



**MONTVERDE TOWN COUNCIL  
REGULAR MEETING AGENDA  
FEBRUARY 11, 2025, AT 7:00 P.M.  
AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL**

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The Montverde Staff and Council invite you to join the meeting in person or on your computer; you can watch and listen to the meeting from home by clicking the link below.

<https://southlake.tv/player/44150/44150>

**TOWN COUNCIL MEMBERS**

Joe Wynkoop, Mayor  
Carol Womack, Vice Mayor  
Jim Ley Councilmember  
Allan Hartle, Councilmember  
Joe Morganelli, Councilmember

**STAFF**

Paul Larino, Town Manager  
Anita Geraci-Carver, Town Attorney  
Sean Parks, Town Planner  
Lisa Busto, Associate Planner  
Sandra Johnson, Town Clerk  
Mai Yang, Finance Director

**DISCLAIMER**

This booklet has been prepared for the convenience of the Montverde Town Council in discussing matters before them. Every effort has been made to include all items to be discussed at this Town Council Meeting; however, the Mayor or Council Members may add items that are not part of this Agenda or remove items from consideration. While it has been the goal to present error-free information, we do not represent that documentation is without errors or omissions.

**CALL TO ORDER AND OPENING CEREMONIES**

- Pledge of Allegiance
- Invocation
- Roll Call

**I. PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION**

- A. Proclamation celebrating Montverde's 100th centennial.

**II. CITIZENS QUESTION/COMMENT PERIOD**

The Town Council invites the public to come forward with questions, comments, and concerns. The Council will not act at this meeting, but Staff may answer questions, or issues may be referred for appropriate staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

NOTE: Public Comment will not be taken under Citizens Questions/Comment Period for matters listed on this agenda. Public Comments on such items will be taken once the agenda item is before the Council for consideration.

**III. DEPARTMENT & COMMITTEE REPORTS**

- A. Town Manager Larino’s Report.
- B. Town Attorney Geraci-Carver Report.
- C. Town Planner Parks Report.
- D. Lake County Commission Report.
- E. Town Council Reports.
- F. Mayor Wynkoop Report.

**IV. JANUARY FINANCE REPORT**

|                        |                     |
|------------------------|---------------------|
| Beginning Bank Balance | \$ 5,048,381.03     |
| Revenues               | \$ 4,738,922.24     |
| Expenditures           | \$ 3,337,898.57     |
| Ending Balance         | \$ 6,449,404.70     |
| Pending Liabilities    | \$ 303,147.14       |
| Available Cash         | \$ 6,146,257.56     |
| Grant Clearing Account | \$ 0.00             |
| <br>Total Bank Balance | <br>\$ 6,146,257.56 |

**V. CONSENT AGENDA**

*The Council may take one vote to act on all items on the Consent Agenda or remove items for further discussion. If any member of the public desires to speak about an item on the consent agenda, you will need to step forward to the microphone and request that the item be pulled from the consent agenda before the town council votes to approve.*

- A. Minutes of the Town Council Regular Meeting held January 14, 2025.
- B. Minutes of the Special Meeting/Workshop held on January 28, 2025.

**VI. DISCUSSION AND ACTION ITEM**

- A. Discussion on FEMA cleanup efforts and expenses
- B. Discussion on Grants and Expenditures

**VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

- A. ORDINANCE NO. 2024-43** An Ordinance of the town Council of the Town of Montverde, Lake County, Florida, amending the town of Montverde’s Comprehensive Plan pursuant to 163,3187, Florida statutes by amending the Comprehensive Land – Use plan designation from Town of Montverde Single-Family Medium to Town of Montverde Office, Residential, Commercial (ORC) on the future land-use map for the herein described property consisting of approximately 0.365 +/- acres; providing for severability and scrivener’s errors; directing the Town Manager to amend said Comprehensive Plan; repealing all Ordinances in conflict herewith; providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity; and providing for an effective date. (Second Reading)
- B. ORDINANCE NO. 2024-42** An Ordinance of the Town Council of the Town Of Montverde Changing The Zoning Designation Of Real Property Owned By Michael And Marie Theresa Kay And Located At 17510 County Road 455, Montverde, Lake County, Florida From A Single-Family Medium Density (R1m) To Office, Residential, Commercial (Orc); Providing For Directions To The Town Manager; Providing For Severability And Scrivener’s Errors; Providing For Conflict; And Setting An Effective Date. (Second Reading)
- C. RESOLUTION NO. 2023-87** A Resolution of the Town Council of the Town Of Montverde, Florida, Granting a Conditional Use Permit In a R-1l Single-Family Low Density Zoning District in The Town of Montverde to permit an outdoor storage business for Boats, RVs, and Trailers on the herein described property generally located at Fosgate Road and Ridgewood Avenue, Montverde, Florida, owned by Parque Verde, LLC; providing for conditions; providing for an expiration date; and providing for an effective date. (First Reading).
- D. ORDINANCE NO. 2024-44** An Ordinance Of The Town Council Of The Town Of Montverde, Florida, To Change The Zoning From Lake County Agriculture To Town Of Montverde Single-Family Residential PUD for the herein described property owned By Montverde Landco, LLC And Located North Of Osgood Road, West Of Lake Apopka And Partially East Of Kirk Island Rd; Directing The Town Manager To Amend The Zoning Map As Herein Provided After The Passage Of This Ordinance; Approving Variances From Town Code With Conditions; Providing For Severability; Repealing All Ordinances In Conflict Herewith; Providing For Scrivener’s Errors, And Providing For An Effective Date. (Tabled 1-14-2025)

## **VIII. REMINDERS AND ADJOURNMENT**

- A.** Any further business from Town Manager or Councilmembers
- B.** Motion to Adjourn

The Town Council reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except for items and appointments that have been advertised in a newspaper for a specific time.

Pursuant to the provisions of Chapter 286 Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the Town Council with respect to any matter considered at this Council meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities who need assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681 48 business hours before the scheduled meeting.

## **PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION**

## **CITIZENS QUESTIONS/COMMENTS**

## **DEPARTMENT & COMMITTEE REPORTS**

## **JANUARY FINANCE REPORT**

**Town of Montverde**

**Cash Balance Finance Report**  
**And**  
**Budget to Actual Report**  
**2024-2025**

|                                 |                         |
|---------------------------------|-------------------------|
| <b>Date of Report:</b>          | <b>February 5, 2025</b> |
| <b>Report Beginning Period:</b> | <b>January 1, 2025</b>  |
| <b>Report Ending Period:</b>    | <b>January 31, 2025</b> |

**Prepared by: Mai Yang, Finance Director**  
**Reviewed by: Paul Larino, Town Manager**

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**Cash Summary**

|   |                       |
|---|-----------------------|
| <b>Available Bank Cash - Fund Account:</b>            | <b>\$6,146,257.56</b> |
| <b>Available Bank Cash - Grants Clearing Account:</b> | <b>\$0.00</b>         |
| <b>Available Book Cash – Fund Account:</b>            | <b>\$6,146,257.56</b> |

**Fund Cash:**

|                            |                       |
|----------------------------|-----------------------|
| <b>Restricted Funds:</b>   | <b>\$4,084,608.50</b> |
| <b>Unrestricted Funds:</b> | <b>\$2,061,649.06</b> |
| <b><u>Total Cash:</u></b>  | <b>\$6,146,257.56</b> |

**TOWN OF MONTVERDE**  
**FINANCE CASH REPORT AS OF: FY January 2025 - January 2025**

**Book and Cash Account**

|  |                       |
|--|-----------------------|
| <b><u>Operating Cash Account 1 and 2:</u></b>            |                       |
| Beginning Bank Balance                                   | \$5,048,381.03        |
| Revenues   | \$4,738,922.24        |
| Expenditures   | \$3,337,898.57        |
| Ending Bank Balance                                      | \$6,449,404.70        |
| <br>   |                       |
| Pending/Outstanding Liabilities                          | \$303,147.14          |
| Available Cash   | \$6,146,257.56        |
| <br>   |                       |
| <b><u>Grant Clearing Cash Account:</u></b>               |                       |
| Beginning Bank Balance                                   | \$4,109,072.76        |
| Revenues   | \$0.00                |
| Expenditures (Transfers)                                 | \$4,109,072.76        |
| Ending Bank Balance                                      | \$0.00                |
| <br>   |                       |
| <b><u>Total Cash Account:</u></b>                        | <b>\$6,146,257.56</b> |
| <br>   |                       |
| <b><u>Restricted Funds:</u></b>                          |                       |
| Parks & Recreation Impact Fee Fund                       | -\$219,860.56         |
| Fire Protection Impact Fee Fund                          | \$0.00                |
| Road & Street Impact Fee Fund                            | -\$18,764.42          |
| Administrative Impact Fee Fund                           | \$441,557.45          |
| Water Impact Fee Fund                                    | \$624,871.01          |
| <br>   |                       |
| Water Deposit  | \$181,319.15          |
| Water Cash   | \$1,475,645.18        |
| <br>   |                       |
| ARPA   | \$0.00                |
| County ARPA  | \$0.00                |
| Interest on the ARPA accounts                            | \$1,407,840.81        |
| Capital Projects Appropriations                          | \$151,000.00          |
| One Half Cent Sales Tax (Transportation Fee)             | \$30,927.88           |
| Police   | \$6,436.00            |
| Historical   | \$3,636.00            |
| <br>   |                       |
| <b>Restricted Funds Total:</b>                           | <b>\$4,084,608.50</b> |
| <br>   |                       |
| <b>Available Unrestricted Funds for General Account:</b> | <b>\$2,061,649.06</b> |

**Budget to Actual Summary**

|   |                |
|---|----------------|
| <b>Total Reporting Months in this Report:</b> | <b>4 OF 12</b> |
| <b>Percentage of the Budget Year:</b>         | <b>33.3%</b>   |

**Revenues – General Fund**

|   |                       |
|---|-----------------------|
| <b>General Revenue Budgeted:</b>                    | <b>\$2,827,134.01</b> |
| <b>General Revenue Budget Received YTD:</b>         | <b>\$1,337,082.89</b> |
| <b>Percentage of Budget Received:</b>               | <b>47.29%</b>         |
| <b>Remaining Revenue to be Received in FY 2025:</b> | <b>\$1,490,051.12</b> |

**Expenditures – General Fund**

|   |                       |
|---|-----------------------|
| <b>General Fund Expenditures Budgeted:</b>        | <b>\$2,827,134.01</b> |
| <b>General Fund Expenditures Expended YTD:</b>    | <b>\$896,841.93</b>   |
| <b>Percentage of Budget Expended:</b>             | <b>31.72%</b>         |
| <b>Remaining General Fund Budgeted to Expend:</b> | <b>\$1,930,292.08</b> |

**Revenues – Water Fund**

|   |                       |
|---|-----------------------|
| <b>Water Revenue Budgeted:</b>                      | <b>\$1,039,100.00</b> |
| <b>Water Revenue Budget Received YTD:</b>           | <b>\$352,986.71</b>   |
| <b>Percentage of Budget Received:</b>               | <b>33.97%</b>         |
| <b>Remaining Revenue to be Received in FY 2025:</b> | <b>\$686,113.29</b>   |

## Budget to Actual Summary

### Expenditures – Water Fund

|  |                |
|--|----------------|
| Water Fund Expenditures Budgeted:        | \$1,039,100.00 |
| Water Fund Expenditures Expended YTD:    | \$229,024.41   |
| Percentage of Budget Expended:           | 22.04%         |
| Remaining Water Fund Budgeted to Expend: | \$810,075.59   |

### Revenues – Sewer Fund

|  |              |
|--|--------------|
| Sewer Revenue Budgeted:                      | \$183,325.00 |
| Sewer Revenue Budget Received YTD:           | \$54,617.11  |
| Percentage of Budget Received:               | 29.79%       |
| Remaining Revenue to be Received in FY 2025: | \$128,707.89 |

### Expenditures – Sewer Fund

|  |              |
|--|--------------|
| Sewer Fund Expenditures Budgeted:        | \$183,325.00 |
| Sewer Fund Expenditures Expended YTD:    | \$35,236.93  |
| Percentage of Budget Expended:           | 19.22%       |
| Remaining Water Fund Budgeted to Expend: | \$148,088.07 |

**Budget to Actual Summary**

**Revenues – Capital Fund**

|   |                        |
|---|------------------------|
| <b>Capital Revenue Budgeted:</b>                    | <b>\$44,077,214.36</b> |
| <b>Capital Revenue Budget Received YTD:</b>         | <b>\$2,636,119.61</b>  |
| <b>Percentage of Budget Received:</b>               | <b>5.98%</b>           |
| <b>Remaining Revenue to be Received in FY 2025:</b> | <b>\$41,441,094.75</b> |

**Expenditures – Capital Fund**

|   |                        |
|---|------------------------|
| <b>Capital Fund Expenditures Budgeted:</b>        | <b>\$44,077,214.36</b> |
| <b>Capital Fund Expenditures Expended YTD:</b>    | <b>\$3,282,414.62</b>  |
| <b>Percentage of Budget Expended:</b>             | <b>7.45%</b>           |
| <b>Remaining Capital Fund Budgeted to Expend:</b> | <b>\$40,794,799.74</b> |

| Account Number              | Account Title                  | 2025              | YTD          | 2024-25                | Revenue to<br>be Received | % Of<br>Budget |
|-----------------------------|--------------------------------|-------------------|--------------|------------------------|---------------------------|----------------|
|                             |                                | January<br>Actual | Actual       | Current year<br>Budget |                           |                |
| <b>GENERAL FUND</b>         |                                |                   |              |                        |                           |                |
| 001-311100                  | Ad Valorem Taxes               | 20,104.26         | 516,705.82   | 600,164.00             | 83,458.18                 | 86.09%         |
| 001-311200                  | Delinquent Ad Valorem Taxes    | .00               | .00          | 10.00                  | 10.00                     | .00            |
| 001-312410                  | Local Option Gas Tax           | 5,689.08          | 17,336.16    | 75,000.00              | 57,663.84                 | 23.11%         |
| 001-312600                  | Discretionary Tax              | 13,992.20         | 52,200.55    | 190,000.00             | 137,799.45                | 27.47%         |
| 001-314100                  | Electric Service Tax           | 8,291.48          | 26,777.21    | 92,000.00              | 65,222.79                 | 29.11%         |
| 001-314400                  | Natural Gas Service Tax        | 43.27             | 1,136.37     | 4,600.00               | 3,463.63                  | 24.70%         |
| 001-315100                  | Communications Service Tax     | 7,188.00          | 21,688.71    | 66,000.01              | 44,311.30                 | 32.86%         |
| 001-316100                  | Prof. & Occup. License Tax     | .00               | .00          | 50.00                  | 50.00                     | .00            |
| 001-323100                  | Electricity Franchise          | 12,883.72         | 49,292.66    | 150,000.00             | 100,707.34                | 32.86%         |
| 001-323400                  | Gas Franchise                  | .00               | 1,370.09     | 4,200.00               | 2,829.91                  | 32.62%         |
| 001-329504                  | Permit Fire Reivew Fee         | .00               | .00          | 1,000.00               | 1,000.00                  | .00            |
| 001-329505                  | Reinspection Fees              | 150.00            | 2,400.00     | 20,000.00              | 17,600.00                 | 12.00%         |
| 001-329506                  | Plan Review                    | 20,720.15         | 62,093.96    | 150,000.00             | 87,906.04                 | 41.40%         |
| 001-329507                  | Building Permit Fees           | 59,569.50         | 170,935.04   | 375,000.00             | 204,064.96                | 45.58%         |
| 001-329508                  | Administrative Fee             | 22,082.47         | 63,684.71    | 125,000.00             | 81,315.29                 | 50.95%         |
| 001-329509                  | State Permit Surcharge         | 1,976.03          | 6,053.69     | 13,000.00              | 6,946.31                  | 46.57%         |
| 001-329510                  | Zoning/Permit Appl Fees        | 2,170.00          | 8,031.13     | 20,000.00              | 11,968.87                 | 40.16%         |
| 001-329515                  | Row Utilization Fees           | .00               | 500.00       | 1,500.00               | 1,000.00                  | 33.33%         |
| 001-335150                  | Alcoholic Beverage License     | .00               | .00          | 500.00                 | 500.00                    | .00            |
| 001-335180                  | 1/2 Cent Sales Tax             | 11,419.31         | 30,927.88    | 130,000.00             | 99,072.12                 | 23.79%         |
| 001-335190                  | State Revenue Sharing          | 5,071.92          | 15,719.74    | 65,000.00              | 49,280.26                 | 24.18%         |
| 001-337700                  | Grants & Donations             | .00               | .00          | 500.00                 | 500.00                    | .00            |
| 001-338000                  | Library Interlocal w/ Lake Co  | 3,261.44          | 16,307.20    | 35,000.00              | 18,692.80                 | 46.59%         |
| 001-338100                  | One Cent Gas Tax - Lake Co.    | .00               | 1,945.34     | 6,500.00               | 4,554.66                  | 29.93%         |
| 001-341210                  | Notary, Copy, Fax Fees         | 281.55            | 7,298.50     | 250.00                 | 7,048.50                  | 2919.40%       |
| 001-341215                  | Public Record Requests         | .00               | .00          | 50.00                  | 50.00                     | .00            |
| 001-341220                  | Mva Traffic Signal Maintenance | .00               | .00          | 2,300.00               | 2,300.00                  | .00            |
| 001-341500                  | Lien Search Charge             | 75.00             | 325.00       | 1,500.00               | 1,175.00                  | 21.67%         |
| 001-343400                  | Garbage Service Charges        | 26,267.29         | 81,852.96    | 295,000.00             | 213,147.04                | 27.75%         |
| 001-343410                  | Garbage Late Fee               | 174.38            | 529.74       | 1,200.00               | 670.26                    | 44.15%         |
| 001-347220                  | Montverde Day                  | 10,000.00         | 39,163.25    | 50,000.00              | 10,836.75                 | 78.33%         |
| 001-347230                  | Easter Event                   | .00               | .00          | 50.00                  | 50.00                     | .00            |
| 001-347240                  | Light Up Montverde             | .00               | .00          | 50.00                  | 50.00                     | .00            |
| 001-347261                  | License Plate Revenue          | .00               | .00          | 100.00                 | 100.00                    | .00            |
| 001-351100                  | Court Fines - Dept Hwy Safety  | 133.81            | 871.99       | 3,800.00               | 2,928.01                  | 22.95%         |
| 001-352100                  | Library Fines                  | 9.40              | 86.10        | 150.00                 | 63.90                     | 57.40%         |
| 001-354200                  | Code Compliance Fines          | .00               | 1,500.00     | 15,000.00              | 13,500.00                 | 10.00%         |
| 001-361000                  | FEMA - Revenue                 | .00               | 25.00        | .00                    | 25.00                     | .00            |
| 001-361002                  | Insurance - Lighting Strike    | .00               | 60,130.29    | .00                    | 60,130.29                 | .00            |
| 001-361100                  | Interest Earnings              | 68,097.34         | 74,819.82    | 16,000.00              | 58,819.82                 | 467.62%        |
| 001-362100                  | 17406 7Th Street Rental        | .00               | .00          | 14,000.00              | 14,000.00                 | .00            |
| 001-362260                  | Rental Income - Cell Tower     | .00               | .00          | 41,000.00              | 41,000.00                 | .00            |
| 001-362300                  | Post Office Rental Revenue     | .00               | 4,991.25     | 18,100.00              | 13,108.75                 | 27.58%         |
| 001-364100                  | Asset Sales (Equip/Veh/Mchnry) | .00               | .00          | 50,000.00              | 50,000.00                 | .00            |
| 001-366240                  | Community Building Rental      | .00               | .00          | 3,500.00               | 3,500.00                  | .00            |
| 001-366245                  | Contributions To Cemetry       | .00               | .00          | 50.00                  | 50.00                     | .00            |
| 001-369900                  | Other Revenues                 | 186.17            | 382.73       | 40,000.00              | 39,617.27                 | 0.96%          |
| 001-381200                  | Bal Fwd Fund Appropriation     | .00               | .00          | 150,000.00             | 150,000.00                | .00            |
| 001-388800                  | Library Book Sales             | .00               | .00          | 10.00                  | 10.00                     | .00            |
| Total Revenue:              |                                | 299,837.77        | 1,337,082.89 | 2,827,134.01           | 1,490,051.12              | 47.29%         |
| GENERAL FUND Revenue Total: |                                | 299,837.77        | 1,337,082.89 | 2,827,134.01           | 1,490,051.12              | 47.29%         |

| Account Number | Account Title           | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|----------------|-------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
|                | Net Total GENERAL FUND: | 299,837.77                | 1,337,082.89  | 2,827,134.01                      | 1,490,051.12              | 47.29%         |

| Account Number                             | Account Title        | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|--|----------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>PARKS &amp; REC IMPACT FEE FUND</b>     |                      |                           |               |                                   |                           |                |
| 140-347200                                 | Impact Fee Revenue   | 7,991.01                  | 24,860.92     | 65,000.00                         | 40,139.08                 | 38.25%         |
| 140-347201                                 | Fund Balance Forward | .00                       | .00           | 92,000.00                         | 92,000.00                 | .00            |
| Total Revenue:                             |                      | 7,991.01                  | 24,860.92     | 157,000.00                        | 132,139.08                | 15.83%         |
| PARKS & REC IMPACT FEE FUND Revenue Total: |                      | 7,991.01                  | 24,860.92     | 157,000.00                        | 132,139.08                | 15.83%         |
| Net Total PARKS & REC IMPACT FEE FUND:     |                      | 7,991.01                  | 24,860.92     | 157,000.00                        | 132,139.08                | 15.83%         |

| Account Number                               | Account Title              | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|--|----------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>ROAD &amp; STREET IMPACT FEE FUND</b>     |                            |                           |               |                                   |                           |                |
| 160-324218                                   | Road & Streets Impact Fees | 8,872.79                  | 24,044.10     | 75,000.00                         | 50,955.90                 | 32.06%         |
| 160-324219                                   | Road & Streets Impact Fees | .00                       | .00           | 50,000.00                         | 50,000.00                 | .00            |
| Total Revenue:                               |                            | 8,872.79                  | 24,044.10     | 125,000.00                        | 100,955.90                | 19.24%         |
| ROAD & STREET IMPACT FEE FUND Revenue Total: |                            | 8,872.79                  | 24,044.10     | 125,000.00                        | 100,955.90                | 19.24%         |
| Net Total ROAD & STREET IMPACT FEE FUND:     |                            | 8,872.79                  | 24,044.10     | 125,000.00                        | 100,955.90                | 19.24%         |

| Account Number                                | Account Title                  | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|---|--------------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>ADMINISTRATIVE IMPACT FEE FUND</b>         |                                |                           |               |                                   |                           |                |
| 170-324250                                    | Admin Impact Fee - Library     | 18,636.20                 | 60,633.35     | 50,000.00                         | 10,633.35-                | 121.27%        |
| 170-324251                                    | Admin Impact Fee Library C Fwd | .00                       | .00           | 240,000.00                        | 240,000.00                | .00            |
| Total Revenue:                                |                                | 18,636.20                 | 60,633.35     | 290,000.00                        | 229,366.65                | 20.91%         |
| ADMINISTRATIVE IMPACT FEE FUND Revenue Total: |                                | 18,636.20                 | 60,633.35     | 290,000.00                        | 229,366.65                | 20.91%         |
| Net Total ADMINISTRATIVE IMPACT FEE FUND:     |                                | 18,636.20                 | 60,633.35     | 290,000.00                        | 229,366.65                | 20.91%         |

| Account Number                     | Account Title          | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|------------------------------------|------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>CAPITAL - BOAT RAMP</b>         |                        |                           |               |                                   |                           |                |
| 330-334700                         | State DEP Grant        | .00                       | .00           | 300,000.00                        | 300,000.00                | .00            |
| 330-334710                         | Stormwater Grants      | .00                       | .00           | 100,000.00                        | 100,000.00                | .00            |
| 330-334711                         | LCWA Grant - Boat Ramp | .00                       | .00           | 80,000.00                         | 80,000.00                 | .00            |
| Total Revenue:                     |                        | .00                       | .00           | 480,000.00                        | 480,000.00                | .00            |
| CAPITAL - BOAT RAMP Revenue Total: |                        | .00                       | .00           | 480,000.00                        | 480,000.00                | .00            |
| Net Total CAPITAL - BOAT RAMP:     |                        | .00                       | .00           | 480,000.00                        | 480,000.00                | .00            |

| Account Number                  | Account Title                           | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|---------------------------------|---|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>FOSGATE TRAIL CONNECTION</b> |   |                           |               |                                   |                           |                |
| 370-336000                      | Developer Donations Carry Fwd           | .00                       | .00           | 100,000.00                        | 100,000.00                | .00            |
|                                 | Total Revenue:                          | .00                       | .00           | 100,000.00                        | 100,000.00                | .00            |
|                                 | FOSGATE TRAIL CONNECTION Revenue Total: | .00                       | .00           | 100,000.00                        | 100,000.00                | .00            |
|                                 | Net Total FOSGATE TRAIL CONNECTION:     | .00                       | .00           | 100,000.00                        | 100,000.00                | .00            |

| Account Number              | Account Title                  | 2025<br>January<br>Actual | YTD<br>Actual     | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|-----------------------------|--------------------------------|---------------------------|-------------------|-----------------------------------|---------------------------|----------------|
| <b>WATER</b>                |                                |                           |                   |                                   |                           |                |
| 400-343300                  | Water Service Chrgs - Potable  | 42,185.74                 | 142,287.00        | 565,000.00                        | 422,713.00                | 25.18%         |
| 400-343301                  | Bulk Water Sales               | .00                       | .00               | 4,500.00                          | 4,500.00                  | .00            |
| 400-343310                  | Irrigation Water Service Chrgs | 23,474.97                 | 70,146.10         | 175,000.00                        | 104,853.90                | 40.08%         |
| 400-343330                  | Administrative Fee             | 1,672.29                  | 6,510.65          | 15,000.00                         | 8,489.35                  | 43.40%         |
| 400-343331                  | Water Meter Install Charges    | 42,000.00                 | 119,700.00        | 175,000.00                        | 55,300.00                 | 68.40%         |
| 400-343390                  | Water Late Fees                | 532.44                    | 2,484.35          | 4,000.00                          | 1,515.65                  | 62.11%         |
| 400-343600                  | Surcharge                      | 2,752.01                  | 7,698.25          | .00                               | 7,698.25-                 | .00            |
| 400-361100                  | Interest Earnings              | 1,279.29                  | 4,160.36          | 500.00                            | 3,660.36-                 | 832.07%        |
| 400-369900                  | Other Revenues                 | .00                       | .00               | 100,100.00                        | 100,100.00                | .00            |
| <b>Total Revenue:</b>       |                                | <b>113,896.74</b>         | <b>352,986.71</b> | <b>1,039,100.00</b>               | <b>686,113.29</b>         | <b>33.97%</b>  |
| <b>WATER Revenue Total:</b> |                                | <b>113,896.74</b>         | <b>352,986.71</b> | <b>1,039,100.00</b>               | <b>686,113.29</b>         | <b>33.97%</b>  |
| <b>Net Total WATER:</b>     |                                | <b>113,896.74</b>         | <b>352,986.71</b> | <b>1,039,100.00</b>               | <b>686,113.29</b>         | <b>33.97%</b>  |

| Account Number                       | Account Title                 | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|--------------------------------------|-------------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>WATER IMPACT FEE FUND</b>         |                               |                           |               |                                   |                           |                |
| 410-324210                           | Water Impact Fees             | .00                       | 16,425.32     | 300,000.00                        | 283,574.68                | 5.48%          |
| 410-324211                           | Water Impact Fees - Carry Fwd | .00                       | .00           | 624,000.00                        | 624,000.00                | .00            |
| Total Revenue:                       |                               | .00                       | 16,425.32     | 924,000.00                        | 907,574.68                | 1.78%          |
| WATER IMPACT FEE FUND Revenue Total: |                               | .00                       | 16,425.32     | 924,000.00                        | 907,574.68                | 1.78%          |
| Net Total WATER IMPACT FEE FUND:     |                               | .00                       | 16,425.32     | 924,000.00                        | 907,574.68                | 1.78%          |

| Account Number                  | Account Title                           | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|---------------------------------|---|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>CAPITAL-WATER ENTERPRISE</b> |   |                           |               |                                   |                           |                |
| 420-334311                      | SHAFI Grant                             | .00                       | .00           | 12,970,000.00                     | 12,970,000.00             | .00            |
|                                 | Total Revenue:                          | .00                       | .00           | 12,970,000.00                     | 12,970,000.00             | .00            |
|                                 | CAPITAL-WATER ENTERPRISE Revenue Total: | .00                       | .00           | 12,970,000.00                     | 12,970,000.00             | .00            |
|                                 | Net Total CAPITAL-WATER ENTERPRISE:     | .00                       | .00           | 12,970,000.00                     | 12,970,000.00             | .00            |

| Account Number                                | Account Title                 | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|---|-------------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>SEWER-ENTERPRISE (WASTE WATER)</b>         |                               |                           |               |                                   |                           |                |
| 421-343307                                    | Sewer Connection Fees         | 8,500.00                  | 17,850.00     | 50,000.00                         | 32,150.00                 | 35.70%         |
| 421-343320                                    | Sewer Service Charge          | 10,740.54                 | 32,961.66     | 120,000.00                        | 87,038.34                 | 27.47%         |
| 421-343390                                    | Sewer Late Fees               | 149.20                    | 540.09        | 750.00                            | 209.91                    | 72.01%         |
| 421-343500                                    | Surcharges Out of Town Limits | 1,060.67                  | 3,265.36      | 12,500.00                         | 9,234.64                  | 26.12%         |
| 421-361100                                    | Interest Earnings             | .00                       | .00           | 25.00                             | 25.00                     | .00            |
| 421-369900                                    | Other Revenues                | .00                       | .00           | 50.00                             | 50.00                     | .00            |
| Total Revenue:                                |                               | 20,450.41                 | 54,617.11     | 183,325.00                        | 128,707.89                | 29.79%         |
| SEWER-ENTERPRISE (WASTE WATER) Revenue Total: |                               | 20,450.41                 | 54,617.11     | 183,325.00                        | 128,707.89                | 29.79%         |
| Net Total SEWER-ENTERPRISE (WASTE WATER):     |                               | 20,450.41                 | 54,617.11     | 183,325.00                        | 128,707.89                | 29.79%         |

| Account Number                            | Account Title               | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|---|-----------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>CAPITAL - SEWER ENTERPRISE</b>         |                             |                           |               |                                   |                           |                |
| 422-334350                                | Grants - Sewer              | .00                       | .00           | 19,823,318.00                     | 19,823,318.00             | .00            |
| 422-334355                                | Intragovernmental Carry Fwd | 2,200,000.00              | 2,200,000.00  | 3,607,840.81                      | 1,407,840.81              | 60.98%         |
| 422-334356                                | Sewer Grants (DEP)          | .00                       | .00           | 4,000,000.00                      | 4,000,000.00              | .00            |
| Total Revenue:                            |                             | 2,200,000.00              | 2,200,000.00  | 27,431,158.81                     | 25,231,158.81             | 8.02%          |
| CAPITAL - SEWER ENTERPRISE Revenue Total: |                             | 2,200,000.00              | 2,200,000.00  | 27,431,158.81                     | 25,231,158.81             | 8.02%          |
| Net Total CAPITAL - SEWER ENTERPRISE:     |                             | 2,200,000.00              | 2,200,000.00  | 27,431,158.81                     | 25,231,158.81             | 8.02%          |

| Account Number                       | Account Title       | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|--------------------------------------|---------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>CAPITAL - STORM WATER</b>         |                     |                           |               |                                   |                           |                |
| 430-334360                           | Grants              | .00                       | .00           | 375,000.00                        | 375,000.00                | .00            |
| 430-334361                           | State Appropriation | .00                       | .00           | 1,500,000.00                      | 1,500,000.00              | .00            |
| Total Revenue:                       |                     | .00                       | .00           | 1,875,000.00                      | 1,875,000.00              | .00            |
| CAPITAL - STORM WATER Revenue Total: |                     | .00                       | .00           | 1,875,000.00                      | 1,875,000.00              | .00            |
| Net Total CAPITAL - STORM WATER:     |                     | .00                       | .00           | 1,875,000.00                      | 1,875,000.00              | .00            |

| Account Number                   | Account Title                 | 2025<br>January<br>Actual | YTD<br>Actual | 2024-25<br>Current year<br>Budget | Revenue to<br>be Received | % Of<br>Budget |
|----------------------------------|-------------------------------|---------------------------|---------------|-----------------------------------|---------------------------|----------------|
| <b>CAPITAL - LIBRARY</b>         |                               |                           |               |                                   |                           |                |
| 500-324660                       | Intragovernmental Grant - Lib | 436,119.61                | 436,119.61    | 895,745.20                        | 459,625.59                | 48.69%         |
| 500-332000                       | MV ARPA Funds (w/ Interest)   | .00                       | .00           | 425,310.35                        | 425,310.35                | .00            |
| Total Revenue:                   |                               | 436,119.61                | 436,119.61    | 1,321,055.55                      | 884,935.94                | 33.01%         |
| CAPITAL - LIBRARY Revenue Total: |                               | 436,119.61                | 436,119.61    | 1,321,055.55                      | 884,935.94                | 33.01%         |
| Net Total CAPITAL - LIBRARY:     |                               | 436,119.61                | 436,119.61    | 1,321,055.55                      | 884,935.94                | 33.01%         |
| Net Grand Totals:                |                               | 3,105,804.53              | 4,506,770.01  | 49,722,773.37                     | 45,216,003.36             | 9.06%          |

