07/31/24	36042			(\$121.88)	\$0.00	
Total ESE School				\$453.60	\$2,829.89	(\$3,283.49)	\$0.00
	Type	Date	Check#	Beginning Balance	Billing Usage	Payment Received	Balance
Bishop's Gate	Beginning Balance	10/01/23		\$17,366.40			\$17,366.40
	Oct.23 - Dec.23 Billing	10/01/23			\$5,788.80		\$23,155.20
	Jan.24 - Sept.24 Billing	12/30/23			\$17,366.40		\$40,521.60
	Payment - FY23	01/02/24				(\$23,155.20)	\$63,676.80
	Payment - FY24	02/02/24				(\$17,366.40)	\$81,043.20
Total Bishop's Gate				\$17,366.40	\$23,155.20	(\$40,521.60)	\$0.00
TOTAL				\$24,739.20	\$105,569.09	(\$130,308.29)	\$0.00

Central Lake

Community Development District Reservation & Maintenance Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
RAM Sewer Revenue	\$ 104,976	\$ 87,480	\$ 85,880	\$ (1,600)
Miscellaneous Revenue	\$ -	\$ -	\$ 213	\$ 213
Interest	\$ 600	\$ 500	\$ 514	\$ 14
Total Revenues	\$ 105,576	\$ 87,980	\$ 86,607	\$ (1,373)
Expenditures:				
<i>Administrative</i>				
Attorney Fees	\$ 5,000	\$ 4,167	\$ 9,118	\$ (4,951)
Postage	\$ 150	\$ 125	\$ 67	\$ 58
Insurance	\$ 4,050	\$ 4,050	\$ 3,808	\$ 243
Property Taxes	\$ 1,300	\$ 1,300	\$ 1,056	\$ 244
Other Current Charges	\$ 500	\$ 417	\$ -	\$ 417
Total Administrative:	\$ 11,000	\$ 10,058	\$ 14,048	\$ 24,106
<i>Operations & Maintenance</i>				
Repairs & Maintenance	\$ 26,000	\$ 21,667	\$ 5,110	\$ 16,557
Mowing	\$ 8,000	\$ 6,667	\$ 5,620	\$ 1,046
Property Insurance	\$ 9,355	\$ 9,355	\$ 5,883	\$ 3,472
Refuse Service	\$ 2,200	\$ 1,833	\$ 1,740	\$ 93
Operating Supplies	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Permits	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Utility Maintenance	\$ 32,763	\$ 27,303	\$ 23,209	\$ 4,093
Capital Outlay	\$ 26,315	\$ 21,929	\$ -	\$ 21,929
Total Operations & Maintenance:	\$ 117,133	\$ 99,170	\$ 41,563	\$ 140,733
Total Expenditures	\$ 128,133	\$ 218,457	\$ 55,611	\$ 218,457
Excess Revenues (Expenditures)	\$ (22,557)		\$ 30,997	
Fund Balance - Beginning	\$ 22,557		\$ 46,595	
Fund Balance - Ending	\$ -		\$ 77,592	

Central Lake
Community Development District
Reservation & Maintenance Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
RAM Sewer Revenue	\$ 8,728	\$ 8,720	\$ 8,676	\$ 8,624	\$ 8,612	\$ 8,568	\$ 8,540	\$ 8,492	\$ 8,468	\$ 8,452	\$ -	\$ -	\$ 85,880
Miscellaneous Revenue	\$ 30	\$ 31	\$ -	\$ 20	\$ 20	\$ 6	\$ 20	\$ -	\$ 58	\$ 29	\$ -	\$ -	\$ 213
Interest	\$ 52	\$ 51	\$ 52	\$ 52	\$ 49	\$ 52	\$ 51	\$ 52	\$ 51	\$ 53	\$ -	\$ -	\$ 514
Total Revenues	\$ 8,810	\$ 8,801	\$ 8,728	\$ 8,696	\$ 8,681	\$ 8,626	\$ 8,611	\$ 8,544	\$ 8,577	\$ 8,534	\$ -	\$ -	\$ 86,607
Expenditures:													
Administrative													
Attorney Fees	\$ -	\$ -	\$ 45	\$ -	\$ 1,890	\$ 2,087	\$ -	\$ -	\$ 2,155	\$ 2,941	\$ -	\$ -	\$ 9,118
Postage	\$ 7	\$ 8	\$ 7	\$ 8	\$ 0	\$ 7	\$ -	\$ 7	\$ 14	\$ 9	\$ -	\$ -	\$ 67
Insurance	\$ 3,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,808
Property Taxes	\$ -	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,056
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Administrative:	\$ 3,814	\$ 1,064	\$ 52	\$ 8	\$ 1,890	\$ 2,094	\$ -	\$ 7	\$ 2,169	\$ 2,950	\$ -	\$ -	\$ 14,048
Operations & Maintenance													
Repairs & Maintenance	\$ 5,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,110
Mowing	\$ 246	\$ -	\$ 1,520	\$ 246	\$ -	\$ 1,520	\$ 284	\$ -	\$ 1,520	\$ 284	\$ -	\$ -	\$ 5,620
Property Insurance	\$ 9,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,338)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,883
Refuse Service	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ 174	\$ -	\$ -	\$ 1,740
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Maintenance	\$ 1,794	\$ 1,792	\$ 2,679	\$ 3,243	\$ 1,969	\$ 2,668	\$ 2,238	\$ 2,006	\$ 2,859	\$ 1,962	\$ -	\$ -	\$ 23,209
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 16,545	\$ 1,966	\$ 4,373	\$ 3,663	\$ 2,143	\$ 4,362	\$ (642)	\$ 2,180	\$ 4,553	\$ 2,420	\$ -	\$ -	\$ 41,563
Total Expenditures	\$ 20,359	\$ 3,030	\$ 4,424	\$ 3,672	\$ 4,033	\$ 6,456	\$ (642)	\$ 2,187	\$ 6,722	\$ 5,370	\$ -	\$ -	\$ 55,611
Excess Revenues (Expenditures)	\$ (11,550)	\$ 5,772	\$ 4,304	\$ 5,025	\$ 4,647	\$ 2,170	\$ 9,252	\$ 6,357	\$ 1,855	\$ 3,164	\$ -	\$ -	\$ 30,997

SECTION 3

**NOTICE OF MEETINGS
CENTRAL LAKE COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2025**

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