

Central Lake
Community Development District

Proposed Budget
FY2026

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

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

Central Lake
Community Development District
Proposed Budget
FY2026
Water & Sewer Fund

| | Adopted Budget FY2025 | Actual Thru 4/30/25 | Projected Next 5 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Water Revenue | \$ 268,345 | \$ 149,699 | \$ 118,646 | \$ 268,345 | \$ 276,395 |
| Sewer Revenue | 221,705 | 132,051 | 94,601 | 226,653 | 233,460 |
| Wholesale Sewer Revenue - Venezia/Talichet | 102,470 | 71,009 | 57,673 | 128,681 | 138,414 |
| Wholesale Sewer Revenue - Boondocks | 3,888 | 2,403 | 1,891 | 4,294 | 4,538 |
| Wholesale Sewer Revenue - ESE Center | 3,500 | 3,013 | 1,599 | 4,612 | 4,500 |
| Wholesale Sewer Revenue - BishopsGate | 23,155 | 25,734 | - | 25,734 | 27,024 |
| Mission Inn Irrigation | 9,000 | 6,797 | 3,250 | 10,047 | 9,000 |
| Las Colinas HOA Irrigation | 31,950 | 19,650 | 14,906 | 34,556 | 32,500 |
| Miscellaneous Income | 3,000 | 1,012 | 600 | 1,612 | 1,500 |
| CIAC/Meter Fees | 54,891 | - | 7,530 | 7,530 | - |
| Interest | 100 | 771 | 1,700 | 2,471 | 2,400 |
| Total Revenues | \$ 722,005 | \$ 412,139 | \$ 302,396 | \$ 714,535 | \$ 729,731 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Engineering Fees | \$ 3,500 | \$ 4,163 | \$ 1,000 | \$ 5,163 | \$ 3,500 |
| Attorney | 12,000 | 12,906 | 8,750 | 21,656 | 18,000 |
| Annual Audit | 3,600 | - | 3,200 | 3,200 | 3,350 |
| Management Fees | 42,500 | 24,792 | 17,708 | 42,500 | 45,000 |
| Information Technology | 1,890 | 1,103 | 788 | 1,890 | 1,947 |
| Website Maintenance | 1,260 | 735 | 525 | 1,260 | 1,298 |
| Telephone | 25 | - | 25 | 25 | 25 |
| Postage | 1,750 | 1,143 | 810 | 1,953 | 2,200 |
| Printing & Binding | 350 | 126 | 139 | 265 | 350 |
| Insurance | 4,190 | 4,074 | - | 4,074 | 4,834 |
| Legal Advertising | 1,500 | 1,630 | 1,000 | 2,630 | 2,500 |
| Office Supplies | 500 | 184 | 226 | 410 | 500 |
| Other Current Charges | 1,200 | 763 | 400 | 1,163 | 1,200 |
| Bank/ACH Fees | - | - | 350 | 350 | 3,500 |
| Property Taxes | 1,300 | 1,067 | - | 1,067 | 1,300 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| Total Administrative: | \$ 75,740 | \$ 52,860 | \$ 34,921 | \$ 87,781 | \$ 89,679 |
| Operations: | | | | | |
| Property Insurance | \$ 23,905 | \$ 24,535 | \$ - | \$ 24,535 | \$ 26,498 |
| Electric | 175,500 | 90,044 | 67,000 | 157,044 | 175,500 |
| Backup Fuel | 334 | - | 167 | 167 | 334 |
| Chemicals | 15,000 | 5,699 | 7,301 | 13,000 | 15,000 |
| Dues, Licenses & Subscriptions | 2,500 | 450 | 2,155 | 2,605 | 2,650 |
| Labor | 8,634 | 5,037 | 3,598 | 8,634 | 8,634 |
| Mowing | 2,000 | 1,095 | 953 | 2,048 | 2,064 |
| Plant Lease | 175,383 | 102,307 | 73,076 | 175,383 | 181,521 |
| Repairs & Maintenance | 45,000 | 28,708 | 10,000 | 38,708 | 45,000 |
| Sludge Pumping | 40,000 | 17,464 | 10,000 | 27,464 | 40,000 |
| Utility Maintenance | 105,170 | 40,781 | 39,566 | 80,347 | 105,170 |
| Capital Outlay | 52,839 | 2,441 | 22,559 | 25,000 | 37,681 |
| Total Operations: | \$ 646,265 | \$ 318,561 | \$ 236,375 | \$ 554,936 | \$ 640,052 |
| Total Expenditures | \$ 722,005 | \$ 371,421 | \$ 271,296 | \$ 642,716 | \$ 729,731 |
| Excess Revenues (Expenditures) | \$ (0) | \$ 40,718 | \$ 31,100 | \$ 71,819 | \$ 0 |