Report Criteria:

- Accounts to include: With balances or activity
- Print Fund Titles
- Page and Total by Fund
- Include Departments: None
- Print Department Titles
- Total by Department
- Include Objects: None
- All Segments Tested for Total Breaks

| Account Number                      | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance   | % Of<br>Budget |
|-------------------------------------|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|------------|----------------|
| <b>GENERAL FUND</b>                 |                                |                |                           |                          |                              |                                   |            |                |
| <b>TOWN COUNCIL</b>                 |                                |                |                           |                          |                              |                                   |            |                |
| 001-511-240                         | Workers Compensation           |                | 126.02                    | 126.02                   | 666.00                       | 666.00                            | 539.98     | 18.92%         |
| 001-511-342                         | Council Stipends               |                | 3,283.33                  | 13,133.32                | 44,500.00                    | 44,500.00                         | 31,366.68  | 29.51%         |
| 001-511-400                         | Travel                         |                | .00                       | .00                      | 750.00                       | 750.00                            | 750.00     | .00            |
| 001-511-445                         | Election Expense               |                | .00                       | .00                      | 5,000.00                     | 5,000.00                          | 5,000.00   | .00            |
| 001-511-450                         | Insurance                      |                | 1,978.06                  | 4,087.47                 | 8,690.00                     | 8,690.00                          | 4,602.53   | 47.04%         |
| 001-511-460                         | Repairs & Maintenance          |                | .00                       | .00                      | 100.00                       | 100.00                            | 100.00     | .00            |
| 001-511-470                         | Printing & Copying             |                | .00                       | 359.10                   | 500.00                       | 500.00                            | 140.90     | 71.82%         |
| 001-511-490                         | Other Current Charges          |                | 79.09                     | 129.09                   | 1,800.00                     | 1,800.00                          | 1,670.91   | 7.17%          |
| 001-511-491                         | Council Workshop & Comm Meals  |                | 1,654.24                  | 5,458.09                 | 18,000.00                    | 18,000.00                         | 12,541.91  | 30.32%         |
| 001-511-510                         | Office Supplies                |                | .00                       | 21.92                    | 500.00                       | 500.00                            | 478.08     | 4.38%          |
| 001-511-520                         | Operating Supplies             |                | .00                       | 325.00                   | 2,500.00                     | 2,500.00                          | 2,175.00   | 13.00%         |
| 001-511-521                         | Uniforms & Clothing            |                | 141.94                    | 141.94                   | 800.00                       | 800.00                            | 658.06     | 17.74%         |
| 001-511-540                         | Subscriptions & Memberships    |                | .00                       | 2,559.25                 | 4,500.00                     | 4,500.00                          | 1,940.75   | 56.87%         |
| 001-511-550                         | Seminars & Training            |                | .00                       | .00                      | 7,000.00                     | 7,000.00                          | 7,000.00   | .00            |
| 001-511-551                         | Economic Development           |                | .00                       | .00                      | 750.00                       | 750.00                            | 750.00     | .00            |
| Total TOWN COUNCIL:                 |                                |                | 7,262.68                  | 26,341.20                | 96,056.00                    | 96,056.00                         | 69,714.80  | 27.42%         |
| <b>FINANCE &amp; ADMINISTRATIVE</b> |                                |                |                           |                          |                              |                                   |            |                |
| 001-513-120                         | Regular Salaries & Wages       |                | 12,666.75                 | 37,282.57                | 109,561.00                   | 109,561.00                        | 72,278.43  | 34.03%         |
| 001-513-121                         | Employee Christmas and Perform |                | 510.06                    | 11,910.06                | 12,500.00                    | 12,500.00                         | 589.94     | 95.28%         |
| 001-513-140                         | Overtime                       |                | 238.90                    | 1,416.81                 | 8,500.00                     | 8,500.00                          | 7,083.19   | 16.67%         |
| 001-513-210                         | FICA Matching                  |                | 1,047.67                  | 3,312.33                 | 8,878.67                     | 8,878.67                          | 5,566.34   | 37.31%         |
| 001-513-220                         | Retirement Plan                |                | 2,507.44                  | 7,606.74                 | 21,000.00                    | 21,000.00                         | 13,393.26  | 36.22%         |
| 001-513-230                         | Health Insurance               |                | 1,612.20                  | 6,293.41                 | 24,000.00                    | 24,000.00                         | 17,706.59  | 26.22%         |
| 001-513-234                         | Short-Term Disability          |                | 85.02                     | 340.08                   | 950.00                       | 950.00                            | 609.92     | 35.80%         |
| 001-513-240                         | Workers Compensation           |                | 351.95                    | 351.95                   | 1,860.00                     | 1,860.00                          | 1,508.05   | 18.92%         |
| 001-513-310                         | Professional Services          |                | .00                       | .00                      | 2,500.00                     | 2,500.00                          | 2,500.00   | .00            |
| 001-513-320                         | Accounting & Auditing          |                | 4,000.00                  | 4,000.00                 | 19,500.00                    | 19,500.00                         | 15,500.00  | 20.51%         |
| 001-513-340                         | Contractual Services           |                | 651.25                    | 4,569.75                 | 14,500.00                    | 14,500.00                         | 9,930.25   | 31.52%         |
| 001-513-400                         | Travel                         |                | .00                       | .00                      | 1,500.00                     | 1,500.00                          | 1,500.00   | .00            |
| 001-513-410                         | Telephone                      |                | 315.75                    | 729.54                   | 3,000.00                     | 3,000.00                          | 2,270.46   | 24.32%         |
| 001-513-411                         | Internet                       |                | 100.00                    | 402.00                   | 2,500.00                     | 2,500.00                          | 2,098.00   | 16.08%         |
| 001-513-420                         | Postage & Freight              |                | 523.26                    | 1,660.48                 | 3,000.00                     | 3,000.00                          | 1,339.52   | 55.35%         |
| 001-513-430                         | Utilities                      |                | 370.44                    | 1,204.76                 | 5,500.00                     | 5,500.00                          | 4,295.24   | 21.90%         |
| 001-513-440                         | Rentals & Leases Building Repr |                | .00                       | 174.36                   | 7,500.00                     | 7,500.00                          | 7,325.64   | 2.32%          |
| 001-513-450                         | Insurance                      |                | 4,694.72                  | 9,756.21                 | 20,625.00                    | 20,625.00                         | 10,868.79  | 47.30%         |
| 001-513-460                         | Repair & Maintenance           |                | 883.90                    | 6,726.84                 | 9,500.00                     | 9,500.00                          | 2,773.16   | 70.81%         |
| 001-513-470                         | Printing & Copying             |                | .00                       | 327.55                   | 3,500.00                     | 3,500.00                          | 3,172.45   | 9.36%          |
| 001-513-490                         | Other Current Charges          |                | 318.15                    | 791.12                   | 2,500.00                     | 2,500.00                          | 1,708.88   | 31.64%         |
| 001-513-492                         | Employee Meals & Appreciation  |                | 115.71                    | 1,923.02                 | 3,500.00                     | 3,500.00                          | 1,576.98   | 54.94%         |
| 001-513-495                         | Bank Finance Charges           |                | 140.03                    | 220.78                   | 400.00                       | 400.00                            | 179.22     | 55.20%         |
| 001-513-510                         | Office Supplies                |                | 149.10                    | 405.33                   | 5,000.00                     | 5,000.00                          | 4,594.67   | 8.11%          |
| 001-513-513                         | TM Allowance                   |                | 304.62                    | 913.86                   | 4,400.00                     | 4,400.00                          | 3,486.14   | 20.77%         |
| 001-513-520                         | Operating Supplies             |                | .00                       | .00                      | 2,800.00                     | 2,800.00                          | 2,800.00   | .00            |
| 001-513-521                         | Uniforms & Clothing            |                | 57.76                     | 57.76                    | 1,200.00                     | 1,200.00                          | 1,142.24   | 4.81%          |
| 001-513-522                         | Small Tools & Equipment        |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00     | .00            |
| 001-513-540                         | Subscriptions, Membership      |                | 119.88                    | 401.66                   | 2,900.00                     | 2,900.00                          | 2,498.34   | 13.85%         |
| 001-513-550                         | Seminars And Training          |                | .00                       | 225.00                   | 4,000.00                     | 4,000.00                          | 4,225.00   | -5.63%         |
| Total FINANCE & ADMINISTRATIVE:     |                                |                | 31,764.56                 | 102,553.97               | 307,574.67                   | 307,574.67                        | 205,020.70 | 33.34%         |

| Account Number                  | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance   | % Of<br>Budget |
|---------------------------------|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|------------|----------------|
| <b>LEGAL COUNSEL</b>            |                                |                |                           |                          |                              |                                   |            |                |
| 001-514-310                     | Professional Services          |                | 5,265.00                  | 11,535.00                | 72,500.00                    | 72,500.00                         | 60,965.00  | 15.91%         |
| 001-514-510                     | Office Supplies                |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00     | .00            |
| Total LEGAL COUNSEL:            |                                |                | 5,265.00                  | 11,535.00                | 73,000.00                    | 73,000.00                         | 61,465.00  | 15.80%         |
| <b>PERMITTING</b>               |                                |                |                           |                          |                              |                                   |            |                |
| 001-519-120                     | Regular Salaries & Wages       |                | 11,847.16                 | 34,429.69                | 100,821.00                   | 100,821.00                        | 66,391.31  | 34.15%         |
| 001-519-140                     | Overtime                       |                | 609.69                    | 3,588.47                 | 9,500.00                     | 9,500.00                          | 5,911.53   | 37.77%         |
| 001-519-210                     | FICA Matching                  |                | 965.77                    | 3,075.88                 | 8,439.56                     | 8,439.56                          | 5,363.68   | 36.45%         |
| 001-519-220                     | Retirement Plan                |                | 2,259.18                  | 6,865.75                 | 19,400.00                    | 19,400.00                         | 12,534.25  | 35.39%         |
| 001-519-230                     | Health Insurance               |                | 2,058.16                  | 7,998.83                 | 23,000.00                    | 23,000.00                         | 15,001.17  | 34.78%         |
| 001-519-234                     | Short-Term Disability          |                | 70.34                     | 281.37                   | 748.00                       | 748.00                            | 466.63     | 37.62%         |
| 001-519-240                     | Workers Compensation           |                | 158.19                    | 158.19                   | 836.00                       | 836.00                            | 677.81     | 18.92%         |
| 001-519-310                     | Professional Services          |                | 2,337.50                  | 16,913.47                | 24,000.00                    | 24,000.00                         | 7,086.53   | 70.47%         |
| 001-519-315                     | Building Official Fees         |                | 56,704.22                 | 100,719.41               | 350,000.00                   | 350,000.00                        | 249,280.59 | 28.78%         |
| 001-519-340                     | Contractual Services-Citizense |                | 412.00                    | 5,440.00                 | 14,000.00                    | 14,000.00                         | 8,560.00   | 38.86%         |
| 001-519-350                     | Municode                       |                | 2,044.54                  | 2,280.79                 | 4,800.00                     | 4,800.00                          | 2,519.21   | 47.52%         |
| 001-519-410                     | Telephone                      |                | 239.25                    | 391.19                   | 2,000.00                     | 2,000.00                          | 1,608.81   | 19.56%         |
| 001-519-411                     | Internet                       |                | 100.00                    | 401.00                   | 2,000.00                     | 2,000.00                          | 1,599.00   | 20.05%         |
| 001-519-420                     | Postage & Freight              |                | .00                       | 515.22                   | 2,500.00                     | 2,500.00                          | 1,984.78   | 20.61%         |
| 001-519-440                     | Rentals & Leases               |                | .00                       | .00                      | 1,200.00                     | 1,200.00                          | 1,200.00   | .00            |
| 001-519-450                     | Insurance                      |                | 1,314.52                  | 2,793.93                 | 5,775.00                     | 5,775.00                          | 2,981.07   | 48.38%         |
| 001-519-470                     | Printing & Copying             |                | .00                       | 563.34                   | 750.00                       | 750.00                            | 186.66     | 75.11%         |
| 001-519-490                     | Other Current Charges          |                | .00                       | 11.84                    | 250.00                       | 250.00                            | 238.16     | 4.74%          |
| 001-519-495                     | Bank Finance Charges           |                | 2,797.77                  | 4,659.90                 | 3,500.00                     | 3,500.00                          | 1,159.90   | 133.14%        |
| 001-519-510                     | Office Supplies                |                | 72.96                     | 110.02                   | 1,500.00                     | 1,500.00                          | 1,389.98   | 7.33%          |
| 001-519-513                     | TM Allowances                  |                | 207.69                    | 623.07                   | 3,300.00                     | 3,300.00                          | 2,676.93   | 18.88%         |
| 001-519-520                     | Operating Supplies             |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00     | .00            |
| 001-519-521                     | Uniforms & Clothing            |                | 133.41                    | 133.41                   | 250.00                       | 250.00                            | 116.59     | 53.36%         |
| 001-519-540                     | Subscriptions, Membership      |                | .00                       | 515.82                   | 500.00                       | 500.00                            | 15.82      | 103.16%        |
| 001-519-550                     | Seminars And Training          |                | .00                       | .00                      | 3,500.00                     | 3,500.00                          | 3,500.00   | .00            |
| Total PERMITTING:               |                                |                | 84,332.35                 | 192,470.59               | 583,069.56                   | 583,069.56                        | 390,598.97 | 33.01%         |
| <b>PUBLIC SAFETY</b>            |                                |                |                           |                          |                              |                                   |            |                |
| 001-520-240                     | Workers Compensation           |                | 93.66                     | 93.66                    | 495.00                       | 495.00                            | 401.34     | 18.92%         |
| 001-520-343                     | Contract Srvc Highway Patrol   |                | 11,429.50                 | 49,177.70                | 100,000.00                   | 100,000.00                        | 50,822.30  | 49.18%         |
| 001-520-344                     | Contract Srvc LCSO or HP       |                | .00                       | .00                      | 50,000.00                    | 50,000.00                         | 50,000.00  | .00            |
| 001-520-410                     | Telephone                      |                | 40.44                     | 161.76                   | 500.00                       | 500.00                            | 338.24     | 32.35%         |
| 001-520-411                     | Internet                       |                | 1,286.40                  | 2,544.24                 | 6,500.00                     | 6,500.00                          | 3,955.76   | 39.14%         |
| 001-520-430                     | Utilities                      |                | 110.11                    | 396.07                   | 1,600.00                     | 1,600.00                          | 1,203.93   | 24.75%         |
| 001-520-442                     | Equipment Leases (Vehicles)    |                | .00                       | 13,487.40                | 13,500.00                    | 13,500.00                         | 12.60      | 99.91%         |
| 001-520-450                     | Insurance                      |                | 480.74                    | 1,059.11                 | 2,112.00                     | 2,112.00                          | 1,052.89   | 50.15%         |
| 001-520-460                     | Repair & Maintenance           |                | 68.46                     | 1,052.69                 | 1,500.00                     | 1,500.00                          | 447.31     | 70.18%         |
| 001-520-490                     | Other Current Charges          |                | 152.25                    | 239.25                   | 500.00                       | 500.00                            | 260.75     | 47.85%         |
| 001-520-493                     | Volunteer Appreciation         |                | .00                       | .00                      | 650.00                       | 650.00                            | 650.00     | .00            |
| 001-520-520                     | Operating Supplies             |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00     | .00            |
| 001-520-521                     | Uniforms & Clothing            |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00     | .00            |
| 001-520-524                     | Fuel                           |                | .00                       | 41.52                    | 2,000.00                     | 2,000.00                          | 1,958.48   | 2.08%          |
| Total PUBLIC SAFETY:            |                                |                | 13,661.56                 | 68,253.40                | 180,357.00                   | 180,357.00                        | 112,103.60 | 37.84%         |
| <b>FIRE CONTROL\POST OFFICE</b> |                                |                |                           |                          |                              |                                   |            |                |
| 001-522-450                     | Insurance                      |                | 1,802.77                  | 3,645.98                 | 7,920.00                     | 7,920.00                          | 4,274.02   | 46.04%         |
| 001-522-460                     | Repair & Maintenance           |                | .00                       | 1,484.00                 | 10,000.00                    | 10,000.00                         | 8,516.00   | 14.84%         |

| Account Number                             | Account Title               | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance   | % Of<br>Budget |
|--|-----------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|------------|----------------|
| <b>Total FIRE CONTROL/POST OFFICE:</b>     |                             |                | 1,802.77                  | 5,129.98                 | 17,920.00                    | 17,920.00                         | 12,790.02  | 28.63%         |
| <b>CODE COMPLIANCE</b>                     |                             |                |                           |                          |                              |                                   |            |                |
| 001-524-120                                | Regular Salaries & Wages    |                | 730.38                    | 2,191.14                 | 6,430.00                     | 6,430.00                          | 4,238.86   | 34.08%         |
| 001-524-210                                | FICA Matching               |                | 59.11                     | 181.78                   | 491.90                       | 491.90                            | 310.12     | 36.95%         |
| 001-524-220                                | Retirement Plan             |                | 211.80                    | 635.40                   | 1,864.70                     | 1,864.70                          | 1,229.30   | 34.08%         |
| 001-524-230                                | Health Insurance            |                | 61.10                     | 237.10                   | 1,430.00                     | 1,430.00                          | 1,192.90   | 16.58%         |
| 001-524-234                                | Short-Term Disability       |                | 4.36                      | 17.44                    | 122.00                       | 122.00                            | 104.56     | 14.30%         |
| 001-524-240                                | Workers Compensation        |                | 38.79                     | 38.79                    | 205.00                       | 205.00                            | 166.21     | 18.92%         |
| 001-524-310                                | Professional Services       |                | .00                       | 700.00                   | 5,000.00                     | 5,000.00                          | 4,300.00   | 14.00%         |
| 001-524-313                                | Legal Service               |                | .00                       | .00                      | 5,000.00                     | 5,000.00                          | 5,000.00   | .00            |
| 001-524-420                                | Postage & Freight           |                | .00                       | 78.54                    | 900.00                       | 900.00                            | 821.46     | 8.73%          |
| 001-524-450                                | Insurance                   |                | 801.23                    | 1,760.24                 | 3,520.00                     | 3,520.00                          | 1,759.76   | 50.01%         |
| 001-524-490                                | Other Current Charges       |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00     | .00            |
| 001-524-510                                | Office Supplies             |                | .00                       | .00                      | 100.00                       | 100.00                            | 100.00     | .00            |
| 001-524-513                                | TM ALLOWANCE                |                | 41.55                     | 124.65                   | 660.00                       | 660.00                            | 535.35     | 18.89%         |
| 001-524-550                                | Seminars And Training       |                | .00                       | 83.94                    | 500.00                       | 500.00                            | 416.06     | 16.79%         |
| <b>Total CODE COMPLIANCE:</b>              |                             |                | 1,948.32                  | 6,049.02                 | 26,473.60                    | 26,473.60                         | 20,424.58  | 22.85%         |
| <b>GARBAGE/SOLID WASTE SERVICES</b>        |                             |                |                           |                          |                              |                                   |            |                |
| 001-534-340                                | Contractual Services        |                | 21,226.50                 | 65,659.83                | 255,000.00                   | 255,000.00                        | 189,340.17 | 25.75%         |
| 001-534-490                                | Bad Debt                    |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00     | .00            |
| <b>Total GARBAGE/SOLID WASTE SERVICES:</b> |                             |                | 21,226.50                 | 65,659.83                | 255,500.00                   | 255,500.00                        | 189,840.17 | 25.70%         |
| <b>PUBLIC WORKS</b>                        |                             |                |                           |                          |                              |                                   |            |                |
| 001-539-120                                | Regular Salaries & Wages    |                | 3,841.15                  | 10,820.44                | 33,103.00                    | 33,103.00                         | 22,282.56  | 32.69%         |
| 001-539-140                                | Overtime                    |                | 66.81                     | 691.94                   | 4,500.00                     | 4,500.00                          | 3,808.06   | 15.38%         |
| 001-539-210                                | FICA Matching               |                | 298.19                    | 1,008.65                 | 2,876.63                     | 2,876.63                          | 1,867.98   | 35.06%         |
| 001-539-220                                | Retirement Plan             |                | 533.49                    | 1,716.01                 | 5,140.91                     | 5,140.91                          | 3,424.90   | 33.38%         |
| 001-539-230                                | Health Insurance            |                | 614.86                    | 2,398.24                 | 7,689.00                     | 7,689.00                          | 5,290.76   | 31.19%         |
| 001-539-234                                | Short-Term Disability       |                | 31.64                     | 126.57                   | 222.00                       | 222.00                            | 95.43      | 57.01%         |
| 001-539-240                                | Workers Compensation        |                | 151.38                    | 151.38                   | 800.00                       | 800.00                            | 648.62     | 18.92%         |
| 001-539-340                                | Contractual Services        |                | .00                       | .00                      | 3,500.00                     | 3,500.00                          | 3,500.00   | .00            |
| 001-539-400                                | Travel                      |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00     | .00            |
| 001-539-410                                | Telephone                   |                | 40.44                     | 161.76                   | 560.00                       | 560.00                            | 398.24     | 28.89%         |
| 001-539-430                                | Utilities                   |                | .00                       | .00                      | 1,500.00                     | 1,500.00                          | 1,500.00   | .00            |
| 001-539-442                                | Equipment Leases (Vehicles) |                | .00                       | 26,800.00                | 26,800.00                    | 26,800.00                         | .00        | 100.00%        |
| 001-539-450                                | Insurance                   |                | 1,953.00                  | 4,024.34                 | 8,580.00                     | 8,580.00                          | 4,555.66   | 46.90%         |
| 001-539-460                                | Repair & Maintenance        |                | 1,113.49                  | 1,624.88                 | 12,000.00                    | 12,000.00                         | 10,375.12  | 13.54%         |
| 001-539-464                                | Hurricane Repairs           |                | 650.00                    | 127,128.11               | .00                          | .00                               | 127,128.11 | .00            |
| 001-539-490                                | Other Current Charges       |                | .00                       | .00                      | 1,000.00                     | 1,000.00                          | 1,000.00   | .00            |
| 001-539-510                                | Office Supplies             |                | 54.67                     | 91.74                    | 200.00                       | 200.00                            | 108.26     | 45.87%         |
| 001-539-520                                | Operating Supplies          |                | 225.48                    | 657.96                   | 2,500.00                     | 2,500.00                          | 1,842.04   | 26.32%         |
| 001-539-521                                | Uniforms & Clothing         |                | 148.66                    | 148.66                   | 750.00                       | 750.00                            | 601.34     | 19.82%         |
| 001-539-522                                | Small Tools & Equipment     |                | 129.00                    | 129.00                   | 2,500.00                     | 2,500.00                          | 2,371.00   | 5.16%          |
| 001-539-524                                | Fuel                        |                | 116.65                    | 1,489.73                 | 6,000.00                     | 6,000.00                          | 4,510.27   | 24.83%         |
| 001-539-540                                | Subscriptions, Membership   |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00     | .00            |
| 001-539-640                                | Machinery & Equipment       |                | .00                       | 9,342.00                 | 35,000.00                    | 35,000.00                         | 25,658.00  | 26.69%         |
| <b>Total PUBLIC WORKS:</b>                 |                             |                | 9,968.91                  | 188,511.41               | 155,721.54                   | 155,721.54                        | 32,789.87  | 121.06%        |
| <b>ROAD &amp; STREET FACILITIES</b>        |                             |                |                           |                          |                              |                                   |            |                |
| 001-541-120                                | Regular Salaries & Wages    |                | 3,995.40                  | 11,448.58                | 35,386.00                    | 35,386.00                         | 23,937.42  | 32.35%         |

| Account Number                             | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance          | % Of<br>Budget |
|--|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|-------------------|----------------|
| 001-541-140                                | Overtime                       |                | .00                       | .00                      | 5,000.00                     | 5,000.00                          | 5,000.00          | .00            |
| 001-541-210                                | FICA Matching                  |                | 307.24                    | 1,071.71                 | 3,089.53                     | 3,089.53                          | 2,017.82          | 34.69%         |
| 001-541-220                                | Retirement Plan                |                | 547.39                    | 1,786.76                 | 5,129.02                     | 5,129.02                          | 3,342.26          | 34.84%         |
| 001-541-230                                | Health Insurance               |                | 1,046.62                  | 4,060.17                 | 8,800.00                     | 8,800.00                          | 4,739.83          | 46.14%         |
| 001-541-234                                | Short-Term Disability          |                | 36.92                     | 147.68                   | 448.00                       | 448.00                            | 300.32            | 32.96%         |
| 001-541-240                                | Workers Compensation           |                | 113.53                    | 113.53                   | 600.00                       | 600.00                            | 486.47            | 18.92%         |
| 001-541-310                                | Professional Services          |                | .00                       | .00                      | 2,000.00                     | 2,000.00                          | 2,000.00          | .00            |
| 001-541-340                                | Contractual Services           |                | 1,100.40                  | 7,482.00                 | 20,000.00                    | 20,000.00                         | 12,518.00         | 37.41%         |
| 001-541-430                                | Utilities                      |                | 144.11                    | 287.62                   | 6,500.00                     | 6,500.00                          | 6,212.38          | 4.42%          |
| 001-541-431                                | Street Lighting - Power        |                | 4,903.28                  | 14,970.77                | 48,000.00                    | 48,000.00                         | 33,029.23         | 31.19%         |
| 001-541-450                                | Insurance                      |                | 2,328.58                  | 4,787.34                 | 10,230.00                    | 10,230.00                         | 5,442.66          | 46.80%         |
| 001-541-460                                | Repair & Maintenance           |                | .00                       | 2,349.00                 | 20,000.00                    | 20,000.00                         | 17,651.00         | 11.75%         |
| 001-541-462                                | Lakes Drain Repair/Maintenance |                | 1,322.00                  | 2,644.00                 | 7,800.00                     | 7,800.00                          | 5,156.00          | 33.90%         |
| 001-541-463                                | Stormwater                     |                | .00                       | .00                      | 2,500.00                     | 2,500.00                          | 2,500.00          | .00            |
| 001-541-490                                | Other Current Charges          |                | .00                       | .00                      | 2,500.00                     | 2,500.00                          | 2,500.00          | .00            |
| 001-541-520                                | Operating Supplies             |                | .00                       | .00                      | 2,500.00                     | 2,500.00                          | 2,500.00          | .00            |
| 001-541-521                                | Uniforms & Clothing            |                | 255.00                    | 255.00                   | 500.00                       | 500.00                            | 245.00            | 51.00%         |
| 001-541-523                                | Decorations And Flags          |                | .00                       | .00                      | 12,000.00                    | 12,000.00                         | 12,000.00         | .00            |
| 001-541-530                                | Road Materials & Supplies      |                | .00                       | 5,012.00                 | 12,500.00                    | 12,500.00                         | 7,488.00          | 40.10%         |
| 001-541-630                                | Infrastructure-Street Repair   |                | .00                       | .00                      | 160,428.93                   | 160,428.93                        | 160,428.93        | .00            |
| 001-541-640                                | Vehicle, Equipment & Machinery |                | .00                       | .00                      | 42,500.00                    | 42,500.00                         | 42,500.00         | .00            |
| <b>Total ROAD &amp; STREET FACILITIES:</b> |                                |                | <b>16,100.47</b>          | <b>56,416.16</b>         | <b>408,411.48</b>            | <b>408,411.48</b>                 | <b>351,995.32</b> | <b>13.81%</b>  |
| <b>CEMETERY</b>                            |                                |                |                           |                          |                              |                                   |                   |                |
| 001-569-240                                | Workers Compensation           |                | 66.61                     | 66.61                    | 352.00                       | 352.00                            | 285.39            | 18.92%         |
| 001-569-420                                | Postage & Freight              |                | .00                       | .00                      | 125.00                       | 125.00                            | 125.00            | .00            |
| 001-569-450                                | Insurance                      |                | 651.00                    | 1,382.27                 | 2,860.00                     | 2,860.00                          | 1,477.73          | 48.33%         |
| 001-569-460                                | Repair & Maintenance           |                | .00                       | .00                      | 2,500.00                     | 2,500.00                          | 2,500.00          | .00            |
| 001-569-490                                | Other Current Charges          |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00            | .00            |
| 001-569-494                                | Benevolence                    |                | .00                       | .00                      | 500.00                       | 500.00                            | 500.00            | .00            |
| 001-569-510                                | Office Supplies                |                | .00                       | .00                      | 100.00                       | 100.00                            | 100.00            | .00            |
| <b>Total CEMETERY:</b>                     |                                |                | <b>717.61</b>             | <b>1,448.88</b>          | <b>6,687.00</b>              | <b>6,687.00</b>                   | <b>5,238.12</b>   | <b>21.67%</b>  |
| <b>LIBRARY</b>                             |                                |                |                           |                          |                              |                                   |                   |                |
| 001-571-120                                | Regular Salaries & Wages       |                | 7,746.80                  | 23,677.90                | 83,100.00                    | 83,100.00                         | 59,422.10         | 28.49%         |
| 001-571-140                                | Overtime                       |                | .00                       | 239.49                   | 3,200.00                     | 3,200.00                          | 2,960.51          | 7.48%          |
| 001-571-210                                | FICA Matching                  |                | 589.80                    | 1,956.04                 | 6,601.95                     | 6,601.95                          | 4,645.91          | 29.63%         |
| 001-571-220                                | Retirement Plan                |                | 1,055.90                  | 3,259.96                 | 10,960.10                    | 10,960.10                         | 7,700.14          | 29.74%         |
| 001-571-230                                | Health Insurance               |                | 277.52                    | 1,170.32                 | 5,000.00                     | 5,000.00                          | 3,829.68          | 23.41%         |
| 001-571-234                                | Short-Term Disability          |                | 46.62                     | 186.48                   | 770.00                       | 770.00                            | 583.52            | 24.22%         |
| 001-571-240                                | Workers Compensation           |                | 77.01                     | 77.01                    | 407.00                       | 407.00                            | 329.99            | 18.92%         |
| 001-571-340                                | Contractual Services           |                | 564.25                    | 2,224.25                 | 19,000.00                    | 19,000.00                         | 16,775.75         | 11.71%         |
| 001-571-400                                | Travel                         |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00            | .00            |
| 001-571-410                                | Telephone                      |                | .00                       | .00                      | 2,400.00                     | 2,400.00                          | 2,400.00          | .00            |
| 001-571-411                                | Internet                       |                | 100.00                    | 401.00                   | 2,500.00                     | 2,500.00                          | 2,099.00          | 16.04%         |
| 001-571-420                                | Postage & Freight              |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00            | .00            |
| 001-571-430                                | Utilities                      |                | 28.75                     | 656.93                   | 3,000.00                     | 3,000.00                          | 2,343.07          | 21.90%         |
| 001-571-450                                | Insurance                      |                | 2,053.16                  | 4,664.86                 | 9,020.00                     | 9,020.00                          | 4,355.14          | 51.72%         |
| 001-571-460                                | Repair & Maintenance           |                | .00                       | .00                      | 2,000.00                     | 2,000.00                          | 2,000.00          | .00            |
| 001-571-480                                | Promotional Activities         |                | .00                       | .00                      | 1,500.00                     | 1,500.00                          | 1,500.00          | .00            |
| 001-571-490                                | Other Current Charges          |                | 94.50                     | 94.50                    | 500.00                       | 500.00                            | 405.50            | 18.90%         |
| 001-571-510                                | Office Supplies                |                | 66.37                     | 152.47                   | 3,500.00                     | 3,500.00                          | 3,347.53          | 4.36%          |
| 001-571-520                                | Operating Supplies             |                | .00                       | .00                      | 3,500.00                     | 3,500.00                          | 3,500.00          | .00            |
| 001-571-521                                | Uniforms & Clothing            |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00            | .00            |

