

***Central Lake***  
***Community Development District***

***Adopted Budget***  
***FY2025***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

# Table of Contents

<b>1</b>	<u>Water &amp; Sewer Fund</u>
<b>2-5</b>	<u>Water &amp; Sewer Narrative</u>
<b>6</b>	<u>Reservation &amp; Maintenance Fund</u>
<b>7-8</b>	<u>Reservation &amp; Maintenance Narrative</u>

**Central Lake**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Water & Sewer Fund**

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Adopted Budget FY2025
<b>Revenues:</b>					
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	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 670,302</b>	<b>\$ 635,125</b>	<b>\$ 98,701</b>	<b>\$ 733,826</b>	<b>\$ 722,005</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Engineering Fees	\$ 3,500	\$ 900	\$ 500	\$ 1,400	\$ 3,500
Attorney	\$ 5,000	\$ 9,118	\$ 1,882	\$ 11,000	\$ 12,000
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
<b>Total Administrative:</b>	<b>\$ 67,610</b>	<b>\$ 53,546</b>	<b>\$ 14,435</b>	<b>\$ 67,982</b>	<b>\$ 75,740</b>
<b>Operations:</b>					
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	\$ 15,000
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	\$ 52,839
<b>Total Operations:</b>	<b>\$ 602,693</b>	<b>\$ 604,783</b>	<b>\$ 126,732</b>	<b>\$ 731,515</b>	<b>\$ 646,265</b>
<b>Total Expenditures</b>	<b>\$ 670,302</b>	<b>\$ 658,329</b>	<b>\$ 141,167</b>	<b>\$ 799,497</b>	<b>\$ 722,005</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ (23,204)</b>	<b>\$ (42,466)</b>	<b>\$ (65,671)</b>	<b>\$ (0)</b>

**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
<b>Total</b>			<b>\$175,500</b>

**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
<b>Onsite Contracted Services</b>	<b>\$720</b>	<b>\$8,634</b>
<b>Total</b>		<b>\$8,634</b>

**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

### Adopted Budget

#### FY2025

### Reservation & Maintenance Fund

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Adopted Budget FY2025
<b>Revenues:</b>					
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
<b>Total Revenues</b>	<b>\$ 128,133</b>	<b>\$ 103,202</b>	<b>\$ 16,950</b>	<b>\$ 120,152</b>	<b>\$ 193,466</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
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
<b>Total Administrative:</b>	<b>\$ 11,000</b>	<b>\$ 14,048</b>	<b>\$ 1,980</b>	<b>\$ 16,028</b>	<b>\$ 18,140</b>
<b>Operations:</b>					
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
<b>Total Operations:</b>	<b>\$ 117,133</b>	<b>\$ 41,563</b>	<b>\$ 21,543</b>	<b>\$ 63,106</b>	<b>\$ 175,326</b>
<b>Total Expenditures</b>	<b>\$ 128,133</b>	<b>\$ 55,611</b>	<b>\$ 23,523</b>	<b>\$ 79,134</b>	<b>\$ 193,466</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 47,592</b>	<b>\$ (6,573)</b>	<b>\$ 41,018</b>	<b>\$ 0</b>

**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
<b>Total</b>			<b>\$720</b>

**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.