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

REVENUES:

WATER REVENUE

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

SEWER REVENUE

Represents charges for wastewater treatment to the District's utility customers. The monthly fee is \$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 **ESE Center** 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 2026, 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 DiBartolomeo, McBee, Hartley & Barnes 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 miscellaneous expenses such as automated notification services provided to account holders.

BANK/ACH FEES

Represents estimated costs for monthly bank services that include online bank drafting, credit card and e-check payments and portal maintenance.

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.

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

CHEMICALS

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

DUES, LICENSES & SUBSCRIPTION

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

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, 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. This expense is allocated a 75% to Water & Sewer and 25% to RAM.

CAPITAL OUTLAY

Represents estimated costs for capital outlay related expenses.

Central Lake

Community Development District

Proposed Budget

FY2026

Reservation & Maintenance Fund

| | Adopted Budget FY2025 | Actual Thru 4/30/25 | Projected Next 5 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| RAM Sewer Revenue | \$ 151,848 | \$ 65,400 | \$ 91,774 | \$ 157,174 | \$ 197,208 |
| Miscellaneous Income | - | 532 | 400 | 932 | - |
| Interest | 600 | 487 | 600 | 1,087 | 1,200 |
| Carry Forward Surplus | 41,018 | - | - | - | - |
| Total Revenues | \$ 193,466 | \$ 66,420 | \$ 92,774 | \$ 159,194 | \$ 198,408 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Attorney | \$ 12,000 | \$ 12,906 | \$ 8,750 | \$ 21,656 | \$ 18,000 |
| Postage | 150 | 53 | 43 | 96 | 150 |
| Insurance | 4,190 | 4,074 | - | 4,074 | 4,834 |
| Other Current Charges | 500 | - | 250 | 250 | 500 |
| Property Taxes | 1,300 | 1,067 | - | 1,067 | 1,300 |
| Total Administrative: | \$ 18,140 | \$ 18,100 | \$ 9,043 | \$ 27,143 | \$ 24,784 |
| Operations: | | | | | |
| Property Insurance | \$ 23,905 | \$ 24,535 | \$ - | \$ 24,535 | \$ 26,498 |
| Mowing | 8,000 | 4,380 | 3,812 | 8,192 | 8,256 |
| Operating Supplies | 7,500 | - | 3,750 | 3,750 | 7,500 |
| Permits | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Refuse Service | 720 | 183 | 279 | 462 | 900 |
| Repairs & Maintenance | 26,000 | - | - | - | 26,000 |
| Utility Maintenance | 32,763 | 13,593 | 13,189 | 26,782 | 32,763 |
| Capital Outlay | 71,438 | - | 35,719 | 35,719 | 66,707 |
| Total Operations: | \$ 175,326 | \$ 42,692 | \$ 61,749 | \$ 104,441 | \$ 173,624 |
| Total Expenditures | \$ 193,466 | \$ 60,792 | \$ 70,791 | \$ 131,584 | \$ 198,408 |
| Excess Revenues (Expenditures) | \$ - | \$ 5,627 | \$ 21,982 | \$ 27,610 | \$ 0 |

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

REVENUES:

RAM REVENUE

The District adopted a Reservation and Maintenance Fee (“RAM Fee”). The Sewer RAM fee is \$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 | \$70 | \$840 |
| | Contingency | | \$60 |
| Total | | | \$900 |

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.