| Account Number                         | Account Title                   | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance             | % Of<br>Budget |
|--|---------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|----------------------|----------------|
| 001-571-540                            | Subscriptions, Membership       |                | 59.86                     | 59.86                    | 500.00                       | 500.00                            | 440.14               | 11.97%         |
| 001-571-640                            | Vehicle, Equipment & Machinery  |                | .00                       | .00                      | 18,000.00                    | 18,000.00                         | 18,000.00            | .00            |
| 001-571-660                            | Library Books & Material        |                | 10.49                     | 53.41                    | 18,000.00                    | 18,000.00                         | 17,946.59            | 0.30%          |
| <b>Total LIBRARY:</b>                  |                                 |                | <b>12,771.03</b>          | <b>38,874.48</b>         | <b>194,209.05</b>            | <b>194,209.05</b>                 | <b>155,334.57</b>    | <b>20.02%</b>  |
| <b>PARKS &amp; RECREATION</b>          |                                 |                |                           |                          |                              |                                   |                      |                |
| 001-572-240                            | Workers Compensation            |                | 548.73                    | 548.73                   | 2,900.00                     | 2,900.00                          | 2,351.27             | 18.92%         |
| 001-572-340                            | Contractual Services            |                | 1,003.60                  | 3,744.40                 | 18,000.00                    | 18,000.00                         | 14,255.60            | 20.80%         |
| 001-572-345                            | Contract Mowing/Landscaping     | Service        | 4,800.00                  | 12,566.00                | 82,000.00                    | 82,000.00                         | 69,434.00            | 15.32%         |
| 001-572-410                            | Telephone                       |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00               | .00            |
| 001-572-411                            | Internet                        |                | 100.00                    | 401.00                   | 2,000.00                     | 2,000.00                          | 1,599.00             | 20.05%         |
| 001-572-430                            | Utilities                       |                | 774.62                    | 2,551.82                 | 6,200.00                     | 6,200.00                          | 3,648.18             | 41.16%         |
| 001-572-440                            | Rentals & Leases                |                | .00                       | .00                      | 250.00                       | 250.00                            | 250.00               | .00            |
| 001-572-450                            | Insurance                       |                | 5,444.74                  | 11,994.44                | 23,920.00                    | 23,920.00                         | 11,925.56            | 50.14%         |
| 001-572-460                            | Repair & Maintenance            |                | 214.74                    | 4,724.80                 | 25,000.00                    | 25,000.00                         | 20,275.20            | 18.90%         |
| 001-572-470                            | Printing & Copying              |                | .00                       | 359.10                   | 500.00                       | 500.00                            | 140.90               | 71.82%         |
| 001-572-490                            | Other Current Charges           |                | .00                       | 685.95                   | 2,465.11                     | 2,465.11                          | 1,779.16             | 27.83%         |
| 001-572-520                            | Operating Supplies              |                | .00                       | .00                      | 15,000.00                    | 15,000.00                         | 15,000.00            | .00            |
| 001-572-524                            | Fuel                            |                | 122.89                    | 309.79                   | 1,000.00                     | 1,000.00                          | 690.21               | 30.98%         |
| 001-572-605                            | Capital Outlay-Benches, Tables  | , Amenities    | 13,212.09                 | 13,212.09                | 40,000.00                    | 40,000.00                         | 26,787.91            | 33.03%         |
| 001-572-606                            | Capital Projects-Stage & Gazebo |                | .00                       | .00                      | .00                          | .00                               | .00                  | .00            |
| 001-572-607                            | Capital -Dog Park Rehab         |                | .00                       | .00                      | .00                          | .00                               | .00                  | .00            |
| 001-572-640                            | Machine & Equipment             |                | .00                       | .00                      | 6,000.00                     | 6,000.00                          | 6,000.00             | .00            |
| 001-572-641                            | Capital - Play Ground Equip     | (Code Fines)   | .00                       | .00                      | 150,000.00                   | 150,000.00                        | 150,000.00           | .00            |
| <b>Total PARKS &amp; RECREATION:</b>   |                                 |                | <b>26,221.41</b>          | <b>51,098.12</b>         | <b>375,485.11</b>            | <b>375,485.11</b>                 | <b>324,386.99</b>    | <b>13.61%</b>  |
| <b>SPECIAL EVENTS</b>                  |                                 |                |                           |                          |                              |                                   |                      |                |
| 001-574-240                            | Workers Compensation            |                | 124.88                    | 124.88                   | 660.00                       | 660.00                            | 535.12               | 18.92%         |
| 001-574-450                            | Insurance                       |                | 639.39                    | 1,348.20                 | 2,809.00                     | 2,809.00                          | 1,460.80             | 48.00%         |
| 001-574-481                            | Montverde Day                   |                | 2,199.00                  | 53,165.36                | 88,500.00                    | 88,500.00                         | 35,334.64            | 60.07%         |
| 001-574-482                            | Light Up Montverde              |                | 14,988.19                 | 23,448.83                | 28,000.00                    | 28,000.00                         | 4,551.17             | 83.75%         |
| 001-574-483                            | Fall & Spring Concert Series    |                | .00                       | .00                      | 7,500.00                     | 7,500.00                          | 7,500.00             | .00            |
| 001-574-484                            | Easter Event                    |                | .00                       | .00                      | 5,000.00                     | 5,000.00                          | 5,000.00             | .00            |
| 001-574-485                            | Trunk or Treat                  |                | .00                       | 4,121.32                 | 5,200.00                     | 5,200.00                          | 1,078.68             | 79.26%         |
| 001-574-486                            | 4th of July and Other Misc      | Events         | 291.30                    | 291.30                   | 9,000.00                     | 9,000.00                          | 8,708.70             | 3.24%          |
| <b>Total SPECIAL EVENTS:</b>           |                                 |                | <b>18,242.76</b>          | <b>82,499.89</b>         | <b>146,669.00</b>            | <b>146,669.00</b>                 | <b>64,169.11</b>     | <b>56.25%</b>  |
| <b>GENERAL FUND Expenditure Total:</b> |                                 |                | <b>251,285.93</b>         | <b>896,841.93</b>        | <b>2,827,134.01</b>          | <b>2,827,134.01</b>               | <b>1,930,292.08</b>  | <b>31.72%</b>  |
| <b>Net Total GENERAL FUND:</b>         |                                 |                | <b>251,285.93-</b>        | <b>896,841.93-</b>       | <b>2,827,134.01-</b>         | <b>2,827,134.01-</b>              | <b>1,930,292.08-</b> | <b>31.72%</b>  |

| Account Number                                 | Account Title      | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance   | % Of<br>Budget |
|--|--------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|------------|----------------|
| <b>PARKS &amp; REC IMPACT FEE FUND</b>         |                    |                |                           |                          |                              |                                   |            |                |
| <b>PARKS &amp; RECREATION</b>                  |                    |                |                           |                          |                              |                                   |            |                |
| 140-572-490                                    | Other Revenues     |                | .00                       | 375.00                   | .00                          | .00                               | 375.00-    | .00            |
| 140-572-630                                    | Parks & Rec Impact | - Kirk Park    | .00                       | .00                      | 92,000.00                    | 92,000.00                         | 92,000.00  | .00            |
| 140-572-631                                    | Parks & Rec Impact | - Restrooms    | 22,350.44                 | 58,876.35                | .00                          | .00                               | 58,876.35- | .00            |
| 140-572-635                                    | Parks & Rec Impact | - Butterfly    | .00                       | 3,100.00                 | 65,000.00                    | 65,000.00                         | 61,900.00  | 4.77%          |
| Total PARKS & RECREATION:                      |                    |                | 22,350.44                 | 62,351.35                | 157,000.00                   | 157,000.00                        | 94,648.65  | 39.71%         |
| PARKS & REC IMPACT FEE FUND Expenditure Total: |                    |                | 22,350.44                 | 62,351.35                | 157,000.00                   | 157,000.00                        | 94,648.65  | 39.71%         |
| Net Total PARKS & REC IMPACT FEE FUND:         |                    |                | 22,350.44-                | 62,351.35-               | 157,000.00-                  | 157,000.00-                       | 94,648.65- | 39.71%         |

| Account Number                                   | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance    | % Of<br>Budget |
|--|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|-------------|----------------|
| <b>ROAD &amp; STREET IMPACT FEE FUND</b>         |                                |                |                           |                          |                              |                                   |             |                |
| <b>Department: 541</b>                           |                                |                |                           |                          |                              |                                   |             |                |
| 160-541-460                                      | Road & Streets Impact Fees     |                | .00                       | 1,335.00                 | 75,000.00                    | 75,000.00                         | 73,665.00   | 1.78%          |
| 160-541-465                                      | Road & Streets Impact Fees Bal |                | .00                       | .00                      | 50,000.00                    | 50,000.00                         | 50,000.00   | .00            |
| Total Department: 541:                           |                                |                | .00                       | 1,335.00                 | 125,000.00                   | 125,000.00                        | 123,665.00  | 1.07%          |
| ROAD & STREET IMPACT FEE FUND Expenditure Total: |                                |                | .00                       | 1,335.00                 | 125,000.00                   | 125,000.00                        | 123,665.00  | 1.07%          |
| Net Total ROAD & STREET IMPACT FEE FUND:         |                                |                | .00                       | 1,335.00-                | 125,000.00-                  | 125,000.00-                       | 123,665.00- | 1.07%          |

| Account Number   | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance           | % Of<br>Budget |
|--|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|--------------------|----------------|
| <b>ADMINISTRATIVE IMPACT FEE FUND</b>                    |                                |                |                           |                          |                              |                                   |                    |                |
| <b>Department: 571</b>                                   |                                |                |                           |                          |                              |                                   |                    |                |
| 170-571-490  | Other Revenues                 |                | .00                       | 375.00                   | .00                          | .00                               | 375.00-            | .00            |
| 170-571-605  | Admin Impact Fee Library C Fwd |                | 5,185.14                  | 5,185.14                 | 240,000.00                   | 240,000.00                        | 234,814.86         | 2.16%          |
| 170-571-635  | Admin Impact Fee - Library     |                | .00                       | 730.00                   | 50,000.00                    | 50,000.00                         | 49,270.00          | 1.46%          |
| <b>Total Department: 571:</b>                            |                                |                | <b>5,185.14</b>           | <b>6,290.14</b>          | <b>290,000.00</b>            | <b>290,000.00</b>                 | <b>283,709.86</b>  | <b>2.17%</b>   |
| <b>ADMINISTRATIVE IMPACT FEE FUND Expenditure Total:</b> |                                |                | <b>5,185.14</b>           | <b>6,290.14</b>          | <b>290,000.00</b>            | <b>290,000.00</b>                 | <b>283,709.86</b>  | <b>2.17%</b>   |
| <b>Net Total ADMINISTRATIVE IMPACT FEE FUND:</b>         |                                |                | <b>5,185.14-</b>          | <b>6,290.14-</b>         | <b>290,000.00-</b>           | <b>290,000.00-</b>                | <b>283,709.86-</b> | <b>2.17%</b>   |

| Account Number                              | Account Title      | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance      | % Of<br>Budget |
|---|--------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|---------------|----------------|
| <b>CAPTIAL - GRANT TRANSFER</b>             |                    |                |                           |                          |                              |                                   |               |                |
| <b>GRANT TRANSFER</b>                       |                    |                |                           |                          |                              |                                   |               |                |
| 302-581-100                                 | Transfer to Capit- | Sewer 422      | 4,109,072.76              | 4,109,072.76             | .00                          | .00                               | 4,109,072.76- | .00            |
| Total GRANT TRANSFER:                       |                    |                | 4,109,072.76              | 4,109,072.76             | .00                          | .00                               | 4,109,072.76- | .00            |
| CAPTIAL - GRANT TRANSFER Expenditure Total: |                    |                | 4,109,072.76              | 4,109,072.76             | .00                          | .00                               | 4,109,072.76- | .00            |
| Net Total CAPTIAL - GRANT TRANSFER:         |                    |                | 4,109,072.76-             | 4,109,072.76-            | .00                          | .00                               | 4,109,072.76  | .00            |

| Account Number                         | Account Title          | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance    | % Of<br>Budget |
|--|------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|-------------|----------------|
| <b>CAPITAL - BOAT RAMP</b>             |                        |                |                           |                          |                              |                                   |             |                |
| <b>PARKS &amp; RECREATION</b>          |                        |                |                           |                          |                              |                                   |             |                |
| 330-572-605                            | Stormwater Grants      |                | .00                       | .00                      | 100,000.00                   | 100,000.00                        | 100,000.00  | .00            |
| 330-572-630                            | LCWA Grant - Boat Ramp |                | .00                       | .00                      | 80,000.00                    | 80,000.00                         | 80,000.00   | .00            |
| 330-572-635                            | State DEP Grant        |                | .00                       | .00                      | 300,000.00                   | 300,000.00                        | 300,000.00  | .00            |
| Total PARKS & RECREATION:              |                        |                | .00                       | .00                      | 480,000.00                   | 480,000.00                        | 480,000.00  | .00            |
| CAPITAL - BOAT RAMP Expenditure Total: |                        |                | .00                       | .00                      | 480,000.00                   | 480,000.00                        | 480,000.00  | .00            |
| Net Total CAPITAL - BOAT RAMP:         |                        |                | .00                       | .00                      | 480,000.00-                  | 480,000.00-                       | 480,000.00- | .00            |

| Account Number                                 | Account Title        | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance   | % Of<br>Budget |
|--|----------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|------------|----------------|
| <b>CAPITAL - LEAD SERVICE LINE</b>             |                      |                |                           |                          |                              |                                   |            |                |
| <b>WATER UTILITY SERVICES</b>                  |                      |                |                           |                          |                              |                                   |            |                |
| 341-533-460                                    | REPAIR & MAINTENANCE |                | .00                       | 35,487.00                | .00                          | .00                               | 35,487.00- | .00            |
| Total WATER UTILITY SERVICES:                  |                      |                | .00                       | 35,487.00                | .00                          | .00                               | 35,487.00- | .00            |
| CAPITAL - LEAD SERVICE LINE Expenditure Total: |                      |                | .00                       | 35,487.00                | .00                          | .00                               | 35,487.00- | .00            |
| Net Total CAPITAL - LEAD SERVICE LINE:         |                      |                | .00                       | 35,487.00-               | .00                          | .00                               | 35,487.00  | .00            |

| Account Number                             | Account Title        | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance | % Of<br>Budget |
|--|----------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|----------|----------------|
| <b>CAPITAL – VULNERABILITY</b>             |                      |                |                           |                          |                              |                                   |          |                |
| <b>WATER UTILITY SERVICES</b>              |                      |                |                           |                          |                              |                                   |          |                |
| 342-533-460                                | REPAIR & MAINTENANCE |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |
| Total WATER UTILITY SERVICES:              |                      |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |
| CAPITAL – VULNERABILITY Expenditure Total: |                      |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |
| Net Total CAPITAL – VULNERABILITY:         |                      |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |

| Account Number                              | Account Title                 | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance    | % Of<br>Budget |
|---|-------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|-------------|----------------|
| <b>FOSGATE TRAIL CONNECTION</b>             |                               |                |                           |                          |                              |                                   |             |                |
| <b>PARKS &amp; RECREATION</b>               |                               |                |                           |                          |                              |                                   |             |                |
| 370-572-630                                 | Developer Donations Carry Fwd |                | .00                       | .00                      | 100,000.00                   | 100,000.00                        | 100,000.00  | .00            |
| Total PARKS & RECREATION:                   |                               |                | .00                       | .00                      | 100,000.00                   | 100,000.00                        | 100,000.00  | .00            |
| FOSGATE TRAIL CONNECTION Expenditure Total: |                               |                | .00                       | .00                      | 100,000.00                   | 100,000.00                        | 100,000.00  | .00            |
| Net Total FOSGATE TRAIL CONNECTION:         |                               |                | .00                       | .00                      | 100,000.00-                  | 100,000.00-                       | 100,000.00- | .00            |

| Account Number                                | Account Title              | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance | % Of<br>Budget |
|---|----------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|----------|----------------|
| <b>CAPITAL - IMPACT FEE STUDY</b>             |                            |                |                           |                          |                              |                                   |          |                |
| <b>FINANCE &amp; ADMINISTRATIVE</b>           |                            |                |                           |                          |                              |                                   |          |                |
| 380-513-310                                   | Capital - Impact fee study |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |
| Total FINANCE & ADMINISTRATIVE:               |                            |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |
| CAPITAL - IMPACT FEE STUDY Expenditure Total: |                            |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |
| Net Total CAPITAL - IMPACT FEE STUDY:         |                            |                | .00                       | .00                      | .00                          | .00                               | .00      | .00            |

| Account Number                       | Account Title             | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance           | % Of<br>Budget |
|--------------------------------------|---------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|--------------------|----------------|
| <b>WATER</b>                         |                           |                |                           |                          |                              |                                   |                    |                |
| <b>WATER UTILITY SERVICES</b>        |                           |                |                           |                          |                              |                                   |                    |                |
| 400-533-120                          | Regular Salaries & Wages  |                | 27,642.33                 | 72,906.14                | 286,000.00                   | 286,000.00                        | 213,093.86         | 25.49%         |
| 400-533-140                          | Overtime                  |                | 1,367.89                  | 10,454.96                | 12,500.00                    | 12,500.00                         | 2,045.04           | 83.64%         |
| 400-533-210                          | FICA Matching             |                | 2,187.21                  | 6,421.80                 | 22,835.25                    | 22,835.25                         | 16,413.45          | 28.12%         |
| 400-533-220                          | Retirement Plan           |                | 4,652.83                  | 13,268.19                | 40,648.91                    | 40,648.91                         | 27,380.72          | 32.64%         |
| 400-533-230                          | Health Insurance          |                | 3,634.86                  | 12,562.96                | 43,560.00                    | 43,560.00                         | 30,997.04          | 28.84%         |
| 400-533-234                          | Short-Term Disability     |                | 195.86                    | 673.46                   | 2,400.00                     | 2,400.00                          | 1,726.54           | 28.06%         |
| 400-533-240                          | Workers Compensation      |                | 1,173.16                  | 1,173.16                 | 6,200.00                     | 6,200.00                          | 5,026.84           | 18.92%         |
| 400-533-310                          | Professional Services     |                | .00                       | 5,102.25                 | 6,500.00                     | 6,500.00                          | 1,397.75           | 78.50%         |
| 400-533-320                          | Accounting & Auditing     |                | .00                       | .00                      | 15,000.00                    | 15,000.00                         | 15,000.00          | .00            |
| 400-533-340                          | Contractual Services      |                | 3,118.27                  | 32,057.71                | 97,569.90                    | 97,569.90                         | 65,512.19          | 32.86%         |
| 400-533-350                          | Municode                  |                | .00                       | .00                      | 2,500.00                     | 2,500.00                          | 2,500.00           | .00            |
| 400-533-400                          | Travel                    |                | .00                       | .00                      | 1,500.00                     | 1,500.00                          | 1,500.00           | .00            |
| 400-533-410                          | Telephone                 |                | 466.15                    | 1,136.95                 | 4,500.00                     | 4,500.00                          | 3,363.05           | 25.27%         |
| 400-533-411                          | Internet                  |                | 1,366.40                  | 3,236.70                 | 8,500.00                     | 8,500.00                          | 5,263.30           | 38.08%         |
| 400-533-420                          | Postage & Freight         |                | .00                       | 305.96                   | 3,500.00                     | 3,500.00                          | 3,194.04           | 8.74%          |
| 400-533-430                          | Utilities                 |                | 3,461.68                  | 11,562.61                | 38,000.00                    | 38,000.00                         | 26,437.39          | 30.43%         |
| 400-533-440                          | Rentals & Leases          |                | .00                       | .00                      | 3,000.00                     | 3,000.00                          | 3,000.00           | .00            |
| 400-533-450                          | Insurance                 |                | 14,522.34                 | 29,127.11                | 63,800.00                    | 63,800.00                         | 34,672.89          | 45.65%         |
| 400-533-460                          | Repair & Maintenance      |                | 3,307.69                  | 10,502.40                | 45,000.00                    | 45,000.00                         | 34,497.60          | 23.34%         |
| 400-533-465                          | Repair & Replace (Retain) |                | .00                       | .00                      | .00                          | .00                               | .00                | .00            |
| 400-533-470                          | Printing & Copying        |                | .00                       | 359.09                   | 1,200.00                     | 1,200.00                          | 840.91             | 29.92%         |
| 400-533-490                          | Other Current Charges     |                | 82.96                     | 82.96                    | 2,500.00                     | 2,500.00                          | 2,417.04           | 3.32%          |
| 400-533-495                          | Bank Finance Charges      |                | 1,355.99                  | 4,924.76                 | 10,000.00                    | 10,000.00                         | 5,075.24           | 49.25%         |
| 400-533-510                          | Office Supplies           |                | 18.31                     | 40.23                    | 1,500.00                     | 1,500.00                          | 1,459.77           | 2.68%          |
| 400-533-513                          | TM Allowance              |                | 290.73                    | 872.19                   | 3,960.00                     | 3,960.00                          | 3,087.81           | 22.03%         |
| 400-533-520                          | Operating Supplies        |                | 1,610.05                  | 4,138.89                 | 22,000.00                    | 22,000.00                         | 17,861.11          | 18.81%         |
| 400-533-521                          | Uniforms & Clothing       |                | 373.52                    | 373.52                   | 750.00                       | 750.00                            | 376.48             | 49.80%         |
| 400-533-522                          | Small Tools & Equipment   |                | .00                       | .00                      | 5,000.00                     | 5,000.00                          | 5,000.00           | .00            |
| 400-533-524                          | Fuel                      |                | 178.84                    | 851.22                   | 4,500.00                     | 4,500.00                          | 3,648.78           | 18.92%         |
| 400-533-540                          | Subscriptions, Membership |                | .00                       | 293.74                   | 1,500.00                     | 1,500.00                          | 1,206.26           | 19.58%         |
| 400-533-550                          | Seminars And Training     |                | .00                       | .00                      | 2,279.94                     | 2,279.94                          | 2,279.94           | .00            |
| 400-533-577                          | Bulk Water                |                | 1,951.47                  | 5,220.45                 | 50,396.00                    | 50,396.00                         | 45,175.55          | 10.36%         |
| 400-533-605                          | Irrigation Water          |                | .00                       | .00                      | 100,000.00                   | 100,000.00                        | 100,000.00         | .00            |
| 400-533-609                          | Water Meter Replacement   |                | 1,375.00                  | 1,375.00                 | 130,000.00                   | 130,000.00                        | 128,625.00         | 1.06%          |
| <b>Total WATER UTILITY SERVICES:</b> |                           |                | <b>74,333.54</b>          | <b>229,024.41</b>        | <b>1,039,100.00</b>          | <b>1,039,100.00</b>               | <b>810,075.59</b>  | <b>22.04%</b>  |
| <b>WATER Expenditure Total:</b>      |                           |                | <b>74,333.54</b>          | <b>229,024.41</b>        | <b>1,039,100.00</b>          | <b>1,039,100.00</b>               | <b>810,075.59</b>  | <b>22.04%</b>  |
| <b>Net Total WATER:</b>              |                           |                | <b>74,333.54-</b>         | <b>229,024.41-</b>       | <b>1,039,100.00-</b>         | <b>1,039,100.00-</b>              | <b>810,075.59-</b> | <b>22.04%</b>  |

| Account Number                           | Account Title                 | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance    | % Of<br>Budget |
|--|-------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|-------------|----------------|
| <b>WATER IMPACT FEE FUND</b>             |                               |                |                           |                          |                              |                                   |             |                |
| <b>Department: 533</b>                   |                               |                |                           |                          |                              |                                   |             |                |
| 410-533-605                              | Water Impact Fees             |                | .00                       | 94,845.00                | 300,000.00                   | 300,000.00                        | 205,155.00  | 31.62%         |
| 410-533-635                              | Water Impact Fees - Carry Fwd |                | 263.53                    | 266,733.50               | 624,000.00                   | 624,000.00                        | 357,266.50  | 42.75%         |
| Total Department: 533:                   |                               |                | 263.53                    | 361,578.50               | 924,000.00                   | 924,000.00                        | 562,421.50  | 39.13%         |
| WATER IMPACT FEE FUND Expenditure Total: |                               |                | 263.53                    | 361,578.50               | 924,000.00                   | 924,000.00                        | 562,421.50  | 39.13%         |
| Net Total WATER IMPACT FEE FUND:         |                               |                | 263.53-                   | 361,578.50-              | 924,000.00-                  | 924,000.00-                       | 562,421.50- | 39.13%         |

| Account Number                              | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance       | % Of<br>Budget |
|---|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|----------------|----------------|
| <b>CAPITAL-WATER ENTERPRISE</b>             |                                |                |                           |                          |                              |                                   |                |                |
| <b>WATER UTILITY SERVICES</b>               |                                |                |                           |                          |                              |                                   |                |                |
| 420-533-634                                 | SHAFLI Grant                   |                | 74,213.00                 | 104,713.00               | 12,970,000.00                | 12,970,000.00                     | 12,865,287.00  | 0.81%          |
| 420-533-640                                 | Water Impact Machinery & Equip |                | .00                       | .00                      | .00                          | .00                               | .00            | .00            |
| Total WATER UTILITY SERVICES:               |                                |                | 74,213.00                 | 104,713.00               | 12,970,000.00                | 12,970,000.00                     | 12,865,287.00  | 0.81%          |
| CAPITAL-WATER ENTERPRISE Expenditure Total: |                                |                | 74,213.00                 | 104,713.00               | 12,970,000.00                | 12,970,000.00                     | 12,865,287.00  | 0.81%          |
| Net Total CAPITAL-WATER ENTERPRISE:         |                                |                | 74,213.00-                | 104,713.00-              | 12,970,000.00-               | 12,970,000.00-                    | 12,865,287.00- | 0.81%          |

