

Central Lake
Community Development District

Proposed Budget
FY2027



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Central Lake
Community Development District
Proposed Budget
FY2027
Water & Sewer Fund

	Adopted Budget FY2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Water Revenue	\$ 276,395	\$ 197,742	\$ 37,000	\$ 234,742	\$ 245,000
Sewer Revenue	233,460	193,563	38,649	232,212	232,302
Wholesale Sewer Revenue - Venezia/Talichet	139,086	121,746	25,599	147,345	160,415
Wholesale Sewer Revenue - Boondocks	4,538	3,930	810	4,740	5,078
Wholesale Sewer Revenue - ESE Center	4,500	3,578	561	4,139	4,250
Wholesale Sewer Revenue - BishopsGate	27,024	28,310	-	28,310	30,240
Mission Inn Irrigation	9,000	6,187	1,250	7,437	7,500
Las Colinas HOA Irrigation	32,500	46,343	1,000	47,343	50,000
Miscellaneous Income	1,500	1,366	300	1,666	1,500
CIAC-Meter Fees	-	-	-	-	-
CIAC-Utility Expansion	443,702	3,285,030	1,123,500	4,408,530	443,702
Interest	2,500	65,142	12,000	77,142	6,000
Total Revenues	\$ 1,174,205	\$ 3,952,936	\$ 1,240,670	\$ 5,193,606	\$ 1,185,988
Expenditures:					
Administrative:					
Engineering Fees	\$ 3,500	\$ 63,498	\$ 5,000	\$ 68,498	\$ 24,000
Attorney	25,000	4,724	5,000	9,724	25,000
Annual Audit	3,350	3,350	-	3,350	3,700
Management Fees	45,000	37,500	7,500	45,000	47,250
Information Technology	1,947	1,623	325	1,947	2,044
Website Maintenance	1,298	1,082	216	1,298	1,363
Telephone	25	-	6	6	25
Postage	2,200	1,704	450	2,154	2,200
Printing & Binding	550	231	100	331	550
Insurance	4,834	4,319	-	4,319	4,750
Legal Advertising	2,500	820	2,268	3,088	3,100
Office Supplies	500	340	160	500	600
Other Current Charges	1,200	-	200	200	1,200
Bank/ACH Fees	3,500	2,420	500	2,920	3,500
Property Taxes	1,300	1,057	-	1,057	1,300
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 96,879	\$ 122,843	\$ 21,725	\$ 144,568	\$ 120,757
Operations:					
Property Insurance	\$ 26,498	\$ 24,338	\$ -	\$ 24,338	\$ 24,500
Electric	175,500	100,001	25,000	125,001	175,500
Backup Fuel	500	-	250	250	500
Chemicals	15,000	12,595	3,000	15,595	15,000
Dues, Licenses & Subscriptions	2,650	2,000	165	2,165	2,650
Labor	8,634	7,195	1,439	8,634	8,634
Mowing	2,250	1,765	483	2,248	2,250
Plant Lease	181,521	151,268	30,254	181,521	185,986
Repairs & Maintenance	45,000	106,456	10,000	116,456	100,000
Sludge Pumping	40,000	-	10,000	10,000	40,000
Utility Maintenance	105,170	57,734	12,000	69,734	105,170
Capital Outlay	30,901	27,350	-	27,350	50,000
Total Operations:	\$ 633,624	\$ 490,702	\$ 92,590	\$ 583,292	\$ 710,190
Reserves					
Capital Reserve Transfer	\$ 443,702	\$ -	\$ 443,702	\$ 443,702	\$ 355,040
Total Reserves	\$ 443,702	\$ -	\$ 443,702	\$ 443,702	\$ 355,040
Total Expenditures	\$ 1,174,205	\$ 613,545	\$ 558,017	\$ 1,171,562	\$ 1,185,988
Excess Revenues (Expenditures)	\$ 0	\$ 3,339,391	\$ 682,653	\$ 4,022,044	\$ (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 \$46.05 per residential sewer account for customers connected to potable water and sewer service and \$52.63 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 2027, 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	\$2,675.00
CIAC – Sewer	\$6,250.00
Meter Fee	\$545.56

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 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 backup 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 & SUBSCRIPTIONS

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.

TRANSFER OUT – CAPITAL RESERVE

Represents costs to be transferred to the Capital Reserve Fund.

Central Lake
Community Development District
Proposed Budget
FY2027
Water & Sewer Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 443,702	\$ -	\$ 443,702	\$ 443,702	\$ 355,040
Interest	90,000	-	-	-	-
Total Revenues	\$ 533,702	\$ -	\$ 443,702	\$ 443,702	\$ 355,040
Expenditures:					
Capital Outlay	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Total Operations:	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 433,702	\$ -	\$ 443,702	\$ 443,702	\$ 355,040
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 443,702
Fund Balance - Ending	\$ 433,702	\$ -	\$ 443,702	\$ 443,702	\$ 798,742

Central Lake
Community Development District
Proposed Budget
FY2027
Reservation & Maintenance Fund

	Adopted Budget FY2026	Actual Thru 7/31/26	Projected Next 2 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
RAM Sewer Revenue	\$ 260,712	\$ 223,519	\$ 87,065	\$ 310,583	\$ 264,046
Miscellaneous Income	-	1,150	60	1,210	-
Interest	2,400	1,758	625	2,383	1,800
Total Revenues	\$ 263,112	\$ 226,427	\$ 87,750	\$ 314,176	\$ 265,846
Expenditures:					
Administrative:					
Attorney	\$ 25,000	\$ 6,278	\$ 5,000	\$ 11,278	\$ 25,000
Postage	150	15	2	17	150
Insurance	4,834	4,319	-	4,319	4,750
Other Current Charges	500	-	100	100	500
Property Taxes	1,300	1,057	-	1,057	1,300
Total Administrative:	\$ 31,784	\$ 11,669	\$ 5,102	\$ 16,771	\$ 31,700
Operations:					
Property Insurance	\$ 26,498	\$ 24,338	\$ -	\$ 24,338	\$ 24,500
Mowing	8,995	7,060	1,932	8,992	8,995
Operating Supplies	7,500	-	3,750	3,750	7,500
Permits	5,000	5,000	-	5,000	5,000
Refuse Service	900	597	119	717	900
Repairs & Maintenance	26,000	10,480	5,000	15,480	26,000
Utility Maintenance	32,763	19,245	4,000	23,245	32,763
Capital Outlay	123,673	21,578	5,000	26,578	128,488
Total Operations:	\$ 231,329	\$ 88,298	\$ 19,801	\$ 108,099	\$ 234,146
Total Expenditures	\$ 263,112	\$ 99,967	\$ 24,903	\$ 124,870	\$ 265,846
Excess Revenues (Expenditures)	\$ -	\$ 126,460	\$ 62,846	\$ 189,306	\$ (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 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.