| Account Number                                    | Account Title                  | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance    | % Of<br>Budget |
|---|--------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|-------------|----------------|
| <b>SEWER-ENTERPRISE (WASTE WATER)</b>             |                                |                |                           |                          |                              |                                   |             |                |
| <b>SEWER UTILITY ENTERPRISE</b>                   |                                |                |                           |                          |                              |                                   |             |                |
| 421-535-120                                       | Regular Salaries & Wages       |                | 3,910.11                  | 10,587.42                | 34,058.00                    | 34,058.00                         | 23,470.58   | 31.09%         |
| 421-535-210                                       | FICA Matching                  |                | 305.29                    | 928.69                   | 2,605.44                     | 2,605.44                          | 1,676.75    | 35.64%         |
| 421-535-220                                       | Retirement Plan                |                | 652.09                    | 1,896.40                 | 4,325.37                     | 4,325.37                          | 2,428.97    | 43.84%         |
| 421-535-230                                       | Health Insurance               |                | 543.82                    | 1,932.69                 | 11,154.00                    | 11,154.00                         | 9,221.31    | 17.33%         |
| 421-535-234                                       | Short-Term Disability          |                | 24.92                     | 87.42                    | 300.00                       | 300.00                            | 212.58      | 29.14%         |
| 421-535-239                                       | Other Employer Contributions   |                | .00                       | .00                      | 100.00                       | 100.00                            | 100.00      | .00            |
| 421-535-240                                       | Workers Compensation           |                | 79.09                     | 79.09                    | 418.00                       | 418.00                            | 338.91      | 18.92%         |
| 421-535-340                                       | Contractual Services           |                | .00                       | .00                      | 2,069.20                     | 2,069.20                          | 2,069.20    | .00            |
| 421-535-430                                       | Utilities                      |                | 83.26                     | 208.79                   | 2,500.00                     | 2,500.00                          | 2,291.21    | 8.35%          |
| 421-535-460                                       | Repair & Maintenance Res       |                | .00                       | 107.62                   | 62,724.99                    | 62,724.99                         | 62,617.37   | 0.17%          |
| 421-535-470                                       | Printing & Copying             |                | .00                       | 537.05                   | 1,500.00                     | 1,500.00                          | 962.95      | 35.80%         |
| 421-535-513                                       | TM Allowance                   |                | 41.55                     | 124.65                   | 1,320.00                     | 1,320.00                          | 1,195.35    | 9.44%          |
| 421-535-521                                       | Uniforms & Clothing            |                | 72.20                     | 72.20                    | 250.00                       | 250.00                            | 177.80      | 28.88%         |
| 421-535-576                                       | Bulk Sewer Charges To Clermont |                | 6,113.09                  | 18,674.91                | 60,000.00                    | 60,000.00                         | 41,325.09   | 31.12%         |
| Total SEWER UTILITY ENTERPRISE:                   |                                |                | 11,825.42                 | 35,236.93                | 183,325.00                   | 183,325.00                        | 148,088.07  | 19.22%         |
| SEWER-ENTERPRISE (WASTE WATER) Expenditure Total: |                                |                | 11,825.42                 | 35,236.93                | 183,325.00                   | 183,325.00                        | 148,088.07  | 19.22%         |
| Net Total SEWER-ENTERPRISE (WASTE WATER):         |                                |                | 11,825.42-                | 35,236.93-               | 183,325.00-                  | 183,325.00-                       | 148,088.07- | 19.22%         |

| Account Number                                | Account Title               | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance       | % Of<br>Budget |
|---|-----------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|----------------|----------------|
| <b>CAPITAL - SEWER ENTERPRISE</b>             |                             |                |                           |                          |                              |                                   |                |                |
| <b>SEWER UTILITY ENTERPRISE</b>               |                             |                |                           |                          |                              |                                   |                |                |
| 422-535-310                                   | Professional Services       |                | .00                       | 225.00                   | .00                          | .00                               | 225.00-        | .00            |
| 422-535-630                                   | Intragovernmental Carry Fwd |                | 2,200,000.00              | 2,207,692.14             | 3,607,840.81                 | 3,607,840.81                      | 1,400,148.67   | 61.19%         |
| 422-535-634                                   | Grants - Sewer              |                | 43,407.11                 | 204,544.32               | 19,823,318.00                | 19,823,318.00                     | 19,618,773.68  | 1.03%          |
| 422-535-635                                   | Sewer Grants (DEP)          |                | .00                       | .00                      | 4,000,000.00                 | 4,000,000.00                      | 4,000,000.00   | .00            |
| Total SEWER UTILITY ENTERPRISE:               |                             |                | 2,243,407.11              | 2,412,461.46             | 27,431,158.81                | 27,431,158.81                     | 25,018,697.35  | 8.79%          |
| CAPITAL - SEWER ENTERPRISE Expenditure Total: |                             |                | 2,243,407.11              | 2,412,461.46             | 27,431,158.81                | 27,431,158.81                     | 25,018,697.35  | 8.79%          |
| Net Total CAPITAL - SEWER ENTERPRISE:         |                             |                | 2,243,407.11-             | 2,412,461.46-            | 27,431,158.81-               | 27,431,158.81-                    | 25,018,697.35- | 8.79%          |

| Account Number                           | Account Title       | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance      | % Of<br>Budget |
|--|---------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|---------------|----------------|
| <b>CAPITAL - STORM WATER</b>             |                     |                |                           |                          |                              |                                   |               |                |
| <b>WATER UTILITY SERVICES</b>            |                     |                |                           |                          |                              |                                   |               |                |
| 430-533-634                              | Grants              |                | 59,968.00                 | 87,850.00                | 375,000.00                   | 375,000.00                        | 287,150.00    | 23.43%         |
| 430-533-635                              | State Appropriation |                | 14,548.00                 | 14,548.00                | 1,500,000.00                 | 1,500,000.00                      | 1,485,452.00  | 0.97%          |
| Total WATER UTILITY SERVICES:            |                     |                | 74,516.00                 | 102,398.00               | 1,875,000.00                 | 1,875,000.00                      | 1,772,602.00  | 5.46%          |
| CAPITAL - STORM WATER Expenditure Total: |                     |                | 74,516.00                 | 102,398.00               | 1,875,000.00                 | 1,875,000.00                      | 1,772,602.00  | 5.46%          |
| Net Total CAPITAL - STORM WATER:         |                     |                | 74,516.00-                | 102,398.00-              | 1,875,000.00-                | 1,875,000.00-                     | 1,772,602.00- | 5.46%          |

| Account Number                       | Account Title                 | Expanded Title | 2025<br>January<br>Actual | 2024-25<br>YTD<br>Actual | 2024-25<br>Amended<br>Budget | 2024-25<br>Current year<br>Budget | Variance       | % Of<br>Budget |
|--------------------------------------|-------------------------------|----------------|---------------------------|--------------------------|------------------------------|-----------------------------------|----------------|----------------|
| <b>CAPITAL - LIBRARY</b>             |                               |                |                           |                          |                              |                                   |                |                |
| <b>LIBRARY</b>                       |                               |                |                           |                          |                              |                                   |                |                |
| 500-571-120                          | Regular Salaries & Wages      |                | 5,060.00                  | 18,662.80                | .00                          | .00                               | 18,662.80-     | .00            |
| 500-571-140                          | Overtime                      |                | .00                       | 30.00                    | .00                          | .00                               | 30.00-         | .00            |
| 500-571-210                          | FICA Matching                 |                | 387.09                    | 1,595.25                 | .00                          | .00                               | 1,595.25-      | .00            |
| 500-571-410                          | Telephone                     |                | 45.44                     | 181.76                   | .00                          | .00                               | 181.76-        | .00            |
| 500-571-605                          | Intragovernmental Grant - Lib |                | 103,913.31                | 438,110.32               | 895,745.20                   | 895,745.20                        | 457,634.88     | 48.91%         |
| 500-571-635                          | MV ARPA Funds (w/ Interest)   |                | 81,564.13                 | 204,262.03               | 425,310.35                   | 425,310.35                        | 221,048.32     | 48.03%         |
| Total LIBRARY:                       |                               |                | 190,969.97                | 662,842.16               | 1,321,055.55                 | 1,321,055.55                      | 658,213.39     | 50.18%         |
| CAPITAL - LIBRARY Expenditure Total: |                               |                | 190,969.97                | 662,842.16               | 1,321,055.55                 | 1,321,055.55                      | 658,213.39     | 50.18%         |
| Net Total CAPITAL - LIBRARY:         |                               |                | 190,969.97-               | 662,842.16-              | 1,321,055.55-                | 1,321,055.55-                     | 658,213.39-    | 50.18%         |
| Net Grand Totals:                    |                               |                | 7,057,422.84-             | 9,019,632.64-            | 49,722,773.37-               | 49,722,773.37-                    | 40,703,140.73- | 18.14%         |

Report Criteria:

- Accounts to include: With balances or activity
- Print Fund Titles
- Page and Total by Fund
- Include Sources: None
- Print Source Titles
- Total by Source
- Include Revenues: None
- Exclude Departments: 559
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book adjustments

UNITED SOUTHERN (UNITED SOUTHERN - OPERATING) (99)  
January 31, 2025

Account: 999101000

Bank Account Number: 1625217

|                         |              |   |              |
|-------------------------|--------------|---|--------------|
| Bank Statement Balance: | 6,448,404.36 | Book Balance Previous Month:            | 4,824,966.01 |
| Outstanding Deposits:   | 2,993.92     | Total Receipts:                         | 4,739,229.42 |
| Outstanding Checks:     | 250,907.52   | Total Disbursements:                    | 3,363,539.03 |
| Bank Adjustments:       | 165.64       | Book Adjustments:                       | .00          |
| Bank Balance:           | 6,200,656.40 | Book Balance:                           | 6,200,656.40 |
|                         |              | Proof (Bank balance less book balance): | .00          |

Outstanding Deposits Section

| Deposit Number | Deposit Amount |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 1245           | 985.77         | 1246           | 2,008.15       |                |                |                |                |
| Grand Totals:  |                |                |                |                |                |                | 2,993.92       |

Deposits cleared: 93 items      Deposits Outstanding: 2 items

Outstanding Checks Section

| Check Number  | Check Amount | Check Number | Check Amount | Check Number | Check Amount | Check Number | Check Amount |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 8             | 45.83        | 21063        | 2.10         | 22241        | 82.20        | 22252        | 45.00        |
| 22589         | 1,500.00     | 22929        | 12.37        | 23183        | 110.00       | 23364        | 85.00        |
| 23475         | 408.20       | 23545        | 35.00        | 23674        | 165.00       | 23681        | 60.00        |
| 23747         | 1,197.65     | 23824        | 10.00        | 23887        | 35.00        | 24016        | 1,124.00     |
| 24116         | 7.50         | 24337        | 5,012.00     | 24363        | 5.00         | 24376        | 411.75       |
| 24481         | 43,470.00    | 24488        | 220.50       | 24506        | 4,830.00     | 24509        | 33,810.00    |
| 24513         | 129.00       | 24523        | 1,734.03     | 24541        | 2,200.00     | 24546        | 411.75       |
| 24550         | 3,890.13     | 24552        | 10,501.15    | 24554        | 1,340.21     | 24555        | 1,276.40     |
| 24556         | 435.00       | 24557        | 4,138.83     | 24558        | 1,341.18     | 24559        | 990.00       |
| 24560         | 1,648.00     | 24561        | 415.95       | 24562        | 898.00       | 24563        | 20.00        |
| 24564         | 7,147.50     | 24566        | 10,150.00    | 24567        | 48.75        | 24568        | 470.97       |
| 24569         | 1,951.47     | 24570        | 609.00       | 24571        | 1,622.82     | 24572        | 418.38       |
| 24573         | 7,608.00     | 24574        | 3,500.00     | 24575        | 6,940.00     | 24576        | 42,625.00    |
| 24577         | 3,838.00     | 24578        | 2,162.58     | 24579        | 6,113.09     | 24580        | 394.80       |
| 24581         | 270.00       | 24582        | 661.00       | 24583        | 22,084.84    | 24584        | 2,040.56     |
| 1010385       | 6,288.69     |              |              |              |              |              |              |
| Grand Totals: |              |              |              |              |              |              | 250,907.52   |

Checks cleared: 103 items      Checks Outstanding: 61 items

Bank Adjustments Section

| Description            | Amount | Description                             | Amount |
|------------------------|--------|---|--------|
| will clear in February | 163.63 | FICA overpaid transmittal voucher#10103 | 2.01   |
| Grand Totals:          |        |   | 165.64 |

Book Adjustments Section



PO Drawer 29  
Umatilla FL 32784

RETURN SERVICE REQUESTED

TOWN OF MONTVERDE  
OPERATING ACCOUNT  
PO BOX 560008  
MONTVERDE FL 34756-0008

**Managing Your Accounts**

|  |                      |                            |
|--|----------------------|----------------------------|
|  | Branch               | Clermont                   |
|  | Customer Care Center | (352)669-2121              |
|  | Online Access        | www.unitedsouthernbank.com |
|  | Daisy                | (877) 612-8725             |

**Summary of Accounts**

| Account Type         | Account Number | Ending Balance |
|----------------------|----------------|----------------|
| PUBLIC FUNDS INTERES | XXXXXX5217     | \$6,448,404.36 |

**PUBLIC FUNDS INTERES - XXXXXX5217**

**Account Summary**

| Date       | Description              | Amount         |
|------------|--------------------------|----------------|
| 01/01/2025 | Beginning Balance        | \$5,047,380.70 |
|            | 77 Credit(s) This Period | \$4,738,922.23 |
|            | 100 Debit(s) This Period | \$3,337,898.57 |
| 01/31/2025 | Ending Balance           | \$6,448,404.36 |

**Interest Summary**

| Description  | Amount     |
|--|------------|
| Interest Earned From 01/01/2025 Through 01/31/2025 |            |
| Annual Percentage Yield Earned                     | 0.75%      |
| Interest Days                                      | 31         |
| Interest Earned                                    | \$4,264.29 |
| Interest Paid This Period                          | \$4,264.29 |
| Interest Paid Year-to-Date                         | \$4,264.29 |

**Account Activity**

| Post Date  | Description                          | Debits      | Credits    | Balance        |
|------------|--------------------------------------|-------------|------------|----------------|
| 01/01/2025 | Beginning Balance                    |             |            | \$5,047,380.70 |
| 01/02/2025 | REMOTE DEPOSIT                       |             | \$1,441.38 | \$5,048,822.08 |
| 01/02/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,226.96 | \$5,050,049.04 |
| 01/02/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,623.40 | \$5,051,672.44 |
| 01/02/2025 | CHECK # 24449                        | \$1,400.00  |            | \$5,050,272.44 |
| 01/02/2025 | CHECK # 24468                        | \$4,874.62  |            | \$5,045,397.82 |
| 01/03/2025 | MERCHANT BANKCD DEPOSIT 496599721883 |             | \$370.00   | \$5,045,767.82 |
| 01/03/2025 | MERCHANT BANKCD DEPOSIT 496510043888 |             | \$1,203.45 | \$5,046,971.27 |
| 01/03/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,954.52 | \$5,048,925.79 |
| 01/03/2025 | TOWN OF MONTVERD ACH FEE XXXXXX3358  | \$5.00      |            | \$5,048,920.79 |
| 01/03/2025 | MERCHANT BANKCD DEPOSIT 496254713886 | \$1,333.49  |            | \$5,047,587.30 |
| 01/03/2025 | MERCHANT BANKCD DEPOSIT 496510043888 | \$2,797.77  |            | \$5,044,789.53 |
| 01/03/2025 | IRS USATAXPYMT 270540375040524       | \$5,390.91  |            | \$5,039,398.62 |
| 01/03/2025 | TOWN OF MONTVERD PAYROLL 0           | \$16,374.79 |            | \$5,023,023.83 |
| 01/03/2025 | CHECK # 24473                        | \$4,741.90  |            | \$5,018,281.93 |
| 01/03/2025 | CHECK # 24475                        | \$4,203.90  |            | \$5,014,078.03 |
| 01/03/2025 | CHECK # 24441                        | \$5,559.00  |            | \$5,008,519.03 |
| 01/06/2025 | REMOTE DEPOSIT                       |             | \$1,942.00 | \$5,010,461.03 |





**PUBLIC FUNDS INTERES - XXXXXX5217 (continued)**
**Account Activity (continued)**

| Post Date  | Description                          | Debits      | Credits        | Balance        |
|------------|--------------------------------------|-------------|----------------|----------------|
| 01/06/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$513.55       | \$5,010,974.58 |
| 01/06/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,503.32     | \$5,012,477.90 |
| 01/06/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$2,503.39     | \$5,014,981.29 |
| 01/06/2025 | FMPTF ACH Collec 8320745             | \$6,235.93  |                | \$5,008,745.36 |
| 01/06/2025 | CHECK # 24437                        | \$98.39     |                | \$5,008,646.97 |
| 01/06/2025 | CHECK # 24460                        | \$6,627.77  |                | \$5,002,019.20 |
| 01/07/2025 | REMOTE DEPOSIT                       |             | \$911.71       | \$5,002,930.91 |
| 01/07/2025 | REMOTE DEPOSIT                       |             | \$233,376.16   | \$5,236,307.07 |
| 01/07/2025 | MERCHANT BANKCD DEPOSIT 496510043888 |             | \$1,442.92     | \$5,237,749.99 |
| 01/07/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$11,184.97    | \$5,248,934.96 |
| 01/07/2025 | CHECK # 24456                        | \$76,385.00 |                | \$5,172,549.96 |
| 01/08/2025 | REMOTE DEPOSIT                       |             | \$1,114.39     | \$5,173,664.35 |
| 01/08/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$2,044.31     | \$5,175,708.66 |
| 01/08/2025 | STOP ITEM CHARGE(S)                  | \$31.50     |                | \$5,175,677.16 |
| 01/09/2025 | REMOTE DEPOSIT                       |             | \$96.75        | \$5,175,773.91 |
| 01/09/2025 | MERCHANT BANKCD DEPOSIT 496510043888 |             | \$277.21       | \$5,176,051.12 |
| 01/09/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$831.46       | \$5,176,882.58 |
| 01/10/2025 | MERCHANT BANKCD DEPOSIT 496510043888 |             | \$253.37       | \$5,177,135.95 |
| 01/10/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,428.64     | \$5,178,564.59 |
| 01/13/2025 | REMOTE DEPOSIT                       |             | \$4,389.10     | \$5,182,953.69 |
| 01/13/2025 | DEPOSIT                              |             | \$4,109,072.76 | \$9,292,026.45 |
| 01/13/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$638.57       | \$9,292,665.02 |
| 01/13/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,932.94     | \$9,294,597.96 |
| 01/13/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$2,341.20     | \$9,296,939.16 |
| 01/13/2025 | CHECK # 24512                        | \$9,360.97  |                | \$9,287,578.19 |
| 01/13/2025 | CHECK # 24342                        | \$15.00     |                | \$9,287,563.19 |
| 01/13/2025 | CHECK # 24457                        | \$31.72     |                | \$9,287,531.47 |
| 01/13/2025 | CHECK # 24476                        | \$85.00     |                | \$9,287,446.47 |
| 01/13/2025 | CHECK # 24386                        | \$1,050.89  |                | \$9,286,395.58 |
| 01/13/2025 | CHECK # 24495                        | \$3,703.70  |                | \$9,282,691.88 |
| 01/14/2025 | REMOTE DEPOSIT                       |             | \$2,195.04     | \$9,284,886.92 |
| 01/14/2025 | MERCHANT BANKCD DEPOSIT 496599721883 |             | \$370.00       | \$9,285,256.92 |
| 01/14/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$400.98       | \$9,285,657.90 |
| 01/14/2025 | MERCHANT BANKCD DEPOSIT 496510043888 |             | \$1,637.56     | \$9,287,295.46 |
| 01/14/2025 | CHECK # 24499                        | \$270.00    |                | \$9,287,025.46 |
| 01/14/2025 | CHECK # 24496                        | \$800.00    |                | \$9,286,225.46 |
| 01/14/2025 | CHECK # 24484                        | \$1,200.00  |                | \$9,285,025.46 |
| 01/14/2025 | CHECK # 24516                        | \$3,776.66  |                | \$9,281,248.80 |
| 01/14/2025 | CHECK # 24480                        | \$14,771.87 |                | \$9,266,476.93 |
| 01/14/2025 | CHECK # 24504                        | \$20,628.94 |                | \$9,245,847.99 |
| 01/15/2025 | REMOTE DEPOSIT                       |             | \$10,096.43    | \$9,255,944.42 |
| 01/15/2025 | MERCHANT BANKCD DEPOSIT 496599721883 |             | \$260.00       | \$9,256,204.42 |
| 01/15/2025 | MERCHANT BANKCD DEPOSIT 496254713886 |             | \$1,193.06     | \$9,257,397.48 |
| 01/15/2025 | TOWN OF MONTVERD UTIL 0              |             | \$16,188.93    | \$9,273,586.41 |

**PUBLIC FUNDS INTERES - XXXXXX5217 (continued)**
**Account Activity (continued)**

| Post Date  | Description                               | Debits       | Credits     | Balance        |
|------------|---|--------------|-------------|----------------|
| 01/15/2025 | TOWN OF MONTVERD ACH FEE XXXXXX3358       | \$5.00       |             | \$9,273,581.41 |
| 01/15/2025 | CHECK # 24487                             | \$593.05     |             | \$9,272,988.36 |
| 01/15/2025 | CHECK # 24490                             | \$650.00     |             | \$9,272,338.36 |
| 01/15/2025 | CHECK # 24500                             | \$661.00     |             | \$9,271,677.36 |
| 01/15/2025 | CHECK # 24515                             | \$9,629.00   |             | \$9,262,048.36 |
| 01/16/2025 | REMOTE DEPOSIT                            |              | \$786.70    | \$9,262,835.06 |
| 01/16/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |              | \$1,226.56  | \$9,264,061.62 |
| 01/16/2025 | SUMTER ELECTRIC AP PAYMENT 3417           |              | \$3,681.13  | \$9,267,742.75 |
| 01/16/2025 | FLA DEPT REVENUE C01 XXXXX8444            | \$31.83      |             | \$9,267,710.92 |
| 01/16/2025 | CHECK # 24502                             | \$250.00     |             | \$9,267,460.92 |
| 01/16/2025 | CHECK # 24485                             | \$348.00     |             | \$9,267,112.92 |
| 01/16/2025 | CHECK # 24492                             | \$368.35     |             | \$9,266,744.57 |
| 01/16/2025 | CHECK # 24537                             | \$1,241.85   |             | \$9,265,502.72 |
| 01/16/2025 | CHECK # 24482                             | \$2,044.54   |             | \$9,263,458.18 |
| 01/16/2025 | CHECK # 24505                             | \$7,968.00   |             | \$9,255,490.18 |
| 01/16/2025 | CHECK # 24510                             | \$16,591.20  |             | \$9,238,898.98 |
| 01/16/2025 | CHECK # 24511                             | \$24,707.11  |             | \$9,214,191.87 |
| 01/16/2025 | CHECK # 24508                             | \$48,500.00  |             | \$9,165,691.87 |
| 01/16/2025 | CHECK # 24494                             | \$143,310.59 |             | \$9,022,381.28 |
| 01/16/2025 | CHECK # 24507                             | \$164,652.58 |             | \$8,857,728.70 |
| 01/17/2025 | STATE OF FLORIDA PAYMENTS 157928980392936 |              | \$5,071.92  | \$8,862,800.62 |
| 01/17/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |              | \$7,493.51  | \$8,870,294.13 |
| 01/17/2025 | DE Florida Other EDI PYMNTS AP0002258907  |              | \$17,494.07 | \$8,887,788.20 |
| 01/17/2025 | TOWN OF MONTVERD ACH FEE XXXXXX3358       | \$5.00       |             | \$8,887,783.20 |
| 01/17/2025 | IRS USATAXPYMT 270541765991406            | \$6,486.14   |             | \$8,881,297.06 |
| 01/17/2025 | TOWN OF MONTVERD PAYROLL 0                | \$20,295.99  |             | \$8,861,001.07 |
| 01/17/2025 | CHECK # 24493                             | \$58.43      |             | \$8,860,942.64 |
| 01/17/2025 | CHECK # 24491                             | \$738.00     |             | \$8,860,204.64 |
| 01/17/2025 | CHECK # 24489                             | \$1,115.00   |             | \$8,859,089.64 |
| 01/17/2025 | CHECK # 24486                             | \$3,206.37   |             | \$8,855,883.27 |
| 01/17/2025 | CHECK # 24497                             | \$18,700.00  |             | \$8,837,183.27 |
| 01/21/2025 | REMOTE DEPOSIT                            |              | \$12,214.13 | \$8,849,397.40 |
| 01/21/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |              | \$1,232.32  | \$8,850,629.72 |
| 01/21/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |              | \$1,324.22  | \$8,851,953.94 |
| 01/21/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |              | \$2,175.77  | \$8,854,129.71 |
| 01/21/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |              | \$6,138.87  | \$8,860,268.58 |
| 01/21/2025 | STATE OF FLORIDA PAYMENTS 157928980396469 |              | \$7,188.00  | \$8,867,456.58 |
| 01/21/2025 | FMPTF ACH Collec 8364229                  | \$6,235.93   |             | \$8,861,220.65 |
| 01/21/2025 | CHECK # 24533                             | \$7,107.50   |             | \$8,854,113.15 |
| 01/21/2025 | CHECK # 24520                             | \$197.30     |             | \$8,853,915.85 |
| 01/21/2025 | CHECK # 24454                             | \$570.96     |             | \$8,853,344.89 |
| 01/21/2025 | CHECK # 24518                             | \$579.45     |             | \$8,852,765.44 |
| 01/21/2025 | CHECK # 24503                             | \$1,011.87   |             | \$8,851,753.57 |
| 01/21/2025 | CHECK # 24522                             | \$1,580.75   |             | \$8,850,172.82 |

**PUBLIC FUNDS INTERES - XXXXXX5217 (continued)**
**Account Activity (continued)**

| Post Date  | Description                               | Debits         | Credits      | Balance        |
|------------|---|----------------|--------------|----------------|
| 01/21/2025 | CHECK # 24501                             | \$1,622.82     |              | \$8,848,550.00 |
| 01/21/2025 | CHECK # 24540                             | \$2,624.40     |              | \$8,845,925.60 |
| 01/21/2025 | CHECK # 24517                             | \$2,684.60     |              | \$8,843,241.00 |
| 01/21/2025 | CHECK # 24289                             | \$100,000.00   |              | \$8,743,241.00 |
| 01/22/2025 | MERCHANT BANKCD DEPOSIT 496510043888      |                | \$182.77     | \$8,743,423.77 |
| 01/22/2025 | MERCHANT BANKCD DEPOSIT 496599721883      |                | \$370.00     | \$8,743,793.77 |
| 01/22/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$2,655.90   | \$8,746,449.67 |
| 01/22/2025 | CHECK # 24521                             | \$50.00        |              | \$8,746,399.67 |
| 01/22/2025 | CHECK # 24544                             | \$597.56       |              | \$8,745,802.11 |
| 01/22/2025 | CHECK # 24528                             | \$872.05       |              | \$8,744,930.06 |
| 01/22/2025 | CHECK # 24498                             | \$1,142.83     |              | \$8,743,787.23 |
| 01/22/2025 | CHECK # 24534                             | \$2,046.03     |              | \$8,741,741.20 |
| 01/22/2025 | CHECK # 24530                             | \$3,985.00     |              | \$8,737,756.20 |
| 01/22/2025 | CHECK # 24535                             | \$4,000.00     |              | \$8,733,756.20 |
| 01/22/2025 | CHECK # 24532                             | \$2,200,000.00 |              | \$6,533,756.20 |
| 01/23/2025 | REMOTE DEPOSIT                            |                | \$170,318.02 | \$6,704,074.22 |
| 01/23/2025 | MERCHANT BANKCD DEPOSIT 496599721883      |                | \$740.00     | \$6,704,814.22 |
| 01/23/2025 | MERCHANT BANKCD DEPOSIT 496510043888      |                | \$816.96     | \$6,705,631.18 |
| 01/23/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$956.64     | \$6,706,587.82 |
| 01/23/2025 | LAKE COUNTY TAX VENDOR 218                |                | \$20,104.26  | \$6,726,692.08 |
| 01/23/2025 | CHECK # 24483                             | \$1,276.40     |              | \$6,725,415.68 |
| 01/23/2025 | CHECK # 24536                             | \$1,834.00     |              | \$6,723,581.68 |
| 01/23/2025 | CHECK # 24542                             | \$3,997.00     |              | \$6,719,584.68 |
| 01/23/2025 | CHECK # 24545                             | \$27,750.00    |              | \$6,691,834.68 |
| 01/23/2025 | CHECK # 24531                             | \$87,750.00    |              | \$6,604,084.68 |
| 01/24/2025 | MERCHANT BANKCD DEPOSIT 496599721883      |                | \$25.00      | \$6,604,109.68 |
| 01/24/2025 | MERCHANT BANKCD DEPOSIT 496510043888      |                | \$573.65     | \$6,604,683.33 |
| 01/24/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$1,506.63   | \$6,606,189.96 |
| 01/24/2025 | CHECK # 24543                             | \$319.78       |              | \$6,605,870.18 |
| 01/24/2025 | CHECK # 24529                             | \$595.18       |              | \$6,605,275.00 |
| 01/24/2025 | CHECK # 24525                             | \$4,800.00     |              | \$6,600,475.00 |
| 01/24/2025 | CHECK # 24527                             | \$5,189.80     |              | \$6,595,285.20 |
| 01/27/2025 | REMOTE DEPOSIT                            |                | \$5,012.52   | \$6,600,297.72 |
| 01/27/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$461.51     | \$6,600,759.23 |
| 01/27/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$638.59     | \$6,601,397.82 |
| 01/27/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$8,531.88   | \$6,609,929.70 |
| 01/27/2025 | CHECK # 24539                             | \$500.00       |              | \$6,609,429.70 |
| 01/27/2025 | CHECK # 24538                             | \$1,877.44     |              | \$6,607,552.26 |
| 01/28/2025 | REMOTE DEPOSIT                            |                | \$6.75       | \$6,607,559.01 |
| 01/28/2025 | DEPOSIT                                   |                | \$51.70      | \$6,607,610.71 |
| 01/28/2025 | MERCHANT BANKCD DEPOSIT 496599721883      |                | \$25.00      | \$6,607,635.71 |
| 01/28/2025 | MERCHANT BANKCD DEPOSIT 496254713886      |                | \$300.00     | \$6,607,935.71 |
| 01/28/2025 | STATE OF FLORIDA PAYMENTS 157928980406907 |                | \$5,689.08   | \$6,613,624.79 |
| 01/28/2025 | STATE OF FLORIDA PAYMENTS 157928980407658 |                | \$10,715.37  | \$6,624,340.16 |

**PUBLIC FUNDS INTERES - XXXXXX5217 (continued)**

**Account Activity (continued)**

| Post Date  | Description  | Debits      | Credits     | Balance               |
|------------|--|-------------|-------------|-----------------------|
| 01/28/2025 | STATE OF FLORIDA PAYMENTS 157928980407259                                |             | \$13,992.20 | \$6,638,332.36        |
| 01/28/2025 | Deposit Correction   Check #82940907 1/21/25   Total Deposit \$12,214.13 | \$51.70     |             | \$6,638,280.66        |
| 01/28/2025 | CHECK # 24519  | \$17,568.20 |             | \$6,620,712.46        |
| 01/28/2025 | CHECK # 24548  | \$41,767.25 |             | \$6,578,945.21        |
| 01/29/2025 | REMOTE DEPOSIT   |             | \$211.40    | \$6,579,156.61        |
| 01/29/2025 | MERCHANT BANKCD DEPOSIT 496254713886                                     |             | \$777.96    | \$6,579,934.57        |
| 01/29/2025 | MERCHANT BANKCD DEPOSIT 496599721883                                     |             | \$974.00    | \$6,580,908.57        |
| 01/29/2025 | MERCHANT BANKCD DEPOSIT 496510043888                                     |             | \$1,048.92  | \$6,581,957.49        |
| 01/29/2025 | CHECK # 24526  | \$6,957.85  |             | \$6,574,999.64        |
| 01/29/2025 | CHECK # 24514  | \$49,746.37 |             | \$6,525,253.27        |
| 01/30/2025 | DEPOSIT  |             | \$663.30    | \$6,525,916.57        |
| 01/30/2025 | MERCHANT BANKCD DEPOSIT 496510043888                                     |             | \$959.70    | \$6,526,876.27        |
| 01/30/2025 | MERCHANT BANKCD DEPOSIT 496254713886                                     |             | \$1,041.40  | \$6,527,917.67        |
| 01/31/2025 | MERCHANT BANKCD DEPOSIT 496254713886                                     |             | \$1,319.20  | \$6,529,236.87        |
| 01/31/2025 | TOWN OF MONTVERD ACH FEE XXXXXX3358                                      | \$5.00      |             | \$6,529,231.87        |
| 01/31/2025 | Monthly ACH Fee ACH Fee 16 MONTVERDE                                     | \$25.00     |             | \$6,529,206.87        |
| 01/31/2025 | UNITED HEALTHCAR EDI PAYMTS 744641248085                                 | \$291.78    |             | \$6,528,915.09        |
| 01/31/2025 | Colonial Life Pay-In for 972980548279155                                 | \$609.53    |             | \$6,528,305.56        |
| 01/31/2025 | IRS USATAXPYMT 270543154360616   | \$6,014.49  |             | \$6,522,291.07        |
| 01/31/2025 | FLA DEPT REVENUE CRC XXXXX0274   | \$8,677.13  |             | \$6,513,613.94        |
| 01/31/2025 | BLUECROSSFLORIDA PREMIUM 5875823   | \$9,660.27  |             | \$6,503,953.67        |
| 01/31/2025 | TOWN OF MONTVERD PAYROLL 0   | \$18,344.65 |             | \$6,485,609.02        |
| 01/31/2025 | STOP ITEM CHARGE(S)  | \$35.00     |             | \$6,485,574.02        |
| 01/31/2025 | CHECK # 24524  | \$48.30     |             | \$6,485,525.72        |
| 01/31/2025 | CHECK # 24565  | \$4,192.65  |             | \$6,481,333.07        |
| 01/31/2025 | CHECK # 24551  | \$12,073.00 |             | \$6,469,260.07        |
| 01/31/2025 | CHECK # 24553  | \$25,120.00 |             | \$6,444,140.07        |
| 01/31/2025 | INTEREST   |             | \$4,264.29  | \$6,448,404.36        |
| 01/31/2025 | <b>Ending Balance</b>  |             |             | <b>\$6,448,404.36</b> |

**Checks Cleared**

| Check Nbr | Date       | Amount       | Check Nbr | Date       | Amount      | Check Nbr | Date       | Amount       |
|-----------|------------|--------------|-----------|------------|-------------|-----------|------------|--------------|
| 24289     | 01/21/2025 | \$100,000.00 | 24476     | 01/13/2025 | \$85.00     | 24494     | 01/16/2025 | \$143,310.59 |
| 24342*    | 01/13/2025 | \$15.00      | 24480*    | 01/14/2025 | \$14,771.87 | 24495     | 01/13/2025 | \$3,703.70   |
| 24386*    | 01/13/2025 | \$1,050.89   | 24482*    | 01/16/2025 | \$2,044.54  | 24496     | 01/14/2025 | \$800.00     |
| 24437*    | 01/06/2025 | \$98.39      | 24483     | 01/23/2025 | \$1,276.40  | 24497     | 01/17/2025 | \$18,700.00  |
| 24441*    | 01/03/2025 | \$5,559.00   | 24484     | 01/14/2025 | \$1,200.00  | 24498     | 01/22/2025 | \$1,142.83   |
| 24449*    | 01/02/2025 | \$1,400.00   | 24485     | 01/16/2025 | \$348.00    | 24499     | 01/14/2025 | \$270.00     |
| 24454*    | 01/21/2025 | \$570.96     | 24486     | 01/17/2025 | \$3,206.37  | 24500     | 01/15/2025 | \$661.00     |
| 24456*    | 01/07/2025 | \$76,385.00  | 24487     | 01/15/2025 | \$593.05    | 24501     | 01/21/2025 | \$1,622.82   |
| 24457     | 01/13/2025 | \$31.72      | 24489*    | 01/17/2025 | \$1,115.00  | 24502     | 01/16/2025 | \$250.00     |
| 24460*    | 01/06/2025 | \$6,627.77   | 24490     | 01/15/2025 | \$650.00    | 24503     | 01/21/2025 | \$1,011.87   |
| 24468*    | 01/02/2025 | \$4,874.62   | 24491     | 01/17/2025 | \$738.00    | 24504     | 01/14/2025 | \$20,628.94  |
| 24473*    | 01/03/2025 | \$4,741.90   | 24492     | 01/16/2025 | \$368.35    | 24505     | 01/16/2025 | \$7,968.00   |
| 24475*    | 01/03/2025 | \$4,203.90   | 24493     | 01/17/2025 | \$58.43     | 24507*    | 01/16/2025 | \$164,652.58 |

**PUBLIC FUNDS INTERES - XXXXXX5217 (continued)**

**Checks Cleared (continued)**

| Check Nbr | Date       | Amount      | Check Nbr | Date       | Amount         | Check Nbr | Date       | Amount      |
|-----------|------------|-------------|-----------|------------|----------------|-----------|------------|-------------|
| 24508     | 01/16/2025 | \$48,500.00 | 24524*    | 01/31/2025 | \$48.30        | 24537     | 01/16/2025 | \$1,241.85  |
| 24510*    | 01/16/2025 | \$16,591.20 | 24525     | 01/24/2025 | \$4,800.00     | 24538     | 01/27/2025 | \$1,877.44  |
| 24511     | 01/16/2025 | \$24,707.11 | 24526     | 01/29/2025 | \$6,957.85     | 24539     | 01/27/2025 | \$500.00    |
| 24512     | 01/13/2025 | \$9,360.97  | 24527     | 01/24/2025 | \$5,189.80     | 24540     | 01/21/2025 | \$2,624.40  |
| 24514*    | 01/29/2025 | \$49,746.37 | 24528     | 01/22/2025 | \$872.05       | 24542*    | 01/23/2025 | \$3,997.00  |
| 24515     | 01/15/2025 | \$9,629.00  | 24529     | 01/24/2025 | \$595.18       | 24543     | 01/24/2025 | \$319.78    |
| 24516     | 01/14/2025 | \$3,776.66  | 24530     | 01/22/2025 | \$3,985.00     | 24544     | 01/22/2025 | \$597.56    |
| 24517     | 01/21/2025 | \$2,684.60  | 24531     | 01/23/2025 | \$87,750.00    | 24545     | 01/23/2025 | \$27,750.00 |
| 24518     | 01/21/2025 | \$579.45    | 24532     | 01/22/2025 | \$2,200,000.00 | 24548*    | 01/28/2025 | \$41,767.25 |
| 24519     | 01/28/2025 | \$17,568.20 | 24533     | 01/21/2025 | \$7,107.50     | 24551*    | 01/31/2025 | \$12,073.00 |
| 24520     | 01/21/2025 | \$197.30    | 24534     | 01/22/2025 | \$2,046.03     | 24553*    | 01/31/2025 | \$25,120.00 |
| 24521     | 01/22/2025 | \$50.00     | 24535     | 01/22/2025 | \$4,000.00     | 24565*    | 01/31/2025 | \$4,192.65  |
| 24522     | 01/21/2025 | \$1,580.75  | 24536     | 01/23/2025 | \$1,834.00     |           |            |             |

\* Indicates skipped check number

**Overdraft and Returned Item Fees**

|                                 | Total for this period | Total year-to-date | Previous year-to-date |
|---------------------------------|-----------------------|--------------------|-----------------------|
| <b>Total Overdraft Fees</b>     | \$0.00                | \$0.00             | \$0.00                |
| <b>Total Returned Item Fees</b> | \$0.00                | \$0.00             | \$0.00                |

CREDIT TRANSACTION FORM

ACCOUNT NAME: *Town of Montverde* DATE: *1/13/2025*

PREPARED BY: *JELLS*

CHECK NO: *92* AMOUNT: *\$4,109,072.76*

92 009

*Credit Account for closure of Town of Montverde Grant Charley Kelly per Mike*

1625217 009

#0000 01/13/2025 \$4,109,072.76

DEPOSIT TICKET

Name: \_\_\_\_\_ Account No: \_\_\_\_\_

DATE: **JAN 28 2025**

CASH: \_\_\_\_\_

CHECKS ON TOTAL FROM OTHER SIDE: *61.70*

BUS TOTAL: \_\_\_\_\_

LESS CASH: \_\_\_\_\_

AMOUNT: *\$ 61.70*

92

#0631052854 1625217 012

#0000 01/28/2025 \$51.70

United Southern Bank

663.30

66.70 75.00 105.00 27.00 4.40 200.00 370.99

663.30

00631052854 1625217 009

#0000 01/30/2025 \$663.30

TOWN OF MONTVERDE

CHECK NO. 24289

AMOUNT: *100,000.00*

DATE: *1/21/2025*

PAY TO THE ORDER OF: *4901 Vinland Road Suite 300 Orlando FL 32811*

#024289 00631052854 1625217

#24289 01/21/2025 \$100,000.00

TOWN OF MONTVERDE

CHECK NO. 24342

AMOUNT: *15.00*

DATE: *1/13/2024*

PAY TO THE ORDER OF: *Paul Larino 18028 Florida View Drive Montverde FL 34758*

#024342 00631052854 1625217

#24342 01/13/2025 \$15.00

TOWN OF MONTVERDE

CHECK NO. 24386

AMOUNT: *\$1,050.89*

DATE: *1/13/2024*

PAY TO THE ORDER OF: *DIWANTEE DATNARAYAN 2121 MADONA VILLS LANE MAACOOTTE FL 34755*

#024386 00631052854 1625217

#24386 01/13/2025 \$1,050.89

TOWN OF MONTVERDE

CHECK NO. 24437

AMOUNT: *\$98.39*

DATE: *12/19/2024*

PAY TO THE ORDER OF: *Durham Williams PO Box 840488 Montverde FL 34758*

#024437 00631052854 1625217

#24437 01/06/2025 \$98.39

TOWN OF MONTVERDE

CHECK NO. 24441

AMOUNT: *\$5,559.00*

DATE: *12/8/2024*

PAY TO THE ORDER OF: *Circle O Plumbing, Inc PO Box 152619 Orlando FL 34712*

#024441 00631052854 1625217

#24441 01/03/2025 \$5,559.00

TOWN OF MONTVERDE

CHECK NO. 24449

AMOUNT: *\$1,400.00*

DATE: *12/19/2024*

PAY TO THE ORDER OF: *Michael LeMoine 10378 Pocket Lane Orlando FL 32838*

#024449 00631052854 1625217

#24449 01/02/2025 \$1,400.00

TOWN OF MONTVERDE

CHECK NO. 24454

AMOUNT: *\$70.96*

DATE: *12/19/2024*

PAY TO THE ORDER OF: *Pula Homes 4811 Vinland Road Suite 300 Orlando FL 32811*

#024454 00631052854 1625217

#24454 01/21/2025 \$70.96

TOWN OF MONTVERDE

CHECK NO. 24456

AMOUNT: *\$76,385.00*

DATE: *12/19/2024*

PAY TO THE ORDER OF: *Southern Ferra Insulator 5628 Center Loop Orlando FL 32808*

#024456 00631052854 1625217

#24456 01/07/2025 \$76,385.00

TOWN OF MONTVERDE

CHECK NO. 24457

AMOUNT: *\$31.72*

DATE: *12/19/2024*

PAY TO THE ORDER OF: *Tiffany Marvyn 3409 W. 780 N Lehi UT 84051*

#024457 00631052854 1625217

#24457 01/13/2025 \$31.72

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24460

024460

\*\*\*Six Thousand Six Hundred Twenty-seven and 77/100 Dollars\*\*\*

DATE: 12/18/2024 AMOUNT: 6,627.77

PAY TO THE ORDER OF: Web Resource LLC  
 School District  
 PO Box 4473  
 Raleigh NV 89649

#024460# 1063105285# 1625217#

#24460 01/06/2025 \$6,627.77

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24468

024468

\*\*\*Four Thousand Eight Hundred Seventy-four and 82/100 Dollars\*\*\*

DATE: 12/18/2024 AMOUNT: 4,874.62

PAY TO THE ORDER OF: The Home Depot Check Services  
 PO Box 70614  
 Philadelphia PA 19178-0614

#024468# 1063105285# 1625217#

#24468 01/02/2025 \$4,874.62

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24473

024473

\*\*\*Four Thousand Seven Hundred Forty-one and 90/100 Dollars\*\*\*

DATE: 12/16/2024 AMOUNT: 4,741.90

PAY TO THE ORDER OF: Gelsation Asphalt & Pavers  
 1000 East Highway 80  
 Ste 501A  
 Clearmont FL 34711

#024473# 1063105285# 1625217#

#24473 01/03/2025 \$4,741.90

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24475

024475

\*\*\*Four Thousand Two Hundred Three and 99/100 Dollars\*\*\*

DATE: 12/23/2024 AMOUNT: 4,203.90

PAY TO THE ORDER OF: Duke Energy  
 PO Box 1064  
 Charlotte NC 28201-1004

#024475# 1063105285# 1625217#

#24475 01/03/2025 \$4,203.90

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24476

024476

\*\*\*Eighty-five and 00/100 Dollars\*\*\*

DATE: 12/23/2024 AMOUNT: 85.00

PAY TO THE ORDER OF: Paul Lajoie  
 19958 Florida View Drive  
 Montverde FL 34762

#024476# 1063105285# 1625217#

#24476 01/13/2025 \$85.00

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24480

024480

\*\*\*Fourteen Thousand Seven Hundred Seventy-one and 87/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 14,771.87

PAY TO THE ORDER OF: Chase  
 PO Box 1423  
 Charlotte NC 28201-1423

#024480# 1063105285# 1625217#

#24480 01/14/2025 \$14,771.87

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24482

024482

\*\*\*Two Thousand Forty-four and 84/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 2,044.54

PAY TO THE ORDER OF: Ctrip, LLC  
 PO Box 737311  
 Dallas TX 75273

#024482# 1063105285# 1625217# /0000204454/

#24482 01/16/2025 \$2,044.54

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24483

024483

\*\*\*One Thousand Two Hundred Seventy-six and 45/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 1,276.40

PAY TO THE ORDER OF: Comcast  
 PO Box 71111  
 Charlotte NC 28273-1111

#024483# 1063105285# 1625217#

#24483 01/23/2025 \$1,276.40

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24484

024484

\*\*\*One Thousand Two Hundred and 00/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 1,200.00

PAY TO THE ORDER OF: Great Concrete  
 PO Box 690668  
 Montverde FL 34768

#024484# 1063105285# 1625217#

#24484 01/14/2025 \$1,200.00

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24485

024485

\*\*\*Three Hundred Forty-eight and 00/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 348.00

PAY TO THE ORDER OF: Dance Building Solutions, Inc  
 533 Building Solutions  
 110 Riverside Ave  
 Cranston RI 02910

#024485# 1063105285# 1625217#

#24485 01/16/2025 \$348.00

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24486

024486

\*\*\*Three Thousand Two Hundred Six and 37/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 3,206.37

PAY TO THE ORDER OF: Duke Energy  
 PO Box 1064  
 Charlotte NC 28201-1004

#024486# 1063105285# 1625217#

#24486 01/17/2025 \$3,206.37

TOWN OF MONTVERDE  
 SPECIAL FUND  
 PO BOX 4473  
 MONTVERDE FL 32949  
 (904) 487-2821

USB Southern Bank  
 UNITED SOUTHERN BANK  
 MONTVERDE FL 32949

CHECK NO. 24487

024487

\*\*\*Five Hundred Ninety-three and 06/100 Dollars\*\*\*

DATE: 01/09/2025 AMOUNT: 593.05

PAY TO THE ORDER OF: Express Employment Professionals  
 PO Box 846434  
 Atlanta GA 30384-6434

#024487# 1063105285# 1625217#

#24487 01/15/2025 \$593.05

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24489

DATE: 01/17/2025 AMOUNT: \$1,115.00

PAY TO THE ORDER OF: PO Box 4897, Dept 1311  
 Houston TX 77212

PO 24489# 40631052854 1625217#

#24489 01/17/2025 \$1,115.00

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24490

DATE: 01/15/2025 AMOUNT: \$650.00

PAY TO THE ORDER OF: Karen Pasch  
 1744 4th Street  
 Montverde FL 34758

PO 24490# 40631052854 1625217#

#24490 01/15/2025 \$650.00

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24491

DATE: 01/17/2025 AMOUNT: \$738.00

PAY TO THE ORDER OF: Navika, Inc  
 PO Box 854103  
 Minneapolis MN 55485-0353

PO 24491# 40631052854 1625217#

#24491 01/17/2025 \$738.00

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24492

DATE: 01/16/2025 AMOUNT: \$368.35

PAY TO THE ORDER OF: Kyle A. Worle  
 1140 Atlantic Avenue  
 Prudman Park FL 34731

PO 24492# 40631052854 1625217#

#24492 01/16/2025 \$368.35

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24493

DATE: 01/17/2025 AMOUNT: \$58.43

PAY TO THE ORDER OF: Lake Apopka Natural Gas District  
 PO Box 2224, Dept 23  
 B. Morphine AL 36548-0223

PO 24493# 40631052854 1625217#

#24493 01/17/2025 \$58.43

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24494

DATE: 01/16/2025 AMOUNT: \$143,310.59

PAY TO THE ORDER OF: Lake County 8000  
 PO Box 7800  
 Tavares FL 32778

PO 24494# 40631052854 1625217#

#24494 01/16/2025 \$143,310.59

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24495

DATE: 01/13/2025 AMOUNT: \$3,703.70

PAY TO THE ORDER OF: Paul James Elsworth  
 Elsworth Security Services LLC  
 2114 Chesapeake Road  
 Tallahassee FL 32309

PO 24495# 40631052854 1625217#

#24495 01/13/2025 \$3,703.70

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24496

DATE: 01/14/2025 AMOUNT: \$800.00

PAY TO THE ORDER OF: Shelly's Septic Tanks, Inc  
 PO Box 248  
 Zolfoord FL 32796

PO 24496# 40631052854 1625217#

#24496 01/14/2025 \$800.00

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24497

DATE: 01/17/2025 AMOUNT: \$18,700.00

PAY TO THE ORDER OF: Shubs & Bowen LLP  
 200 S Broward Blvd  
 Suite 4100  
 Miami FL 33131

PO 24497# 40631052854 1625217#

#24497 01/17/2025 \$18,700.00

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24498

DATE: 01/22/2025 AMOUNT: \$1,142.83

PAY TO THE ORDER OF: Table Top Catering  
 6036 Dr Phillip Blvd  
 Ste 121  
 Orlando FL 32818

PO 24498# 40631052854 1625217#

#24498 01/22/2025 \$1,142.83

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24499

DATE: 01/14/2025 AMOUNT: \$270.00

PAY TO THE ORDER OF: Tony Powers  
 T & S Professional Rentals  
 PO Box 1223  
 Apopka FL 32704

PO 24499# 40631052854 1625217#

#24499 01/14/2025 \$270.00

TOWN OF MONTVERDE  
 SPECIAL TAXES  
 PO BOX 2025  
 MONTVERDE, FL 32078  
 (904) 487-2025

CHECK NO. 24500

DATE: 01/15/2025 AMOUNT: \$661.00

PAY TO THE ORDER OF: The Latta Doctors, Inc  
 PO Box 20122  
 Tampa FL 33622-0122

PO 24500# 40631052854 1625217#

#24500 01/15/2025 \$661.00

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24501

DATE: 01/21/2025 AMOUNT: 1,622.82

Pay to the order of: United Rentals  
 1150 East Landstreet Road  
 Orlando, FL 32824

\*024501\* 40631052854 1625217\*

#24501 01/21/2025 \$1,622.82

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24502

DATE: 01/09/2025 AMOUNT: 250.00

Pay to the order of: Utility Repair Expense  
 12818 Cooper Road  
 Cleveland, FL 34736

\*024502\* 40631052854 1625217\*

#24502 01/16/2025 \$250.00

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24503

DATE: 01/09/2025 AMOUNT: 1,011.87

Pay to the order of: Vell Information Systems, Inc  
 818 Main St Box 1000  
 Caldwell, ID 83605

\*024503\* 40631052854 1625217\*

#24503 01/21/2025 \$1,011.87

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24504

DATE: 01/09/2025 AMOUNT: 20,628.94

Pay to the order of: Waste Pro of Florida Inc  
 3705 Bl John Parkway  
 Sanford, FL 32771

\*024504\* 40631052854 1625217\*

#24504 01/14/2025 \$20,628.94

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24505

DATE: 01/09/2025 AMOUNT: 7,968.00

Pay to the order of: Woodard & Curran  
 PO Box 85006  
 Boston, MA 02205-0008

\*024505\* 40631052854 1625217\*

#24505 01/16/2025 \$7,968.00

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24507

DATE: 01/09/2025 AMOUNT: 164,652.58

Pay to the order of: Lake County BOC  
 PO Box 7800  
 Tavares, FL 32778

\*024507\* 40631052854 1625217\*

#24507 01/16/2025 \$164,652.58

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24508

DATE: 01/09/2025 AMOUNT: 48,500.00

Pay to the order of: Woodard & Curran  
 PO Box 85006  
 Boston, MA 02205-0008

\*024508\* 40631052854 1625217\*

#24508 01/16/2025 \$48,500.00

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24510

DATE: 01/09/2025 AMOUNT: 16,591.20

Pay to the order of: Lake County BOC  
 PO Box 7800  
 Tavares, FL 32778

\*024510\* 40631052854 1625217\*

#24510 01/16/2025 \$16,591.20

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24511

DATE: 01/09/2025 AMOUNT: 24,707.11

Pay to the order of: Woodard & Curran  
 PO Box 85006  
 Boston, MA 02205-0008

\*024511\* 40631052854 1625217\*

#24511 01/16/2025 \$24,707.11

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24512

DATE: 01/09/2025 AMOUNT: 9,360.97

Pay to the order of: Park Consulting Services, LLC  
 13158 Topaz Street  
 Clearmont, FL 34711

\*024512\* 40631052854 1625217\*

#24512 01/13/2025 \$9,360.97

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24514

DATE: 01/09/2025 AMOUNT: 49,746.37

Pay to the order of: Alpha Inspections, Inc.  
 15141 Beldingville Ct  
 Clearmont, FL 34716

\*024514\* 40631052854 1625217\*

#24514 01/29/2025 \$49,746.37

TOWN OF MONTVERDE  
 2500 PINE  
 12818 COOPER ROAD  
 CLEVELAND, FL 34736  
 (904) 486-2811

CHECK NO. 24515

DATE: 01/09/2025 AMOUNT: 9,629.00

Pay to the order of: Rethelme Rodriguez  
 Rethelme Rodriguez Capriarty Inc  
 402 S Hudson Street  
 Orlando, FL 32834

\*024515\* 40631052854 1625217\*

#24515 01/15/2025 \$9,629.00

|  |  |  |                           |
|--|--|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |  | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024516<br>34516 |
| ***Three Thousand Seven Hundred Seventy-six and 00/100 Dollars***                        |  | DATE 01/09/2025                                    | AMOUNT 3,776.66           |
| PAY TO THE ORDER OF  | Bank of America<br>PO Box 18758<br>Wilmington, DE 19868-8758 |  |                           |
| #24516   | 01/14/2025   | \$3,776.66   |                           |

|  |   |  |                           |
|--|---|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |   | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024517<br>34517 |
| ***Two Thousand Six Hundred Eighty-four and 00/100 Dollars***                            |   | DATE 01/09/2025                                    | AMOUNT 2,684.60           |
| PAY TO THE ORDER OF  | Builders Firstsource<br>PO Box 277128<br>Atlanta, GA 30384-7128 |  |                           |
| #24517   | 01/21/2025  | \$2,684.60   |                           |

|  |   |  |                           |
|--|---|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |   | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024518<br>34518 |
| ***Five Hundred Seventy-nine and 45/100 Dollars***                                       |   | DATE 01/09/2025                                    | AMOUNT 579.45             |
| PAY TO THE ORDER OF  | Builders Firstsource<br>PO Box 277128<br>Atlanta, GA 30384-7128 |  |                           |
| #24518   | 01/21/2025  | \$579.45   |                           |

|  |  |  |                           |
|--|--|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |  | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024519<br>34519 |
| ***Seventeen Thousand Five Hundred Eighty-eight and 20/100 Dollars***                    |  | DATE 01/09/2025                                    | AMOUNT 17,568.20          |
| PAY TO THE ORDER OF  | Dash Camnet Technologies Database<br>PO Box 880033<br>Dallas, TX 75286 |  |                           |
| #24519   | 01/28/2025   | \$17,568.20  |                           |

|  |  |  |                           |
|--|--|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |  | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024520<br>34520 |
| ***One Hundred Ninety-seven and 20/100 Dollars***  |  | DATE 01/09/2025                                    | AMOUNT 197.30             |
| PAY TO THE ORDER OF  | Express Employment Professionals<br>PO Box 84634<br>Atlanta, GA 30384-6434 |  |                           |
| #24520   | 01/21/2025   | \$197.30   |                           |

|  |   |  |                           |
|--|---|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |   | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024521<br>34521 |
| ***Fifty and 00/100 Dollars***   |   | DATE 01/09/2025                                    | AMOUNT 50.00              |
| PAY TO THE ORDER OF  | Lake Apopka Natural Gas District<br>PO Box 2214, Dist 23<br>Birmingham, AL 35246-0223 |  |                           |
| #24521   | 01/22/2025  | \$50.00  |                           |

|  |  |  |                           |
|--|--|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |  | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024522<br>34522 |
| ***One Thousand Five Hundred Eighty and 75/100 Dollars***                                |  | DATE 01/09/2025                                    | AMOUNT 1,580.75           |
| PAY TO THE ORDER OF  | Preferred Materials Inc<br>PO Box 188150<br>Atlanta, GA 30384-8150 |  |                           |
| #24522   | 01/21/2025   | \$1,580.75   |                           |

|  |  |  |                           |
|--|--|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |  | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024524<br>34524 |
| ***Forty-eight and 30/100 Dollars***   |  | DATE 01/14/2025                                    | AMOUNT 48.30              |
| PAY TO THE ORDER OF  | Aeva - Silvercroft<br>PO Box 8048-48<br>St. Louis, MO 63148-4848 |  |                           |
| #24524   | 01/31/2025   | \$48.30  |                           |

|  |   |  |                           |
|--|---|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |   | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024525<br>34525 |
| ***Four Thousand Eight Hundred and 00/100 Dollars***                                     |   | DATE 01/14/2025                                    | AMOUNT 4,800.00           |
| PAY TO THE ORDER OF  | AJ's Lawn Care<br>PO Box 2395<br>Merrittville, FL 34768 |  |                           |
| #24525   | 01/24/2025  | \$4,800.00   |                           |

|  |   |  |                           |
|--|---|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |   | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024526<br>34526 |
| ***Six Thousand Nine Hundred Fifty-seven and 85/100 Dollars***                           |   | DATE 01/14/2025                                    | AMOUNT 6,957.85           |
| PAY TO THE ORDER OF  | Alpha Investigations, Inc<br>18141 Balfordale Ct<br>Clemont, FL 34718 |  |                           |
| #24526   | 01/29/2025  | \$6,957.85   |                           |

|  |   |  |                           |
|--|---|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |   | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024527<br>34527 |
| ***Five Thousand One Hundred Eighty-nine and 00/100 Dollars***                           |   | DATE 01/14/2025                                    | AMOUNT 5,189.80           |
| PAY TO THE ORDER OF  | Builders Firstsource<br>PO Box 277128<br>Atlanta, GA 30384-7128 |  |                           |
| #24527   | 01/24/2025  | \$5,189.80   |                           |

|  |  |  |                           |
|--|--|--|---------------------------|
| TOWN OF MONTVERDE<br>200 W. PALM<br>PO BOX 18708<br>MONTVERDE, FL 32078<br>P.O. # 48-241 |  | UNION SAVINGS BANK<br>MEMBER FDIC<br>SOUTHERN BANK | CHECK NO. 024528<br>34528 |
| ***Eight Hundred Seventy-two and 05/100 Dollars***                                       |  | DATE 01/14/2025                                    | AMOUNT 872.05             |
| PAY TO THE ORDER OF  | Devo Symonds & Associates<br>38730 Emerald Island Road<br>Leesburg, FL 34788 |  |                           |
| #24528   | 01/22/2025   | \$872.05   |                           |

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24529

AMOUNT \$595.18

DATE 01/24/2025

Five Hundred Ninety-five and 18/100 Dollars

Duke Energy  
PO Box 1004  
Cherokee NC 28801-1004

#024529# 40631052854 1625217#

#24529 01/24/2025 \$595.18

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24530

AMOUNT \$3,985.00

DATE 01/22/2025

Three Thousand Nine Hundred Eighty-five and 00/100 Dollars

Holiday Outdoor Decor  
Klaight Outdoor, LLC  
PO Box 4385  
Berthram PA 18918

#024530# 40631052854 1625217#

#24530 01/22/2025 \$3,985.00

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24531

AMOUNT \$87,750.00

DATE 01/23/2025

Eighty-seven Thousand Seven Hundred Fifty and 00/100 Dollars

Israel Orfanos  
Premium GM Services Inc  
1838 Wynton Hills Lane  
Mascota FL 34763

#024531# 40631052854 1625217#

#24531 01/23/2025 \$87,750.00

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24532

AMOUNT \$2,200,000.00

DATE 01/22/2025

Two Million Two Hundred Thousand and 00/100 Dollars

Lake County BOC  
PO Box 7800  
Tavares FL 32781

#024532# 40631052854 1625217#

#24532 01/22/2025 \$2,200,000.00

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24533

AMOUNT \$7,107.50

DATE 01/21/2025

Seven Thousand One Hundred Seven and 50/100 Dollars

Law Office of Anita Grand-Cover, PA  
1803 Blount Ave  
Carnaud FL 34711

#024533# 40631052854 1625217#

#24533 01/21/2025 \$7,107.50

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24534

AMOUNT \$2,046.03

DATE 01/22/2025

Two Thousand Forty-six and 03/100 Dollars

Lovers  
PO Box 69821  
Dallas TX 75288-4776

#024534# 40631052854 1625217#

#24534 01/22/2025 \$2,046.03

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24535

AMOUNT \$4,000.00

DATE 01/22/2025

Four Thousand and 00/100 Dollars

Madrina Davis  
1800 Pembroke Drive Suite 17C  
Orlando FL 32809

#024535# 40631052854 1625217#

#24535 01/22/2025 \$4,000.00

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24536

AMOUNT \$1,834.00

DATE 01/23/2025

One Thousand Eight Hundred Thirty-four and 00/100 Dollars

Patina's Landscaping  
17638 Ralston Landing  
PO Box 248352  
Montverde FL 34708

#024536# 40631052854 1625217#

#24536 01/23/2025 \$1,834.00

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24537

AMOUNT \$1,241.85

DATE 01/16/2025

One Thousand Two Hundred Forty-one and 85/100 Dollars

Pilar James Elliott  
Elliott Security Services LLC  
3814 Champion Road  
Tusville FL 32798

#024537# 40631052854 1625217#

#24537 01/16/2025 \$1,241.85

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24538

AMOUNT \$1,877.44

DATE 01/27/2025

One Thousand Eight Hundred Seventy-seven and 44/100 Dollars

Seed Energy  
PO Box 11407 Dept 3026  
Birmingham AL 35208-1407

#024538# 40631052854 1625217#

#24538 01/27/2025 \$1,877.44

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24539

AMOUNT \$500.00

DATE 01/27/2025

Five Hundred and 00/100 Dollars

Burnell Broadband  
PO Box 11467  
Birmingham AL 35248-3068

#024539# 40631052854 1625217#

#24539 01/27/2025 \$500.00

TOWN OF MONTVERDE  
GENERAL FUND  
PO BOX 1000  
MONTVERDE, FL 32058  
PAY TO THE ORDER OF

CHECK NO. 24540

AMOUNT \$2,624.40

DATE 01/21/2025

Two Thousand Six Hundred Twenty-four and 40/100 Dollars

Bundancer Distribution Inc  
Mercom Amish Furniture  
121 W Park Street  
Winter Garden FL 34787

#024540# 40631052854 1625217#

#24540 01/21/2025 \$2,624.40

TOWN OF MONTVERDE  
 024542  
 CHECK NO. 24542  
 \*\*\*Three Thousand Nine Hundred Ninety-seven and 00/100 Dollars\*\*\*  
 DATE: 01/23/2025 AMOUNT: 3,997.00  
 PAY TO THE ORDER OF: Utility Repair Experts  
 12818 Cooper Road  
 Cleveland FL 34736  
 #024542# 00631052854 1625217#

#24542 01/23/2025 \$3,997.00

TOWN OF MONTVERDE  
 024543  
 CHECK NO. 24543  
 \*\*\*Three Hundred Nineteen and 78/100 Dollars\*\*\*  
 DATE: 01/24/2025 AMOUNT: 319.78  
 PAY TO THE ORDER OF: Verizon Wireless  
 PO Box 880106  
 Dallas TX 75288-0106  
 #024543# 00631052854 1625217#

#24543 01/24/2025 \$319.78

TOWN OF MONTVERDE  
 024544  
 CHECK NO. 24544  
 \*\*\*Five Hundred Ninety-seven and 56/100 Dollars\*\*\*  
 DATE: 01/22/2025 AMOUNT: 597.56  
 PAY TO THE ORDER OF: Waste Pro of Florida Inc.  
 3799 St. Johns Parkway  
 Sanford FL 32771  
 #024544# 00631052854 1625217#

#24544 01/22/2025 \$597.56

TOWN OF MONTVERDE  
 024545  
 CHECK NO. 24545  
 \*\*\*Twenty-seven Thousand Seven Hundred Fifty and 00/100 Dollars\*\*\*  
 DATE: 01/23/2025 AMOUNT: 27,750.00  
 PAY TO THE ORDER OF: Woodard & Curran  
 PO Box 89008  
 Boston MA 02266-9008  
 #024545# 00631052854 1625217#

#24545 01/23/2025 \$27,750.00

TOWN OF MONTVERDE  
 024548  
 CHECK NO. 24548  
 \*\*\*Forty-one Thousand Seven Hundred Sixty-seven and 25/100 Dollars\*\*\*  
 DATE: 01/28/2025 AMOUNT: 41,767.25  
 PAY TO THE ORDER OF: Florida Municipal Insurance Trust  
 PO Box 1767  
 Tallahassee FL 32304-1767  
 #024548# 00631052854 1625217#

#24548 01/28/2025 \$41,767.25

TOWN OF MONTVERDE  
 024551  
 CHECK NO. 24551  
 \*\*\*Twelve Thousand Seventy-three and 00/100 Dollars\*\*\*  
 DATE: 01/31/2025 AMOUNT: 12,073.00  
 PAY TO THE ORDER OF: Bond & Son Inc  
 348 N Goldenrod Road  
 Orlando FL 32807  
 #024551# 00631052854 1625217#

#24551 01/31/2025 \$12,073.00

TOWN OF MONTVERDE  
 024553  
 CHECK NO. 24553  
 \*\*\*Twenty-five Thousand One Hundred Twenty and 00/100 Dollars\*\*\*  
 DATE: 01/31/2025 AMOUNT: 25,120.00  
 PAY TO THE ORDER OF: Circle D Plumbing, Inc  
 PO Box 150619  
 Clermont FL 34712  
 #024553# 00631052854 1625217#

#24553 01/31/2025 \$25,120.00

TOWN OF MONTVERDE  
 024565  
 CHECK NO. 24565  
 \*\*\*Four Thousand One Hundred Ninety-two and 68/100 Dollars\*\*\*  
 DATE: 01/31/2025 AMOUNT: 4,192.65  
 PAY TO THE ORDER OF: Prior James Elsworth  
 Elsworth Security Services LLC  
 3814 Champion Road  
 Tallahassee FL 32306  
 #024565# 00631052854 1625217#

#24565 01/31/2025 \$4,192.65



PO Drawer 29  
Umatilla FL 32784

RETURN SERVICE REQUESTED

TOWN OF MONTVERDE  
PO BOX 560008  
MONTVERDE FL 34756-0008

## Statement Ending 01/31/2025

Page 1 of 4

### Managing Your Accounts

|   |                      |                            |
|---|----------------------|----------------------------|
|  | Branch               | Clermont                   |
|  | Customer Care Center | (352)669-2121              |
|  | Online Access        | www.unitedsouthernbank.com |
|  | Daisy                | (877) 612-8725             |

### Summary of Accounts

| Account Type         | Account Number | Ending Balance |
|----------------------|----------------|----------------|
| PUBLIC FUNDS INTERES | XXXXXX7890     | \$1,000.34     |

### PUBLIC FUNDS INTERES - XXXXXX7890

#### Account Summary

| Date       | Description             | Amount     |
|------------|-------------------------|------------|
| 01/01/2025 | Beginning Balance       | \$1,000.33 |
|            | 2 Credit(s) This Period | \$31.51    |
|            | 1 Debit(s) This Period  | \$31.50    |
| 01/31/2025 | Ending Balance          | \$1,000.34 |

#### Interest Summary

| Description  | Amount |
|--|--------|
| Interest Earned From 01/01/2025 Through 01/31/2025 |        |
| Annual Percentage Yield Earned                     | 0.01%  |
| Interest Days                                      | 31     |
| Interest Earned                                    | \$0.01 |
| Interest Paid This Period                          | \$0.01 |
| Interest Paid Year-to-Date                         | \$0.01 |

#### Account Activity

| Post Date  | Description         | Debits  | Credits | Balance    |
|------------|---------------------|---------|---------|------------|
| 01/01/2025 | Beginning Balance   |         |         | \$1,000.33 |
| 01/30/2025 | STOP ITEM CHARGE(S) | \$31.50 |         | \$968.83   |
| 01/31/2025 | DEPOSIT             |         | \$31.50 | \$1,000.33 |
| 01/31/2025 | INTEREST            |         | \$0.01  | \$1,000.34 |
| 01/31/2025 | Ending Balance      |         |         | \$1,000.34 |

#### Overdraft and Returned Item Fees

|                          | Total for this period | Total year-to-date | Previous year-to-date |
|--------------------------|-----------------------|--------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                | \$0.00             | \$0.00                |
| Total Returned Item Fees | \$0.00                | \$0.00             | \$0.00                |







Statement Ending 01/31/2025

|                                |  |                |       |
|--------------------------------|--|----------------|-------|
| DEPOSIT TICKET                 |  | CASH           |       |
| Name <u>Jason of Montverde</u> |  | 36L            | 31.50 |
| Account No <u>307890</u>       |  |                |       |
| DATE <u>1/31/2025</u>          |  | CHECKS ON FILE | .     |
| UNITED SOUTHERN BANK           |  | NEW TOTAL      | .     |
| 0307890                        |  | LESS CASH      | .     |
| 012                            |  | NET \$         | 31.50 |

#0000 01/31/2025 \$31.50

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Report Criteria:

- Includes all check types
- Includes unprinted checks

| Pay Period Date | Journal Code | Check Issue Date | Check Number | Payee                              | Payee ID | Description                        | GL Account | Amount    | D |
|-----------------|--------------|------------------|--------------|------------------------------------|----------|------------------------------------|------------|-----------|---|
| 12/31/2024      | PC           | 01/03/2025       | 397          | GIFFORD, KATHLEEN P                | 3        |                                    | 999-101000 | 1,554.44- | D |
| 12/31/2024      | PC           | 01/03/2025       | 398          | DAITNARAYAN, DIAWANTIE             | 8        |                                    | 999-101000 | 1,729.47- | D |
| 12/31/2024      | PC           | 01/03/2025       | 399          | COWAN, BILLIE                      | 16       |                                    | 999-101000 | 521.15-   | D |
| 12/31/2024      | PC           | 01/03/2025       | 400          | MACK, CHARLES                      | 36       |                                    | 999-101000 | 2,488.64- | D |
| 12/31/2024      | PC           | 01/03/2025       | 401          | LARINO, DOMINGO                    | 58       |                                    | 999-101000 | 278.51-   | D |
| 12/31/2024      | PC           | 01/03/2025       | 402          | JOHNSON, SANDRA                    | 63       |                                    | 999-101000 | 2,113.33- | D |
| 12/31/2024      | PC           | 01/03/2025       | 403          | SMITH, ALLEN                       | 66       |                                    | 999-101000 | 1,509.01- | D |
| 12/31/2024      | PC           | 01/03/2025       | 404          | YANG, MAI                          | 67       |                                    | 999-101000 | 1,965.49- | D |
| 12/31/2024      | PC           | 01/03/2025       | 405          | MILEY, HILARY                      | 68       |                                    | 999-101000 | 264.58-   | D |
| 12/31/2024      | PC           | 01/03/2025       | 406          | ARELLANO, JOHN                     | 72       |                                    | 999-101000 | 1,232.27- | D |
| 12/31/2024      | PC           | 01/03/2025       | 407          | GAFFNEY, COREY                     | 75       |                                    | 999-101000 | 1,317.06- | D |
| 12/31/2024      | PC           | 01/03/2025       | 408          | MELISSA MCINTYRE                   | 77       |                                    | 999-101000 | 1,400.84- | D |
| 01/14/2025      | PC           | 01/17/2025       | 409          | GIFFORD, KATHLEEN P                | 3        |                                    | 999-101000 | 1,554.46- | D |
| 01/14/2025      | PC           | 01/17/2025       | 410          | DAITNARAYAN, DIAWANTIE             | 8        |                                    | 999-101000 | 1,837.71- | D |
| 01/14/2025      | PC           | 01/17/2025       | 411          | COWAN, BILLIE                      | 16       |                                    | 999-101000 | 828.31-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 412          | MACK, CHARLES                      | 36       |                                    | 999-101000 | 2,676.30- | D |
| 01/14/2025      | PC           | 01/17/2025       | 413          | LARINO, DOMINGO                    | 58       |                                    | 999-101000 | 278.52-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 414          | JOHNSON, SANDRA                    | 63       |                                    | 999-101000 | 2,369.87- | D |
| 01/14/2025      | PC           | 01/17/2025       | 415          | SMITH, ALLEN                       | 66       |                                    | 999-101000 | 1,511.48- | D |
| 01/14/2025      | PC           | 01/17/2025       | 416          | YANG, MAI                          | 67       |                                    | 999-101000 | 2,246.10- | D |
| 01/14/2025      | PC           | 01/17/2025       | 417          | MILEY, HILARY                      | 68       |                                    | 999-101000 | 455.88-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 418          | WYNKOOP, JOSEPH                    | 69       |                                    | 999-101000 | 923.50-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 419          | LEY, JAMES DOUGLAS                 | 70       |                                    | 999-101000 | 461.75-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 420          | ARELLANO, JOHN                     | 72       |                                    | 999-101000 | 1,479.32- | D |
| 01/14/2025      | PC           | 01/17/2025       | 421          | WOMACK, CAROL                      | 73       |                                    | 999-101000 | 507.92-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 422          | GAFFNEY, COREY                     | 75       |                                    | 999-101000 | 1,316.35- | D |
| 01/14/2025      | PC           | 01/17/2025       | 423          | MORGANELLI, JOSEPH                 | 76       |                                    | 999-101000 | 461.75-   | D |
| 01/14/2025      | PC           | 01/17/2025       | 424          | MELISSA MCINTYRE                   | 77       |                                    | 999-101000 | 1,386.77- | D |
| 01/28/2025      | PC           | 01/31/2025       | 425          | GIFFORD, KATHLEEN P                | 3        |                                    | 999-101000 | 1,575.66- | D |
| 01/28/2025      | PC           | 01/31/2025       | 426          | DAITNARAYAN, DIAWANTIE             | 8        |                                    | 999-101000 | 1,857.32- | D |
| 01/28/2025      | PC           | 01/31/2025       | 427          | COWAN, BILLIE                      | 16       |                                    | 999-101000 | 869.07-   | D |
| 01/28/2025      | PC           | 01/31/2025       | 428          | MACK, CHARLES                      | 36       |                                    | 999-101000 | 2,501.46- | D |
| 01/28/2025      | PC           | 01/31/2025       | 429          | LARINO, DOMINGO                    | 58       |                                    | 999-101000 | 295.66-   | D |
| 01/28/2025      | PC           | 01/31/2025       | 430          | JOHNSON, SANDRA                    | 63       |                                    | 999-101000 | 2,385.20- | D |
| 01/28/2025      | PC           | 01/31/2025       | 431          | SMITH, ALLEN                       | 66       |                                    | 999-101000 | 1,534.90- | D |
| 01/28/2025      | PC           | 01/31/2025       | 432          | YANG, MAI                          | 67       |                                    | 999-101000 | 2,442.56- | D |
| 01/28/2025      | PC           | 01/31/2025       | 433          | MILEY, HILARY                      | 68       |                                    | 999-101000 | 378.93-   | D |
| 01/28/2025      | PC           | 01/31/2025       | 434          | ARELLANO, JOHN                     | 72       |                                    | 999-101000 | 1,795.32- | D |
| 01/28/2025      | PC           | 01/31/2025       | 435          | GAFFNEY, COREY                     | 75       |                                    | 999-101000 | 1,316.12- | D |
| 01/28/2025      | PC           | 01/31/2025       | 436          | MCINTYRE, MELISSA                  | 77       |                                    | 999-101000 | 1,392.45- | D |
| 01/14/2025      | PC           | 01/17/2025       | 24546        | HARTLE, ALLAN                      | 74       |                                    | 999-101000 | 411.75-   |   |
| 01/14/2025      | CDPT         | 01/14/2025       | 1010373      | Void                               |          | Health Insurance Premiums Health   | 999-101000 | 9,270.32  |   |
| 12/31/2024      | CDPT         | 01/03/2025       | 1010379      | Florida Municipal Pension Trust Fu | 4        | 401A & 457B Def Comp 457B Pa       | 999-101000 | 6,235.93- |   |
| 12/31/2024      | CDPT         | 01/03/2025       | 1010380      | IRS - 941 Taxes                    | 1        | 941 Deposit Federal Withholding T  | 999-101000 | 5,390.91- |   |
| 01/14/2025      | CDPT         | 01/16/2025       | 1010381      | Florida Municipal Pension Trust Fu | 4        | 401A & 457B Def Comp 457B Pa       | 999-101000 | 6,235.93- |   |
| 01/14/2025      | CDPT         | 01/16/2025       | 1010382      | IRS - 941 Taxes                    | 1        | 941 Deposit Federal Withholding T  | 999-101000 | 6,486.14- |   |
| 01/28/2025      | CDPT         | 01/31/2025       | 1010383      | Colonial Life Processing Center    | 5        | Insurance                          | 999-101000 | 609.53-   |   |
| 01/28/2025      | CDPT         | 01/31/2025       | 1010385      | Florida Municipal Pension Trust Fu | 4        | 401A & 457B Def Comp 457B Pa       | 999-101000 | 6,288.69- |   |
| 01/28/2025      | CDPT         | 01/31/2025       | 1010386      | Florida Retirement System          | 3        | Retirement Contributions           | 999-101000 | 8,677.13- |   |
| 01/28/2025      | CDPT         | 01/31/2025       | 1010387      | IRS - 941 Taxes                    | 1        | 941 Deposit Federal Withholding T  | 999-101000 | 6,014.49- |   |
| 01/28/2025      | CDPT         | 01/31/2025       | 1010388      | UHS Premium Billing (Dental)       | 6        | Dental Insurance                   | 999-101000 | 261.26-   |   |
| 01/14/2025      | CDPT         | 01/31/2025       | 1010389      | UHS Premium Billing (Vision)       | 7        | Vision Insurance Vision Pay Perio  | 999-101000 | 30.52-    |   |
| 01/14/2025      | CDPT         | 01/14/2025       | 1010391      | Florida Blue                       | 2        | Reversal of Florida Blue adjustmen | 999-101000 | 9,270.32- |   |

D = Direct Deposit

Grand Totals:

53

101,657.71-

Signature Lines

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

Includes all check types

Includes unprinted checks

Report Criteria:

Report type: GL detail

Check Type = (<>) "Adjustment"

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24271</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24271        | 75            | Parks Consulting Services, LLC | 620            | 1                | 001-519-310        | .00            | 2,782.22-      | 2,782.22- V  |
| 01/25        | 01/09/2025       | 24271        | 75            | Parks Consulting Services, LLC | 621            | 1                | 001-202600         | .00            | 925.00-        | 925.00- V    |
| 01/25        | 01/09/2025       | 24271        | 75            | Parks Consulting Services, LLC | 622            | 1                | 001-519-310        | .00            | 3,803.75-      | 3,803.75- V  |
| 01/25        | 01/09/2025       | 24271        | 75            | Parks Consulting Services, LLC | 623            | 1                | 001-202600         | .00            | 1,850.00-      | 1,850.00- V  |
| Total 24271: |                  |              |               |                                |                |                  |                    |                | .00            | 9,360.97-    |
| <b>24480</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 1                | 001-574-482        | .00            | 399.99-        | 399.99-      |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 2                | 001-574-482        | .00            | 799.88         | 799.88       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 3                | 500-571-605        | .00            | 674.54         | 674.54       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 4                | 001-574-482        | .00            | 308.40         | 308.40       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 5                | 001-574-482        | .00            | 790.75         | 790.75       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 6                | 001-574-482        | .00            | 38.88          | 38.88        |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 7                | 001-574-482        | .00            | 2,526.00       | 2,526.00     |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 8                | 001-520-460        | .00            | 34.23          | 34.23        |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 9                | 001-571-490        | .00            | 54.97          | 54.97        |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 10               | 001-513-410        | .00            | 119.62         | 119.62       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 11               | 400-533-410        | .00            | 119.63         | 119.63       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 12               | 001-519-410        | .00            | 119.62         | 119.62       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 13               | 001-574-482        | .00            | 174.42         | 174.42       |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 14               | 001-574-482        | .00            | 1,052.99       | 1,052.99     |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 15               | 001-574-482        | .00            | 2,733.25       | 2,733.25     |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 16               | 001-574-482        | .00            | 48.05          | 48.05        |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 17               | 500-571-605        | .00            | 66.13          | 66.13        |
| 01/25        | 01/09/2025       | 24480        | 288           | Chase                          | 1942-Dec24     | 18               | 500-571-605        | .00            | 5,510.50       | 5,510.50     |
| Total 24480: |                  |              |               |                                |                |                  |                    |                | .00            | 14,771.87    |
| <b>24481</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24481        | 346           | City of Clermont               | DEC2024        | 1                | 400-209500         | .00            | 43,470.00      | 43,470.00    |
| Total 24481: |                  |              |               |                                |                |                  |                    |                | .00            | 43,470.00    |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24482</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24482        | 362           | Civicplus, LLC                 | 325770         | 1                | 001-519-350        | .00            | 2,044.54       | 2,044.54     |
| Total 24482: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                | 2,044.54       | 2,044.54     |
| <b>24483</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24483        | 22            | Comcast                        | 3222-Jan29     | 1                | 400-533-411        | .00            | 316.60         | 316.60       |
| 01/25        | 01/09/2025       | 24483        | 22            | Comcast                        | 3446-Jan29     | 1                | 400-533-411        | .00            | 316.60         | 316.60       |
| 01/25        | 01/09/2025       | 24483        | 22            | Comcast                        | 6423-Jan29     | 1                | 001-520-411        | .00            | 321.60         | 321.60       |
| 01/25        | 01/09/2025       | 24483        | 22            | Comcast                        | 6431-Jan29     | 1                | 001-520-411        | .00            | 321.60         | 321.60       |
| Total 24483: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                | 1,276.40       | 1,276.40     |
| <b>24484</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24484        | 170           | Crest Concrete                 | 1664           | 1                | 140-572-631        | .00            | 1,200.00       | 1,200.00     |
| Total 24484: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                | 1,200.00       | 1,200.00     |
| <b>24485</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 133742         | 1                | 001-520-490        | .00            | 87.00          | 87.00        |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 133742         | 2                | 001-513-340        | .00            | 130.50         | 130.50       |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 133742         | 3                | 400-533-340        | .00            | 130.50         | 130.50       |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 133742         | 4                | 001-571-340        | .00            | 87.00          | 87.00        |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 17316          | 1                | 001-520-490        | .00            | 21.75-         | 21.75-       |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 17316          | 2                | 001-513-340        | .00            | 21.75-         | 21.75-       |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 17316          | 3                | 400-533-340        | .00            | 21.75-         | 21.75-       |
| 01/25        | 01/09/2025       | 24485        | 430           | Deanco Building Solutions, Inc | 17316          | 4                | 001-571-340        | .00            | 21.75-         | 21.75-       |
| Total 24485: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                | 348.00         | 348.00       |
| <b>24486</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 1794-DEC24     | 1                | 400-533-430        | .00            | 1,492.20       | 1,492.20     |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 2018-DEC24     | 1                | 001-513-430        | .00            | 370.44         | 370.44       |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 2018-DEC24     | 2                | 400-533-430        | .00            | 370.44         | 370.44       |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 2262-DEC24     | 1                | 400-533-430        | .00            | 534.82         | 534.82       |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 2513-DEC24     | 1                | 001-520-430        | .00            | 110.11         | 110.11       |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 3126-DEC24     | 1                | 001-541-431        | .00            | 105.79         | 105.79       |
| 01/25        | 01/09/2025       | 24486        | 27            | Duke Energy                    | 3340-DEC24     | 1                | 001-572-430        | .00            | 222.57         | 222.57       |

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                           | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|---------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24486: |                  |              |               |                                 |                |                  |                    |                |                |              |
| <b>24487</b> |                  |              |               |                                 |                |                  |                    |                |                | 3,206.37     |
| 01/25        | 01/09/2025       | 24487        | 358           | Express Employment Professional | 31759030       | 1                | 400-533-340        | .00            | 395.75         | 395.75       |
| 01/25        | 01/09/2025       | 24487        | 358           | Express Employment Professional | 31790558       | 1                | 400-533-340        | .00            | 197.30         | 197.30       |
| Total 24487: |                  |              |               |                                 |                |                  |                    |                |                |              |
|              |                  |              |               |                                 |                |                  |                    |                |                | 593.05       |
| <b>24488</b> |                  |              |               |                                 |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24488        | 126           | Florida Blue                    | 7876-FEB25     | 1                | 001-571-230        | .00            | 220.50         | 220.50       |
| Total 24488: |                  |              |               |                                 |                |                  |                    |                |                |              |
|              |                  |              |               |                                 |                |                  |                    |                |                | 220.50       |
| <b>24489</b> |                  |              |               |                                 |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24489        | 301           | Halff                           | 10132997       | 1                | 001-202600         | .00            | 287.50         | 287.50       |
| 01/25        | 01/09/2025       | 24489        | 301           | Halff                           | 10132998       | 1                | 001-202600         | .00            | 702.50         | 702.50       |
| 01/25        | 01/09/2025       | 24489        | 301           | Halff                           | 10132999       | 1                | 001-202600         | .00            | 125.00         | 125.00       |
| Total 24489: |                  |              |               |                                 |                |                  |                    |                |                |              |
|              |                  |              |               |                                 |                |                  |                    |                |                | 1,115.00     |
| <b>24490</b> |                  |              |               |                                 |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24490        | 631           | Haroon Rashid                   | 3491B          | 1                | 001-539-464        | .00            | 650.00         | 650.00       |
| Total 24490: |                  |              |               |                                 |                |                  |                    |                |                |              |
|              |                  |              |               |                                 |                |                  |                    |                |                | 650.00       |
| <b>24491</b> |                  |              |               |                                 |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24491        | 206           | Hawkins, Inc                    | 6944429        | 1                | 400-533-520        | .00            | 224.00         | 224.00       |
| 01/25        | 01/09/2025       | 24491        | 206           | Hawkins, Inc                    | 6944429        | 2                | 400-533-520        | .00            | 25.00          | 25.00        |
| 01/25        | 01/09/2025       | 24491        | 206           | Hawkins, Inc                    | 6944430        | 1                | 400-533-520        | .00            | 464.00         | 464.00       |
| 01/25        | 01/09/2025       | 24491        | 206           | Hawkins, Inc                    | 6944430        | 2                | 400-533-520        | .00            | 25.00          | 25.00        |
| Total 24491: |                  |              |               |                                 |                |                  |                    |                |                |              |
|              |                  |              |               |                                 |                |                  |                    |                |                | 738.00       |
| <b>24492</b> |                  |              |               |                                 |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24492        | 289           | Kyle A. Worfel                  | 142025         | 1                | 001-520-343        | .00            | 368.35         | 368.35       |
| Total 24492: |                  |              |               |                                 |                |                  |                    |                |                |              |
|              |                  |              |               |                                 |                |                  |                    |                |                | 368.35       |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                            | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24493</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24493        | 57            | Lake Apopka Natural Gas District | 3337-DEC24     | 1                | 001-571-430        | .00            | 28.75          | 28.75        |
| 01/25        | 01/09/2025       | 24493        | 57            | Lake Apopka Natural Gas District | 4959-DEC24     | 1                | 400-533-430        | .00            | 29.68          | 29.68        |
|              | Total 24493:     |              |               |                                  |                |                  |                    | .00            |                | 58.43        |
| <b>24494</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 1                | 001-208600         | .00            | 13,189.58      | 13,189.58    |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 2                | 001-208500         | .00            | 5,568.01       | 5,568.01     |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 3                | 001-208300         | .00            | 73,318.00      | 73,318.00    |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 4                | 001-208200         | .00            | 6,512.00       | 6,512.00     |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 5                | 001-208200         | .00            | 18,910.00      | 18,910.00    |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 6                | 001-208200         | .00            | 24,308.00      | 24,308.00    |
| 01/25        | 01/09/2025       | 24494        | 58            | Lake County BOCC                 | OCT2024        | 7                | 001-208400         | .00            | 1,505.00       | 1,505.00     |
|              | Total 24494:     |              |               |                                  |                |                  |                    | .00            |                | 143,310.59   |
| <b>24495</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24495        | 610           | Peter James Ellsworth            | 112025         | 1                | 001-520-343        | .00            | 624.30         | 624.30       |
| 01/25        | 01/09/2025       | 24495        | 610           | Peter James Ellsworth            | 122025         | 1                | 001-520-343        | .00            | 622.95         | 622.95       |
| 01/25        | 01/09/2025       | 24495        | 610           | Peter James Ellsworth            | 12262024       | 1                | 001-520-343        | .00            | 593.90         | 593.90       |
| 01/25        | 01/09/2025       | 24495        | 610           | Peter James Ellsworth            | 12272024       | 1                | 001-520-343        | .00            | 624.30         | 624.30       |
| 01/25        | 01/09/2025       | 24495        | 610           | Peter James Ellsworth            | 132025         | 1                | 001-520-343        | .00            | 619.80         | 619.80       |
| 01/25        | 01/09/2025       | 24495        | 610           | Peter James Ellsworth            | 182025         | 1                | 001-520-343        | .00            | 618.45         | 618.45       |
|              | Total 24495:     |              |               |                                  |                |                  |                    | .00            |                | 3,703.70     |
| <b>24496</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24496        | 252           | Shelley's Septic Tanks, Inc      | 201620         | 1                | 001-513-460        | .00            | 425.00         | 425.00       |
| 01/25        | 01/09/2025       | 24496        | 252           | Shelley's Septic Tanks, Inc      | 201621         | 1                | 001-513-460        | .00            | 375.00         | 375.00       |
|              | Total 24496:     |              |               |                                  |                |                  |                    | .00            |                | 800.00       |
| <b>24497</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24497        | 632           | Shutts & Bowen LLP               | 1953447        | 1                | 422-535-634        | .00            | 18,700.00      | 18,700.00    |
|              | Total 24497:     |              |               |                                  |                |                  |                    | .00            |                | 18,700.00    |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24498</b> | 01/25 01/09/2025 | 24498        | 386           | Table Top Catering             | E07397         | 1                | 001-511-491        | .00            | 1,142.83       | 1,142.83     |
|              | Total 24498:     |              |               |                                |                |                  |                    | .00            | 1,142.83       | 1,142.83     |
| <b>24499</b> | 01/25 01/09/2025 | 24499        | 228           | Terry Powers                   | 166081         | 1                | 001-572-340        | .00            | 270.00         | 270.00       |
|              | Total 24499:     |              |               |                                |                |                  |                    | .00            | 270.00         | 270.00       |
| <b>24500</b> | 01/25 01/09/2025 | 24500        | 200           | The Lake Doctors, Inc          | 1935702        | 1                | 001-541-462        | .00            | 100.00         | 100.00       |
|              | 01/25 01/09/2025 | 24500        | 200           | The Lake Doctors, Inc          | 1936334        | 1                | 001-541-462        | .00            | 561.00         | 561.00       |
|              | Total 24500:     |              |               |                                |                |                  |                    | .00            | 661.00         | 661.00       |
| <b>24501</b> | 01/25 01/09/2025 | 24501        | 239           | United Rentals                 | 237482157-0    | 1                | 500-571-635        | .00            | 1,622.82       | 1,622.82     |
|              | Total 24501:     |              |               |                                |                |                  |                    | .00            | 1,622.82       | 1,622.82     |
| <b>24502</b> | 01/25 01/09/2025 | 24502        | 104           | Utility Repair Experts         | 1744           | 1                | 400-533-609        | .00            | 250.00         | 250.00       |
|              | Total 24502:     |              |               |                                |                |                  |                    | .00            | 250.00         | 250.00       |
| <b>24503</b> | 01/25 01/09/2025 | 24503        | 119           | Valli Information Systems, Inc | 98298          | 1                | 400-533-340        | .00            | 1,011.87       | 1,011.87     |
|              | Total 24503:     |              |               |                                |                |                  |                    | .00            | 1,011.87       | 1,011.87     |
| <b>24504</b> | 01/25 01/09/2025 | 24504        | 107           | Waste Pro of Florida Inc.      | 0001434208     | 1                | 001-534-340        | .00            | 18,397.94      | 18,397.94    |
|              | 01/25 01/09/2025 | 24504        | 107           | Waste Pro of Florida Inc.      | 0001434210     | 1                | 001-534-340        | .00            | 2,231.00       | 2,231.00     |
|              | Total 24504:     |              |               |                                |                |                  |                    | .00            | 20,628.94      | 20,628.94    |
| <b>24505</b> | 01/25 01/09/2025 | 24505        | 255           | Woodard & Curran               | 243341         | 1                | 430-533-634        | .00            | 7,968.00       | 7,968.00     |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|----------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24505: |                  |              |               |                      |                |                  |                    |                |                |              |
| <b>24506</b> | 01/25            | 01/09/2025   | 24506         | 346 City of Clermont | NOV2024        | 1                | 400-209500         | .00            | 4,830.00       | 4,830.00     |
| Total 24506: |                  |              |               |                      |                |                  |                    |                |                |              |
| <b>24507</b> | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 1                | 001-208600         | .00            | 13,593.80      | 13,593.80    |
|              | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 2                | 001-208500         | .00            | 3,043.28       | 3,043.28     |
|              | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 3                | 001-208500         | .00            | 4,357.50       | 4,357.50     |
|              | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 4                | 001-208300         | .00            | 104,740.00     | 104,740.00   |
|              | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 5                | 001-208200         | .00            | 6,512.00       | 6,512.00     |
|              | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 6                | 001-208200         | .00            | 30,256.00      | 30,256.00    |
|              | 01/25            | 01/09/2025   | 24507         | 58 Lake County BOCC  | DEC2024        | 7                | 001-208400         | .00            | 2,150.00       | 2,150.00     |
| Total 24507: |                  |              |               |                      |                |                  |                    |                |                |              |
| <b>24508</b> | 01/25            | 01/09/2025   | 24508         | 255 Woodard & Curran | 243376         | 1                | 430-533-634        | .00            | 48,500.00      | 48,500.00    |
| Total 24508: |                  |              |               |                      |                |                  |                    |                |                |              |
| <b>24509</b> | 01/25            | 01/09/2025   | 24509         | 346 City of Clermont | OCT2024        | 1                | 400-209500         | .00            | 33,810.00      | 33,810.00    |
| Total 24509: |                  |              |               |                      |                |                  |                    |                |                |              |
| <b>24510</b> | 01/25            | 01/09/2025   | 24510         | 58 Lake County BOCC  | NOV2024        | 1                | 001-208600         | .00            | 1,359.38       | 1,359.38     |
|              | 01/25            | 01/09/2025   | 24510         | 58 Lake County BOCC  | NOV2024        | 2                | 001-208500         | .00            | 760.82         | 760.82       |
|              | 01/25            | 01/09/2025   | 24510         | 58 Lake County BOCC  | NOV2024        | 3                | 001-208300         | .00            | 10,474.00      | 10,474.00    |
|              | 01/25            | 01/09/2025   | 24510         | 58 Lake County BOCC  | NOV2024        | 4                | 001-208200         | .00            | 3,782.00       | 3,782.00     |
|              | 01/25            | 01/09/2025   | 24510         | 58 Lake County BOCC  | NOV2024        | 5                | 001-208400         | .00            | 215.00         | 215.00       |
| Total 24510: |                  |              |               |                      |                |                  |                    |                |                |              |

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24511</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24511        | 255           | Woodard & Curran               | 243494         | 1                | 422-535-634        | .00            | 24,707.11      | 24,707.11    |
| Total 24511: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 24,707.11    |
| <b>24512</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24512        | 75            | Parks Consulting Services, LLC | 620            | 1                | 001-519-310        | .00            | 2,782.22       | 2,782.22     |
| 01/25        | 01/09/2025       | 24512        | 75            | Parks Consulting Services, LLC | 621            | 1                | 001-202600         | .00            | 925.00         | 925.00       |
| 01/25        | 01/09/2025       | 24512        | 75            | Parks Consulting Services, LLC | 622            | 1                | 001-519-310        | .00            | 3,803.75       | 3,803.75     |
| 01/25        | 01/09/2025       | 24512        | 75            | Parks Consulting Services, LLC | 623            | 1                | 001-202600         | .00            | 1,850.00       | 1,850.00     |
| Total 24512: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 9,360.97     |
| <b>24513</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24513        | 153           | Clermont Mowers & Equipment    | 214864         | 1                | 001-539-522        | .00            | 129.00         | 129.00       |
| Total 24513: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 129.00       |
| <b>24514</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24514        | 214           | Alpha Inspections, Inc.        | MTV064         | 1                | 001-519-315        | .00            | 48,901.37      | 48,901.37    |
| 01/25        | 01/09/2025       | 24514        | 214           | Alpha Inspections, Inc.        | MTV064         | 2                | 001-519-315        | .00            | 845.00         | 845.00       |
| Total 24514: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 49,746.37    |
| <b>24515</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24515        | 562           | Rafaeline Rodriguez            | 810            | 1                | 500-571-635        | .00            | 6,129.00       | 6,129.00     |
| 01/25        | 01/09/2025       | 24515        | 562           | Rafaeline Rodriguez            | 811            | 1                | 500-571-635        | .00            | 3,500.00       | 3,500.00     |
| Total 24515: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 9,629.00     |
| <b>24516</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 1                | 400-533-490        | .00            | 34.21          | 34.21        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 2                | 001-511-491        | .00            | 475.52         | 475.52       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 3                | 001-513-121        | .00            | 475.53         | 475.53       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 4                | 001-574-481        | .00            | 999.00         | 999.00       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 5                | 001-513-490        | .00            | 52.75          | 52.75        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 6                | 001-511-490        | .00            | 39.56          | 39.56        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 7                | 001-571-660        | .00            | 10.49          | 10.49        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                | 2709-DEC24     | 8                | 400-533-410        | .00            | 41.10          | 41.10        |

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                              | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|------------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 9                | 001-513-490        | .00            | 159.90         | 159.90       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 10               | 001-513-492        | .00            | 115.71         | 115.71       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 11               | 001-574-482        | .00            | 856.27         | 856.27       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 12               | 001-513-510        | .00            | 11.67          | 11.67        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 13               | 001-519-510        | .00            | 11.67          | 11.67        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 14               | 001-539-510        | .00            | 11.67          | 11.67        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 15               | 001-571-510        | .00            | 11.67          | 11.67        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 16               | 001-571-510        | .00            | 11.67          | 11.67        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 17               | 001-511-491        | .00            | 35.89          | 35.89        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 18               | 001-513-121        | .00            | 35.90          | 35.90        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 19               | 001-513-490        | .00            | 52.75          | 52.75        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 2709-DEC24     | 20               | 001-513-121        | .00            | 1.37-          | 1.37-        |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 9514-DEC24     | 1                | 001-539-460        | .00            | 103.96         | 103.96       |
| 01/25        | 01/09/2025       | 24516        | 8             | Bank of America                    | 9514-DEC24     | 2                | 001-539-460        | .00            | 231.14         | 231.14       |
| Total 24516: |                  |              |               |                                    |                |                  |                    |                | .00            | 3,776.66     |
| <b>24517</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24517        | 324           | Builders Firstsource               | 75548587       | 1                | 500-571-605        | .00            | 1,819.60       | 1,819.60     |
| 01/25        | 01/09/2025       | 24517        | 324           | Builders Firstsource               | 75550237       | 1                | 500-571-605        | .00            | 246.96-        | 246.96-      |
| 01/25        | 01/09/2025       | 24517        | 324           | Builders Firstsource               | 75645322       | 1                | 500-571-605        | .00            | 550.00         | 550.00       |
| 01/25        | 01/09/2025       | 24517        | 324           | Builders Firstsource               | 75655909       | 1                | 500-571-605        | .00            | 246.96         | 246.96       |
| 01/25        | 01/09/2025       | 24517        | 324           | Builders Firstsource               | 75995879       | 1                | 500-571-605        | .00            | 315.00         | 315.00       |
| Total 24517: |                  |              |               |                                    |                |                  |                    |                | .00            | 2,684.60     |
| <b>24518</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24518        | 324           | Builders Firstsource               | 75645301       | 1                | 140-572-631        | .00            | 579.45         | 579.45       |
| Total 24518: |                  |              |               |                                    |                |                  |                    |                | .00            | 579.45       |
| <b>24519</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24519        | 633           | Daikin Comfort Technologies Distri | FZ55590        | 1                | 500-571-635        | .00            | 17,568.20      | 17,568.20    |
| Total 24519: |                  |              |               |                                    |                |                  |                    |                | .00            | 17,568.20    |
| <b>24520</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24520        | 358           | Express Employment Professional    | 31819499       | 1                | 400-533-340        | .00            | 197.30         | 197.30       |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                            | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24520: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 197.30       |
| <b>24521</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24521        | 57            | Lake Apopka Natural Gas District | 318291         | 1                | 500-571-635        | .00            | 50.00          | 50.00        |
| Total 24521: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 50.00        |
| <b>24522</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24522        | 325           | Preferred Materials Inc          | 2240439        | 1                | 140-572-631        | .00            | 1,580.75       | 1,580.75     |
| Total 24522: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 1,580.75     |
| <b>24523</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/09/2025       | 24523        | 600           | The Sherwin Williams Co          | 8267-0         | 1                | 500-571-635        | .00            | 1,379.31       | 1,379.31     |
| 01/25        | 01/09/2025       | 24523        | 600           | The Sherwin Williams Co          | 8301-7         | 1                | 500-571-635        | .00            | 354.72         | 354.72       |
| Total 24523: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 1,734.03     |
| <b>24524</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24524        | 317           | Aetha - Silverscript             | 6234-FEB25     | 1                | 001-571-230        | .00            | 48.30          | 48.30        |
| Total 24524: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 48.30        |
| <b>24525</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24525        | 3             | AJ's Lawn Care                   | 1122025        | 1                | 001-572-345        | .00            | 4,800.00       | 4,800.00     |
| Total 24525: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 4,800.00     |
| <b>24526</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24526        | 214           | Alpha Inspections, Inc.          | MTV063         | 1                | 001-519-315        | .00            | 5,962.85       | 5,962.85     |
| 01/25        | 01/14/2025       | 24526        | 214           | Alpha Inspections, Inc.          | MTV063         | 2                | 001-519-315        | .00            | 975.00         | 975.00       |
| Total 24526: |                  |              |               |                                  |                |                  |                    |                |                |              |
|              |                  |              |               |                                  |                |                  |                    | .00            |                | 6,957.85     |
| <b>24527</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24527        | 324           | Builders Firstsource             | 76149099       | 1                | 500-571-605        | .00            | 5,189.80       | 5,189.80     |

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                              | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|------------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24527: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 5,189.80     |
| <b>24528</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24528        | 24            | Dave Symonds & Associates          | 34793          | 1                | 400-533-520        | .00            | 872.05         | 872.05       |
| Total 24528: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 872.05       |
| <b>24529</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24529        | 27            | Duke Energy                        | 9320-JAN25     | 1                | 400-533-430        | .00            | 595.18         | 595.18       |
| Total 24529: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 595.18       |
| <b>24530</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24530        | 387           | Holiday Outdoor Decor              | INV18203       | 1                | 001-574-482        | .00            | 3,985.00       | 3,985.00     |
| Total 24530: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 3,985.00     |
| <b>24531</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24531        | 613           | Israel Grimaldo                    | 1455           | 1                | 500-571-635        | .00            | 51,300.00      | 51,300.00    |
| 01/25        | 01/14/2025       | 24531        | 613           | Israel Grimaldo                    | 1456           | 1                | 500-571-605        | .00            | 36,450.00      | 36,450.00    |
| Total 24531: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 87,750.00    |
| <b>24532</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24532        | 58            | Lake County BOCC                   | RTN-ARPA       | 1                | 422-535-630        | .00            | 2,200,000.00   | 2,200,000.00 |
| Total 24532: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 2,200,000.00 |
| <b>24533</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24533        | 64            | Law Office of Anita Geraci-Carver, | 12434          | 1                | 001-514-310        | .00            | 5,265.00       | 5,265.00     |
| 01/25        | 01/14/2025       | 24533        | 64            | Law Office of Anita Geraci-Carver, | 12435          | 1                | 001-202600         | .00            | 1,182.50       | 1,182.50     |
| 01/25        | 01/14/2025       | 24533        | 64            | Law Office of Anita Geraci-Carver, | 12436          | 1                | 001-202600         | .00            | 412.50         | 412.50       |
| 01/25        | 01/14/2025       | 24533        | 64            | Law Office of Anita Geraci-Carver, | 12437          | 1                | 001-202600         | .00            | 247.50         | 247.50       |
| Total 24533: |                  |              |               |                                    |                |                  |                    |                |                |              |
|              |                  |              |               |                                    |                |                  |                    | .00            |                | 7,107.50     |
| <b>24534</b> |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                             | 970429         | 1                | 001-574-482        | .00            | 1,071.46       | 1,071.46     |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                 | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|-----------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 970834         | 1                | 400-533-460        | .00            | 171.31         | 171.31       |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 975201         | 1                | 500-571-635        | .00            | 146.12         | 146.12       |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 982536         | 1                | 140-572-631        | .00            | 26.00          | 26.00        |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 995312         | 1                | 001-539-520        | .00            | 225.48         | 225.48       |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 995312         | 2                | 001-574-482        | .00            | 37.90          | 37.90        |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 998088         | 1                | 001-574-482        | .00            | 76.85          | 76.85        |
| 01/25        | 01/14/2025       | 24534        | 65            | Lowe's                | 999197         | 1                | 001-574-482        | .00            | 290.91         | 290.91       |
| Total 24534: |                  |              |               |                       |                |                  |                    |                |                | 2,046.03     |
| <b>24535</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24535        | 66            | McDermitt Davis       | 59724          | 1                | 001-513-320        | .00            | 4,000.00       | 4,000.00     |
| Total 24535: |                  |              |               |                       |                |                  |                    |                |                | 4,000.00     |
| <b>24536</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24536        | 361           | Padilla's Landscaping | 3416           | 1                | 001-572-340        | .00            | 733.60         | 733.60       |
| 01/25        | 01/14/2025       | 24536        | 361           | Padilla's Landscaping | 3416           | 2                | 001-541-340        | .00            | 1,100.40       | 1,100.40     |
| Total 24536: |                  |              |               |                       |                |                  |                    |                |                | 1,834.00     |
| <b>24537</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24537        | 610           | Peter James Ellsworth | 01092025       | 1                | 001-520-343        | .00            | 621.60         | 621.60       |
| 01/25        | 01/14/2025       | 24537        | 610           | Peter James Ellsworth | 01102025       | 1                | 001-520-343        | .00            | 620.25         | 620.25       |
| Total 24537: |                  |              |               |                       |                |                  |                    |                |                | 1,241.85     |
| <b>24538</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24538        | 88            | Seco Energy           | 0010-Jan25     | 1                | 001-541-431        | .00            | 969.22         | 969.22       |
| 01/25        | 01/14/2025       | 24538        | 88            | Seco Energy           | 2802-Jan25     | 1                | 001-541-431        | .00            | 813.22         | 813.22       |
| 01/25        | 01/14/2025       | 24538        | 88            | Seco Energy           | 5800-Jan25     | 1                | 001-541-431        | .00            | 82.00          | 82.00        |
| 01/25        | 01/14/2025       | 24538        | 88            | Seco Energy           | 9513-Jan25     | 1                | 001-541-431        | .00            | 13.00          | 13.00        |
| Total 24538: |                  |              |               |                       |                |                  |                    |                |                | 1,877.44     |
| <b>24539</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/14/2025       | 24539        | 112           | Summit Broadband      | 1024546520     | 1                | 001-513-411        | .00            | 100.00         | 100.00       |
| 01/25        | 01/14/2025       | 24539        | 112           | Summit Broadband      | 1024546520     | 2                | 001-519-411        | .00            | 100.00         | 100.00       |
| 01/25        | 01/14/2025       | 24539        | 112           | Summit Broadband      | 1024546520     | 3                | 001-571-411        | .00            | 100.00         | 100.00       |

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period             | Check Issue Date | Check Number | Vendor Number | Payee                              | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|-----------------------|------------------|--------------|---------------|------------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/25                 | 01/14/2025       | 24539        | 112           | Summit Broadband                   | 1024546520     | 4                | 001-572-411        | .00            | 100.00         | 100.00       |
| 01/25                 | 01/14/2025       | 24539        | 112           | Summit Broadband                   | 1024546520     | 5                | 400-533-411        | .00            | 100.00         | 100.00       |
| Total 24539: 500.00   |                  |              |               |                                    |                |                  |                    |                |                |              |
| <b>24540</b>          |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25                 | 01/14/2025       | 24540        | 634           | Sundancer Distribution Inc         | 2131           | 1                | 500-571-635        | .00            | 2,624.40       | 2,624.40     |
| Total 24540: 2,624.40 |                  |              |               |                                    |                |                  |                    |                |                |              |
| <b>24541</b>          |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25                 | 01/14/2025       | 24541        | 635           | T & J Construction of Florida Corp | 1122025        | 1                | 140-572-631        | .00            | 2,200.00       | 2,200.00     |
| Total 24541: 2,200.00 |                  |              |               |                                    |                |                  |                    |                |                |              |
| <b>24542</b>          |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25                 | 01/14/2025       | 24542        | 104           | Utility Repair Experts             | 1721           | 1                | 400-533-460        | .00            | 1,822.00       | 1,822.00     |
| 01/25                 | 01/14/2025       | 24542        | 104           | Utility Repair Experts             | 1721           | 2                | 400-533-460        | .00            | 450.00         | 450.00       |
| 01/25                 | 01/14/2025       | 24542        | 104           | Utility Repair Experts             | 1763           | 1                | 400-533-609        | .00            | 1,125.00       | 1,125.00     |
| 01/25                 | 01/14/2025       | 24542        | 104           | Utility Repair Experts             | 1763           | 2                | 400-533-460        | .00            | 600.00         | 600.00       |
| Total 24542: 3,997.00 |                  |              |               |                                    |                |                  |                    |                |                |              |
| <b>24543</b>          |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 1                | 001-513-410        | .00            | 36.07          | 36.07        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 2                | 400-533-410        | .00            | 36.07          | 36.07        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 3                | 001-539-410        | .00            | 40.44          | 40.44        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 4                | 400-533-410        | .00            | 40.44          | 40.44        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 5                | 001-520-410        | .00            | 40.44          | 40.44        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 6                | 400-533-410        | .00            | 40.44          | 40.44        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 7                | 500-571-410        | .00            | 45.44          | 45.44        |
| 01/25                 | 01/14/2025       | 24543        | 106           | Verizon Wireless                   | 6102726439     | 8                | 001-513-410        | .00            | 40.44          | 40.44        |
| Total 24543: 319.78   |                  |              |               |                                    |                |                  |                    |                |                |              |
| <b>24544</b>          |                  |              |               |                                    |                |                  |                    |                |                |              |
| 01/25                 | 01/14/2025       | 24544        | 107           | Waste Pro of Florida Inc.          | 0001433440     | 1                | 001-534-340        | .00            | 597.56         | 597.56       |

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                             | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|-----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24544: |                  |              |               |                                   |                |                  |                    |                |                |              |
| 24545        | 01/25            | 01/14/2025   | 24545         | Woodard & Curran                  | 243498         | 1                | 420-533-634        | .00            | 27,750.00      | 27,750.00    |
| Total 24546: |                  |              |               |                                   |                |                  |                    |                |                |              |
| 24547        | 01/25            | 01/15/2025   | 479           | City Electric Supply Clermont     | CLR/203414     | 1                | 500-571-635        | .00            | 760.27         | 760.27       |
| 01/25        | 01/30/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203414     | 1                | 500-571-635        | .00            | 760.27-        | 760.27- V    |
| 01/25        | 01/15/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203448     | 1                | 500-571-635        | .00            | 15.56          | 15.56        |
| 01/25        | 01/30/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203448     | 1                | 500-571-635        | .00            | 15.56-         | 15.56- V     |
| 01/25        | 01/15/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203522     | 1                | 500-571-635        | .00            | 25.70          | 25.70        |
| 01/25        | 01/30/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203522     | 1                | 500-571-635        | .00            | 25.70-         | 25.70- V     |
| 01/25        | 01/15/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203541     | 1                | 500-571-635        | .00            | 853.37         | 853.37       |
| 01/25        | 01/30/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/203541     | 1                | 500-571-635        | .00            | 853.37-        | 853.37- V    |
| 01/25        | 01/15/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/204446     | 1                | 500-571-635        | .00            | 237.67         | 237.67       |
| 01/25        | 01/30/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/204446     | 1                | 500-571-635        | .00            | 237.67-        | 237.67- V    |
| 01/25        | 01/15/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/205943     | 1                | 500-571-635        | .00            | 147.99         | 147.99       |
| 01/25        | 01/30/2025       | 24547        | 479           | City Electric Supply Clermont     | CLR/205943     | 1                | 500-571-635        | .00            | 147.99-        | 147.99- V    |
| Total 24547: |                  |              |               |                                   |                |                  |                    |                |                |              |
| .00          |                  |              |               |                                   |                |                  |                    |                |                |              |
| 24548        | 01/25            | 01/22/2025   | 24548         | Florida Municipal Insurance Trust | INV-41554-G    | 1                | 001-511-450        | .00            | 1,978.06       | 1,978.06     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 2                | 001-513-450        | .00            | 4,694.72       | 4,694.72     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 3                | 001-519-450        | .00            | 1,314.52       | 1,314.52     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 4                | 001-520-450        | .00            | 480.74         | 480.74       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 5                | 001-522-450        | .00            | 1,802.77       | 1,802.77     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 6                | 001-524-450        | .00            | 801.23         | 801.23       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 7                | 001-529-450        | .00            | 1,953.00       | 1,953.00     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 8                | 001-541-450        | .00            | 2,328.58       | 2,328.58     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 9                | 001-574-450        | .00            | 639.39         | 639.39       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 10               | 001-569-450        | .00            | 651.00         | 651.00       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 11               | 001-571-450        | .00            | 2,053.16       | 2,053.16     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 12               | 001-572-450        | .00            | 5,444.74       | 5,444.74     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 13               | 400-533-450        | .00            | 14,522.34      | 14,522.34    |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 14               | 001-511-240        | .00            | 126.02         | 126.02       |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                             | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|-----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 15               | 001-513-240        | .00            | 351.95         | 351.95       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 16               | 001-519-240        | .00            | 158.19         | 158.19       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 17               | 001-520-240        | .00            | 93.66          | 93.66        |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 18               | 001-524-240        | .00            | 38.79          | 38.79        |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 19               | 001-539-240        | .00            | 151.38         | 151.38       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 20               | 001-541-240        | .00            | 113.53         | 113.53       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 21               | 001-574-240        | .00            | 124.88         | 124.88       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 22               | 001-569-240        | .00            | 66.61          | 66.61        |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 23               | 001-571-240        | .00            | 77.01          | 77.01        |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 24               | 001-572-240        | .00            | 548.73         | 548.73       |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 25               | 400-533-240        | .00            | 1,173.16       | 1,173.16     |
| 01/25        | 01/22/2025       | 24548        | 37            | Florida Municipal Insurance Trust | INV-41554-G    | 26               | 421-535-240        | .00            | 79.09          | 79.09        |
| Total 24548: |                  |              |               |                                   |                |                  |                    |                | .00            | 41,767.25    |
| <b>24550</b> |                  |              |               |                                   |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 1                | 001-513-510        | .00            | 76.14          | 76.14        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 2                | 001-513-510        | .00            | 18.29          | 18.29        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 3                | 001-519-510        | .00            | 18.29          | 18.29        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 4                | 400-533-510        | .00            | 18.31          | 18.31        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 5                | 001-511-490        | .00            | 39.53          | 39.53        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 6                | 001-571-490        | .00            | 39.53          | 39.53        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 7                | 001-574-481        | .00            | 1,200.00       | 1,200.00     |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 8                | 001-541-521        | .00            | 255.00         | 255.00       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 9                | 400-533-521        | .00            | 255.00         | 255.00       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 10               | 001-539-521        | .00            | 148.66         | 148.66       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 11               | 001-519-521        | .00            | 75.65          | 75.65        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 12               | 001-511-521        | .00            | 141.94         | 141.94       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 13               | 400-533-521        | .00            | 72.20          | 72.20        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 14               | 421-535-521        | .00            | 72.20          | 72.20        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 15               | 001-519-521        | .00            | 57.76          | 57.76        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 16               | 001-513-521        | .00            | 57.76          | 57.76        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 17               | 400-533-521        | .00            | 46.32          | 46.32        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 18               | 400-533-410        | .00            | 68.85          | 68.85        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 19               | 001-513-540        | .00            | 119.88         | 119.88       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 20               | 001-513-510        | .00            | 43.00          | 43.00        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 21               | 001-519-510        | .00            | 43.00          | 43.00        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 22               | 001-539-510        | .00            | 43.00          | 43.00        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America                   | 2709-JAN25     | 23               | 001-571-510        | .00            | 43.03          | 43.03        |

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                         | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|-------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 2709-JAN25     | 24               | 001-513-490        | .00            | 52.75          | 52.75        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 2709-JAN25     | 25               | 001-513-495        | .00            | 42.31          | 42.31        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 2709-JAN25     | 26               | 001-574-482        | .00            | 856.27-        | 856.27-      |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 6477-JAN25     | 1                | 500-571-605        | .00            | 887.05         | 887.05       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 6477-JAN25     | 2                | 001-513-420        | .00            | 32.00          | 32.00        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 1                | 001-513-420        | .00            | 32.00          | 32.00        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 2                | 410-533-635        | .00            | 140.99         | 140.99       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 3                | 410-533-635        | .00            | 122.54         | 122.54       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 4                | 001-539-460        | .00            | 147.66         | 147.66       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 5                | 001-539-460        | .00            | 71.52          | 71.52        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 6                | 001-539-460        | .00            | 180.12         | 180.12       |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 7                | 001-539-460        | .00            | 75.40          | 75.40        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 8                | 001-513-495        | .00            | 8.72           | 8.72         |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 9                | 001-513-495        | .00            | 39.00          | 39.00        |
| 01/25        | 01/28/2025       | 24550        | 8             | Bank of America               | 9514-JAN25     | 10               | 001-513-495        | .00            | 39.00-         | 39.00-       |
| Total 24550: |                  |              |               |                               |                |                  |                    |                | 3,890.13       |              |
| <b>24551</b> |                  |              |               |                               |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24551        | 636           | Brant & Son Inc               | J1591-401      | 1                | 500-571-605        | .00            | 12,073.00      | 12,073.00    |
| Total 24551: |                  |              |               |                               |                |                  |                    |                | 12,073.00      |              |
| <b>24552</b> |                  |              |               |                               |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24552        | 324           | Builders Firstsource          | 76300241       | 1                | 500-571-605        | .00            | 188.47         | 188.47       |
| 01/25        | 01/28/2025       | 24552        | 324           | Builders Firstsource          | 76300819       | 1                | 500-571-605        | .00            | 136.68         | 136.68       |
| 01/25        | 01/28/2025       | 24552        | 324           | Builders Firstsource          | 76355677       | 1                | 500-571-605        | .00            | 5,456.00       | 5,456.00     |
| 01/25        | 01/28/2025       | 24552        | 324           | Builders Firstsource          | 76355677       | 2                | 500-571-605        | .00            | 4,720.00       | 4,720.00     |
| Total 24552: |                  |              |               |                               |                |                  |                    |                | 10,501.15      |              |
| <b>24553</b> |                  |              |               |                               |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24553        | 561           | Circle D Plumbing, Inc        | 1162025        | 1                | 500-571-605        | .00            | 25,120.00      | 25,120.00    |
| Total 24553: |                  |              |               |                               |                |                  |                    |                | 25,120.00      |              |
| <b>24554</b> |                  |              |               |                               |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24554        | 479           | City Electric Supply Clermont | CLR/207310     | 1                | 140-572-631        | .00            | 260.40         | 260.40       |
| 01/25        | 01/28/2025       | 24554        | 479           | City Electric Supply Clermont | CLR/207376     | 1                | 140-572-631        | .00            | 1,079.81       | 1,079.81     |

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24555</b> |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 1,340.21     |
| Total 24555: |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24555        | 22            | Comcast                        | 3222-Jan25     | 1                | 400-533-411        | .00            | 316.60         | 316.60       |
| 01/25        | 01/28/2025       | 24555        | 22            | Comcast                        | 3446-Jan25     | 1                | 400-533-411        | .00            | 316.60         | 316.60       |
| 01/25        | 01/28/2025       | 24555        | 22            | Comcast                        | 6423-Jan25     | 1                | 001-520-411        | .00            | 321.60         | 321.60       |
| 01/25        | 01/28/2025       | 24555        | 22            | Comcast                        | 6431-Jan25     | 1                | 001-520-411        | .00            | 321.60         | 321.60       |
| Total 24555: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 1,276.40     |
| <b>24556</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24556        | 430           | Deanco Building Solutions, Inc | 130435         | 1                | 001-520-490        | .00            | 87.00          | 87.00        |
| 01/25        | 01/28/2025       | 24556        | 430           | Deanco Building Solutions, Inc | 130435         | 2                | 001-513-340        | .00            | 130.50         | 130.50       |
| 01/25        | 01/28/2025       | 24556        | 430           | Deanco Building Solutions, Inc | 130435         | 3                | 400-533-340        | .00            | 130.50         | 130.50       |
| 01/25        | 01/28/2025       | 24556        | 430           | Deanco Building Solutions, Inc | 130435         | 4                | 001-571-340        | .00            | 87.00          | 87.00        |
| Total 24556: |                  |              |               |                                |                |                  |                    |                |                |              |
|              |                  |              |               |                                |                |                  |                    |                |                | 435.00       |
| <b>24557</b> |                  |              |               |                                |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 1140-Jan25     | 1                | 001-541-430        | .00            | 22.82          | 22.82        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 1398-Jan25     | 1                | 001-572-430        | .00            | 313.49         | 313.49       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 1588-Jan25     | 1                | 001-541-431        | .00            | 1,487.63       | 1,487.63     |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 2711-Jan25     | 1                | 400-533-430        | .00            | 32.50          | 32.50        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 2872-Jan25     | 1                | 001-541-431        | .00            | 131.62         | 131.62       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 2894-Jan25     | 1                | 001-541-431        | .00            | 23.22          | 23.22        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 3564-Jan25     | 1                | 001-541-430        | .00            | 121.29         | 121.29       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 3803-Jan25     | 1                | 001-541-431        | .00            | 32.49          | 32.49        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 4036-Jan25     | 1                | 001-541-431        | .00            | 19.61          | 19.61        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 4250-Jan25     | 1                | 001-572-430        | .00            | 169.55         | 169.55       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 4458-Jan25     | 1                | 001-541-431        | .00            | 542.83         | 542.83       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 4656-Jan25     | 1                | 400-533-430        | .00            | 104.90         | 104.90       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 4870-Jan25     | 1                | 400-533-430        | .00            | 199.94         | 199.94       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 5082-Jan25     | 1                | 001-541-431        | .00            | 682.65         | 682.65       |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 8420-Jan25     | 1                | 421-535-430        | .00            | 83.26          | 83.26        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 9355-Jan25     | 1                | 001-572-430        | .00            | 69.01          | 69.01        |
| 01/25        | 01/28/2025       | 24557        | 27            | Duke Energy                    | 9445-Jan25     | 1                | 400-533-430        | .00            | 102.02         | 102.02       |

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                 | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|-----------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24557: |                  |              |               |                       |                |                  |                    |                |                |              |
| <b>24558</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24558        | 300           | Gannett Medica Corp   | 0006881783     | 1                | 001-513-420        | .00            | 349.82         | 349.82       |
| 01/25        | 01/28/2025       | 24558        | 300           | Gannett Medica Corp   | 0006881783     | 2                | 001-202600         | .00            | 349.82         | 349.82       |
| 01/25        | 01/28/2025       | 24558        | 300           | Gannett Medica Corp   | 0006881783     | 3                | 001-202600         | .00            | 361.04         | 361.04       |
| 01/25        | 01/28/2025       | 24558        | 300           | Gannett Medica Corp   | 0006881783     | 4                | 001-202600         | .00            | 171.06         | 171.06       |
| 01/25        | 01/28/2025       | 24558        | 300           | Gannett Medica Corp   | 0006881783     | 5                | 001-513-420        | .00            | 109.44         | 109.44       |
| Total 24558: |                  |              |               |                       |                |                  |                    |                |                |              |
|              |                  |              |               |                       |                |                  |                    | .00            |                | 1,341.18     |
| <b>24559</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24559        | 301           | Halif                 | 10134778       | 1                | 001-202600         | .00            | 412.50         | 412.50       |
| 01/25        | 01/28/2025       | 24559        | 301           | Halif                 | 10134779       | 1                | 001-202600         | .00            | 577.50         | 577.50       |
| Total 24559: |                  |              |               |                       |                |                  |                    |                |                |              |
|              |                  |              |               |                       |                |                  |                    | .00            |                | 990.00       |
| <b>24560</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24560        | 152           | I - Tech Support Inc. | 0058212        | 1                | 001-519-340        | .00            | 412.00         | 412.00       |
| 01/25        | 01/28/2025       | 24560        | 152           | I - Tech Support Inc. | 0058212        | 2                | 400-533-340        | .00            | 412.00         | 412.00       |
| 01/25        | 01/28/2025       | 24560        | 152           | I - Tech Support Inc. | 0058212        | 3                | 001-513-340        | .00            | 412.00         | 412.00       |
| 01/25        | 01/28/2025       | 24560        | 152           | I - Tech Support Inc. | 0058212        | 4                | 001-571-340        | .00            | 412.00         | 412.00       |
| Total 24560: |                  |              |               |                       |                |                  |                    |                |                |              |
|              |                  |              |               |                       |                |                  |                    | .00            |                | 1,648.00     |
| <b>24561</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24561        | 128           | Jose Nelson Brierly   | 1242025        | 1                | 001-520-343        | .00            | 415.95         | 415.95       |
| Total 24561: |                  |              |               |                       |                |                  |                    |                |                |              |
|              |                  |              |               |                       |                |                  |                    | .00            |                | 415.95       |
| <b>24562</b> |                  |              |               |                       |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24562        | 289           | Kyle A. Worfel        | 1202025        | 1                | 001-520-343        | .00            | 344.10         | 344.10       |
| 01/25        | 01/28/2025       | 24562        | 289           | Kyle A. Worfel        | 1232025        | 1                | 001-520-343        | .00            | 326.35         | 326.35       |
| 01/25        | 01/28/2025       | 24562        | 289           | Kyle A. Worfel        | 1272025        | 1                | 001-520-343        | .00            | 227.55         | 227.55       |
| Total 24562: |                  |              |               |                       |                |                  |                    |                |                |              |
|              |                  |              |               |                       |                |                  |                    | .00            |                | 898.00       |

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                            | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|----------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| <b>24563</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24563        | 145           | Lake County Board of County Offi | 175573         | 1                | 001-202400         | .00            | 20.00          | 20.00        |
| Total 24563: |                  |              |               |                                  |                |                  |                    |                |                |              |
| .00          |                  |              |               |                                  |                |                  |                    |                |                |              |
| <b>24564</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24564        | 75            | Parks Consulting Services, LLC   | 641            | 1                | 001-519-310        | .00            | 2,337.50       | 2,337.50     |
| 01/25        | 01/28/2025       | 24564        | 75            | Parks Consulting Services, LLC   | 642            | 1                | 001-202600         | .00            | 1,110.00       | 1,110.00     |
| 01/25        | 01/28/2025       | 24564        | 75            | Parks Consulting Services, LLC   | 643            | 1                | 001-202600         | .00            | 3,700.00       | 3,700.00     |
| Total 24564: |                  |              |               |                                  |                |                  |                    |                |                |              |
| 7,147.50     |                  |              |               |                                  |                |                  |                    |                |                |              |
| <b>24565</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1152025        | 1                | 001-520-343        | .00            | 620.70         | 620.70       |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1172025        | 1                | 001-520-343        | .00            | 622.05         | 622.05       |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1182025        | 1                | 001-520-343        | .00            | 621.60         | 621.60       |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1202025        | 1                | 001-520-343        | .00            | 469.80         | 469.80       |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1212025        | 1                | 001-520-343        | .00            | 620.25         | 620.25       |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1242025        | 1                | 001-520-343        | .00            | 618.45         | 618.45       |
| 01/25        | 01/28/2025       | 24565        | 610           | Peter James Elsworth             | 1252025        | 1                | 001-520-343        | .00            | 619.80         | 619.80       |
| Total 24565: |                  |              |               |                                  |                |                  |                    |                |                |              |
| 4,192.65     |                  |              |               |                                  |                |                  |                    |                |                |              |
| <b>24566</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24566        | 562           | Rafaeline Rodriguez              | 817            | 1                | 140-572-631        | .00            | 7,200.00       | 7,200.00     |
| 01/25        | 01/28/2025       | 24566        | 562           | Rafaeline Rodriguez              | 817            | 2                | 140-572-631        | .00            | 2,950.00       | 2,950.00     |
| Total 24566: |                  |              |               |                                  |                |                  |                    |                |                |              |
| 10,150.00    |                  |              |               |                                  |                |                  |                    |                |                |              |
| <b>24567</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24567        | 359           | Simplifile                       | 4859635530     | 1                | 400-533-490        | .00            | 48.75          | 48.75        |
| Total 24567: |                  |              |               |                                  |                |                  |                    |                |                |              |
| 48.75        |                  |              |               |                                  |                |                  |                    |                |                |              |
| <b>24568</b> |                  |              |               |                                  |                |                  |                    |                |                |              |
| 01/25        | 01/28/2025       | 24568        | 95            | The Home Depot Credit Services   | 2025278        | 1                | 001-539-460        | .00            | 25.48          | 25.48        |
| 01/25        | 01/28/2025       | 24568        | 95            | The Home Depot Credit Services   | 23230          | 1                | 001-572-460        | .00            | 214.74         | 214.74       |
| 01/25        | 01/28/2025       | 24568        | 95            | The Home Depot Credit Services   | 3024055        | 1                | 001-539-460        | .00            | 39.98          | 39.98        |
| 01/25        | 01/28/2025       | 24568        | 95            | The Home Depot Credit Services   | 5023800        | 1                | 001-539-460        | .00            | 168.70         | 168.70       |

M = Manual Check, V = Void Check

Check Issue Dates: 1/1/2025 - 1/31/2025

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                          | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|--------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| 01/25        | 01/28/2025       | 24568        | 95            | The Home Depot Credit Services | 6624461        | 1                | 001-539-460        | .00            | 22.07          | 22.07        |
| Total 24568: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24569        | 01/25            | 01/28/2025   | 352           | Town of Oakland                | 4776-JAN25     | 1                | 400-533-577        | .00            | 1,951.47       | 1,951.47     |
| Total 24569: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24570        | 01/25            | 01/28/2025   | 376           | Umana Security Services, LLC   | 1272025        | 1                | 001-520-343        | .00            | 609.00         | 609.00       |
| Total 24570: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24571        | 01/25            | 01/28/2025   | 239           | United Rentals                 | 237482157-0    | 1                | 500-571-605        | .00            | 1,622.82       | 1,622.82     |
| Total 24571: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24572        | 01/25            | 01/28/2025   | 110           | Wex Bank                       | 102209117      | 1                | 001-539-524        | .00            | 116.65         | 116.65       |
| 01/25        | 01/28/2025       | 24572        | 110           | Wex Bank                       | 102209117      | 2                | 001-572-524        | .00            | 122.89         | 122.89       |
| 01/25        | 01/28/2025       | 24572        | 110           | Wex Bank                       | 102209117      | 3                | 400-533-524        | .00            | 178.84         | 178.84       |
| Total 24572: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24573        | 01/25            | 01/28/2025   | 255           | Woodard & Curran               | 239314         | 1                | 430-533-635        | .00            | 7,608.00       | 7,608.00     |
| Total 24573: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24574        | 01/25            | 01/28/2025   | 255           | Woodard & Curran               | 244226         | 1                | 430-533-634        | .00            | 3,500.00       | 3,500.00     |
| Total 24574: |                  |              |               |                                |                |                  |                    |                |                |              |
| 24575        | 01/25            | 01/28/2025   | 255           | Woodard & Curran               | 244328         | 1                | 430-533-635        | .00            | 6,940.00       | 6,940.00     |

M = Manual Check, V = Void Check

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                           | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|---------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24575: |                  |              |               |                                 |                |                  |                    |                |                |              |
| 24576        | 01/25            | 24576        | 255           | Woodard & Curran                | 244429         | 1                | 420-533-634        | .00            | 42,625.00      | 42,625.00    |
| Total 24576: |                  |              |               |                                 |                |                  |                    |                |                |              |
| 24577        | 01/25            | 24577        | 255           | Woodard & Curran                | 244609         | 1                | 420-533-634        | .00            | 3,838.00       | 3,838.00     |
| Total 24577: |                  |              |               |                                 |                |                  |                    |                |                |              |
| 24578        | 01/25            | 24578        | 65            | Lowe's                          | 970332         | 1                | 500-571-605        | .00            | 10.90          | 10.90        |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 976022         | 1                | 001-539-460        | .00            | 47.46          | 47.46        |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 976617         | 1                | 500-571-605        | .00            | 162.01         | 162.01       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 977410         | 1                | 500-571-605        | .00            | 157.26         | 157.26       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 977471         | 1                | 140-572-631        | .00            | 123.03         | 123.03       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 979145         | 1                | 500-571-605        | .00            | 33.52          | 33.52        |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 983905         | 1                | 500-571-605        | .00            | 417.96         | 417.96       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 985694         | 1                | 500-571-605        | .00            | 209.10         | 209.10       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 987642         | 1                | 001-574-482        | .00            | 537.94         | 537.94       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 987650         | 1                | 001-574-482        | .00            | 41.76          | 41.76        |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 997618         | 1                | 500-571-605        | .00            | 471.78         | 471.78       |
| 01/25        | 01/29/2025       | 24578        | 65            | Lowe's                          | 999468         | 1                | 400-533-460        | .00            | 264.38         | 264.38       |
| Total 24578: |                  |              |               |                                 |                |                  |                    |                |                |              |
| 24579        | 01/25            | 24579        | 396           | City of Clermont-Utility Dept   | 2548876        | 1                | 421-535-576        | .00            | 2,784.76       | 2,784.76     |
| 01/25        | 01/30/2025       | 24579        | 396           | City of Clermont-Utility Dept   | 2548887        | 1                | 421-535-576        | .00            | 3,328.33       | 3,328.33     |
| Total 24579: |                  |              |               |                                 |                |                  |                    |                |                |              |
| 24580        | 01/25            | 24580        | 358           | Express Employment Professional | 31896295       | 1                | 400-533-340        | .00            | 394.80         | 394.80       |

| GL Period    | Check Issue Date | Check Number | Vendor Number | Payee                  | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|--------------|------------------|--------------|---------------|------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24580: |                  |              |               |                        |                |                  |                    |                |                |              |
| <b>24581</b> |                  |              |               |                        |                |                  |                    |                |                | 394.80       |
| 01/25        | 01/30/2025       | 24581        | 81            | Plant Technicians, Inc | INV-2500283    | 1                | 400-533-340        | .00            | 50.00          | 50.00        |
| 01/25        | 01/30/2025       | 24581        | 81            | Plant Technicians, Inc | INV-2500283    | 2                | 400-533-340        | .00            | 75.00          | 75.00        |
| 01/25        | 01/30/2025       | 24581        | 81            | Plant Technicians, Inc | INV-2500286    | 1                | 400-533-340        | .00            | 70.00          | 70.00        |
| 01/25        | 01/30/2025       | 24581        | 81            | Plant Technicians, Inc | INV-2500286    | 2                | 400-533-340        | .00            | 75.00          | 75.00        |
| Total 24581: |                  |              |               |                        |                |                  |                    |                |                |              |
|              |                  |              |               |                        |                |                  |                    |                |                | 270.00       |
| <b>24582</b> |                  |              |               |                        |                |                  |                    |                |                |              |
| 01/25        | 01/30/2025       | 24582        | 200           | The Lake Doctors, Inc  | 1964862        | 1                | 001-541-482        | .00            | 100.00         | 100.00       |
| 01/25        | 01/30/2025       | 24582        | 200           | The Lake Doctors, Inc  | 1964881        | 1                | 001-541-482        | .00            | 561.00         | 561.00       |
| Total 24582: |                  |              |               |                        |                |                  |                    |                |                |              |
|              |                  |              |               |                        |                |                  |                    |                |                | 661.00       |
| <b>24583</b> |                  |              |               |                        |                |                  |                    |                |                |              |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 1                | 001-520-460        | .00            | 34.23          | 34.23        |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 2                | 001-513-410        | .00            | 119.62         | 119.62       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 3                | 400-533-410        | .00            | 119.62         | 119.62       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 4                | 001-519-410        | .00            | 119.63         | 119.63       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 5                | 170-571-605        | .00            | 439.96         | 439.96       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 6                | 001-574-482        | .00            | 218.05         | 218.05       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 7                | 001-574-482        | .00            | 99.96          | 99.96        |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 8                | 001-574-482        | .00            | 79.96          | 79.96        |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 9                | 001-574-482        | .00            | 475.77         | 475.77       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 10               | 500-571-605        | .00            | 345.35         | 345.35       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 11               | 001-513-460        | .00            | 83.90          | 83.90        |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 12               | 170-571-605        | .00            | 158.00         | 158.00       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 13               | 170-571-605        | .00            | 3,007.98       | 3,007.98     |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 14               | 170-571-605        | .00            | 1,579.20       | 1,579.20     |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 15               | 001-571-540        | .00            | 59.86          | 59.86        |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 16               | 500-571-605        | .00            | 750.48         | 750.48       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 17               | 500-571-605        | .00            | 219.98         | 219.98       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 18               | 001-574-486        | .00            | 291.30         | 291.30       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 19               | 500-571-605        | .00            | 669.90         | 669.90       |
| 01/25        | 01/30/2025       | 24583        | 288           | Chase                  | 1942-Jan25     | 20               | 001-572-605        | .00            | 13,212.09      | 13,212.09    |

| GL Period     | Check Issue Date | Check Number | Vendor Number | Payee                         | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount |
|---------------|------------------|--------------|---------------|-------------------------------|----------------|------------------|--------------------|----------------|----------------|--------------|
| Total 24583:  |                  |              |               |                               |                |                  |                    |                |                |              |
|               |                  |              |               |                               |                |                  |                    | .00            |                | 22,084.84    |
| <b>24584</b>  |                  |              |               |                               |                |                  |                    |                |                |              |
| 01/25         | 01/30/2025       | 24584        | 479           | City Electric Supply Clermont | CLR203414      | 1                | 500-571-635        | .00            | 760.27         | 760.27       |
| 01/25         | 01/30/2025       | 24584        | 479           | City Electric Supply Clermont | CLR203448      | 1                | 500-571-635        | .00            | 15.56          | 15.56        |
| 01/25         | 01/30/2025       | 24584        | 479           | City Electric Supply Clermont | CLR203522      | 1                | 500-571-635        | .00            | 25.70          | 25.70        |
| 01/25         | 01/30/2025       | 24584        | 479           | City Electric Supply Clermont | CLR203541      | 1                | 500-571-635        | .00            | 853.37         | 853.37       |
| 01/25         | 01/30/2025       | 24584        | 479           | City Electric Supply Clermont | CLR204446      | 1                | 500-571-635        | .00            | 237.67         | 237.67       |
| 01/25         | 01/30/2025       | 24584        | 479           | City Electric Supply Clermont | CLR205943      | 1                | 500-571-635        | .00            | 147.99         | 147.99       |
| Total 24584:  |                  |              |               |                               |                |                  |                    |                |                |              |
|               |                  |              |               |                               |                |                  |                    | .00            |                | 2,040.56     |
| Grand Totals: |                  |              |               |                               |                |                  |                    |                |                |              |
|               |                  |              |               |                               |                |                  |                    | .00            |                | 3,247,894.76 |

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

Town of Montverde

Check Register - Montverde

Check Issue Dates: 1/1/2025 - 1/31/2025

Page: 23

Feb 05, 2025 02:24PM

Report Criteria:

Report type: GL detail

Check Type = {<>} "Adjustment"

M = Manual Check, V = Void Check

## **CONSENT AGENDA**

**MINUTES OF THE REGULAR COUNCIL MEETING JANUARY 14,  
2025**

**MONTVERDE TOWN COUNCIL  
REGULAR MEETING MINUTES  
JANUARY 14, 2025, AT 7:00 P.M.**

**TOWN COUNCIL MEMBERS PRESENT**

Joe Wynkoop, Mayor  
Carol Womack, Vice Mayor  
Jim Ley Councilmember  
Allan Hartle, Councilmember  
Joe Morganelli, Councilmember

**STAFF PRESENT**

Paul Larino, Town Manager  
Anita Geraci-Carver, Town Attorney  
Sean Parks, Town Planner  
Lisa Busto, Associate Planner  
Sandra Johnson, Town Clerk

**CALL TO ORDER AND OPENING CEREMONIES**

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

**Attendance 57**

**PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION**

Appointment to MPO Board Member.

Councilmember Hartle nominated Vice Mayor Womack to the MPO Board. Mayor Wynkoop seconded. Nomination accepted 5-0.

**CITIZENS QUESTION/COMMENT PERIOD**

Bob Tomlinson, 16634 Magnolia Terrace would like to know what is going to be done at the intersection of Ridgewood and Fosgate after the bridge over the Turnpike is completed. And when is the visioning committee going to meet again?

Town Planner Parks stated there will be roundabouts installed at that and other intersections.

Town Manager Larino stated we are scheduling a meeting in the near future.

Banks Helfrich, Clay Road Farms tip of the day plant tomatoes through mid-April. November 5th 89% of Lake County voted. We the people!!

Brian Mendez, 17432 2<sup>nd</sup> Street, the park at the end of Porter is closed up, do you know when it will open?

Mayor Wynkoop stated it sustained extensive damage in Hurricane Milton, and we have not been able to get it cleaned up and the walkway repaired. Until that is done, it will not be open.

## **DEPARTMENT & COMMITTEE REPORTS**

### **Town Manager Larino's Report.**

Truskett Park meeting with FEMA tomorrow. Review the damaged board walk. Insurance denied the claim for wind damage. Working on getting help from FEMA. They will also look at debris on Stetcher Property. Special meeting January 28<sup>th</sup> at workshop – CRA areas, impact fees to town council, renewing Impact fees, Comp plan super majority vote for lot changes.

Final documentation of Hills of Montverde signed and recorded. Agreement is complete.

### **Town Attorney Geraci-Carver Report. None**

### **David Kilgard Lake County fire rescue**

The Chief gave an update on December call volumes, batteries for smoke alarms. We are beginning to discuss the groundbreaking for station 85. Accelerate fireworks permit for Montverde Academy.

### **Town Planner Parks Report.**

Typical zoning clearances, adoption phase of the comp plan

### **Lake County Commission Report.**

January 22<sup>nd</sup> meeting at 6:00 p.m. at Ferndale Baptist Church, sheriff, county commissioners, ISBA. Councilmember Hartle requested an update on clean-up of hurricane debris. Would like the two trees at CR 455 and Fosgate (just passed) cleaned up – can't see on the road.

### **Town Council Reports.**

Councilmember Hartle stated last year in April after the house had burned on Franklin we discussed trespassing on public property, Town Attorney will speak on this at next meeting.

Councilmember Morganelli asked about the procedures for response to emails from citizens. Had a citizen tell him they sent an email at the beginning of year, and it still hasn't be responded to. We should have a quality-of-service procedure for staff. Paul needs to delegate.

Town Manager Larino stated we are in a cycle with the grants, audit, hurricane, sewer discussion we are playing catch up.

Councilmember Morganelli continued that we either need to thin out what is going to be in our packets or get the packets to us on time. Having a weekend to review everything in this packet is difficult.

Vice Mayor Womack agreed with Councilmember Morganelli regarding the packets. What is the status of the Visioning Committee. Why don't we get the written fire report in our packets anymore?

Town Manager Larino stated that he is going to start having meetings probably in March. The fire reports are in your packets when the County has time to pull the information together.

Councilmember Ley in the Woodland area there are still piles of debris that need to be cleared off the road. When they are clearing debris there needs to be a sign on the roadway, letting motorist know there is a crew ahead – it's a safety issue.

**Mayor Wynkoop Report**

Do we want the Auditors to come in and give us a report every year? They will need to schedule one for 2023 audit, we did not get that last year.

I notice the Charter isn't on the website, this needs to be added.

Grants going through the money, I want to see beginning balance, what we spent and what is being reimbursed, wants a super easy report on the grant money.

We need to be able to see the check register, credit card expense, ACH transactions in the monthly report.

We bought Stetcher property with water fund, then decided we wouldn't use it for a water tower, and we had to have the water fund pay back the general fund. Does this need to change now that we are using the Stetcher property for a water tower?

**DECEMBER FINANCE REPORT**

|                        |                     |
|------------------------|---------------------|
| Beginning Bank Balance | \$ 4,643,870.69     |
| Revenues               | \$ 1,382,158.58     |
| Expenditures           | \$ 977,648.24       |
| Ending Balance         | \$ 5,048,381.03     |
| Pending Liabilities    | \$ 304,964.86       |
| Available Cash         | \$ 4,743,416.17     |
| Grant Clearing Account | \$ 4,109,072.76     |
| <br>Total Bank Balance | <br>\$ 8,852,488.93 |

**CONSENT AGENDA**

Minutes of the Town Council Regular Meeting held December 10, 2024.

Minutes of the Town Council Special Meeting held December 23, 2024.

Vice Mayor Womack moved to approve the consent agenda items. Councilmember Morganelli seconded.

Consent Agenda approved 5-0.

**DISCUSSION AND ACTION ITEM**

Town Manager Larino gave an update of the Town's Capital Projects:

Library construction is wrapping up interior is going quickly, mechanical, plumbing, fixtures will be starting soon.

Water \$13M grant – We will review in March

\$19M for stormwater several projects being reviewed.

Council had asked the town to purchase a spare motor for the well, that has been done and motor is there if any of them fail.

We will investigate maintenance of the shaft bearings.

**PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**RESOLUTION NO. 2025-155** A Resolution the Town of Montverde, Florida approving the Clean Water State Revolving Fund Planning, Design and construction loan agreement for WW351330 which provides for 100% loan forgiveness in the amount of \$19,823,318.00; authorizing the Town Manager to execute the loan agreement; directing the Town Manager to carry out the terms of the loan agreement; providing for conflicts, severability, and effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Manager Larino explained the Resolution.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Resolution.

Mayor Wynkoop closed the public hearing.

The agreement hasn't been changed from wastewater to stormwater, and I am not comfortable approving this until it is corrected.

Mayor Wynkoop moved to table Resolution No. 2025-155 until the next meeting on February 11, 2025, meeting. Vice Mayor Womack seconded. Resolution No. 2025-155 tabled 5-0.

**RESOLUTION NO. 2025-157** A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order Proposal dated January 8, 2025 between the Town of Montverde and Woodard & Curran, Inc. for development of a Stormwater Facilities Plan; authorizing the Town Manager to execute the agreement; providing for an effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Mayor Wynkoop stated this goes with Resolution 2025-155 and should also be tabled.

Mayor Wynkoop moved to table Resolution No. 2025-157 until the next meeting on February 11, 2025, meeting. Vice Mayor Womack seconded. Resolution No. 2025-157 tabled 5-0.

**RESOLUTION NO. 2025-160** A Resolution of the Town Council of the Town of Montverde, Florida, Awarding contract to Blackwater Construction Services, LLC resulting from the Town's invitation to bid for Stormwater Improvements issued October 7, 2024; approving the conformed agreement between the Town of Montverde, Florida and Blackwater Construction Services LLC in an amount not to exceed \$723,021.00 for Montverde Stormwater Improvements project being funded through a Florida EPA grant and Lake County Water Authority Stormwater grant; authorizing the Town Manager to execute the agreement; and providing for an effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Attorney Geraci-Carver stated there are Statutory items that need to be added to the agreement.

Town Manager Larino explained the bid and agreement for stormwater improvements on Lakeside from 3<sup>rd</sup> Street to 7<sup>th</sup> Street.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Resolution.

Mayor Wynkoop closed the public hearing.

Town Manager Larino stated this has a four (4) month construction timeline.

Councilmember Hartle moved to approve Resolution No. 2025-160. Councilmember Morganelli seconded. Resolution No. 2025-160 approved 5-0.

**RESOLUTION NO. 2024-156** A Resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 10-52 in Chapter 10 of the Montverde Land Development Code from the rear yard setback for the real property located at 17632 9<sup>th</sup> Street, Montverde, Florida, owned by Giovanni Cunha; Providing for conditions; And providing for an effective date.

Town Attorney Geraci-Carver read the Resolution by title only. She requested anyone having ex-parte communications regarding the project report it now. None reported.

Town Attorney asked if anyone had ex parte communications regarding this Resolution, none reported.

Town Associate Planner Busto explained the request the petitioner is making for the variance on the location of a 20' x 30' shed.

Giovanni Cunha explained why he wanted to get the shed in the back of the house so he has space in his garage for vehicles and room in the yard for his children to play. This request is for a 20' x 30' shed.

Vice Mayor Womack stated he doesn't meet two of the criteria for a variance, so this is a no because he has to meet them all.

Councilmember Morganelli asked what the topography of the yard is?

Giovanni Cunha, property owner, is flat.

Doesn't have the 25' setback if he puts in driveway. There is also a Heritage tree in that area that he would have to remove to put the shed there.

Vice Mayor Womack stated she likes it will match the house.

Mayor Wynkoop suggested putting in two sheds.

Councilmember Morganelli stated he did not agree with that.

Mayor Wynkoop opened the public hearing.

Annette Parkhurst 17331 Parker, 2<sup>nd</sup> Street it seems he is trying to do the right thing by preserving vegetation.

Mayor Wynkoop closed the public hearing.

Councilmember Ley stated it's not the shed, it's the size.

Councilmember Ley moved to approve Resolution No. 2024-156. Councilmember Morganelli seconded. Resolution No. 2024-156 approved 4-1 with a roll call vote:

|                          |     |
|--------------------------|-----|
| Vice Mayor Womack        | Yes |
| Councilmember Ley        | Yes |
| Councilmember Morganelli | Yes |
| Councilmember Hartle     | Yes |
| Mayor Wynkoop            | No  |

**ORDINANCE NO. 2024-43** An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's Comprehensive Plan pursuant to 163.3187, Florida statutes by amending the Comprehensive Land – Use plan designation from Town of Montverde Single-Family Medium to Town of Montverde Office, Residential, Commercial (ORC) on the future land-use map for the herein described property consisting of approximately 0.365 +/- acres; providing for severability and scrivener's errors; directing the Town Manager to amend said Comprehensive Plan; repealing all Ordinances in conflict herewith; providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity; and providing for an effective date. (First Reading)

Town Attorney Geraci carver read the ordinance by title only and set February 11, 2025, as the second reading.

Town Planner Parks explained the property and what the petitioner is requesting.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Ordinance.

Mayor Wynkoop closed the public hearing.

Theresa Kay is a longtime resident of Montverde. We would like to create an indoor and outdoor space for socializing, it is a process, look at parking and whether the property is large enough to create the space she is looking for.

Councilmember Morganelli, 8<sup>th</sup> street seems to be the cut-off commercial property and noise could be a problem. We have a lot of unused commercial properties that could be used. If we allow the zoning to change and she decides not to go ahead with the project, can it go back to R1.

Town Planner Parks, you cannot change it back, it would still be residential.

Town Manager Larino stated that the property can still be used as residential.

Councilmember Ley asked what is west of property.

Theresa Kay stated a Hardin property.

Councilmember Womack business district – you don't have anywhere else to go, this is it. This is the only direction you can go.

Councilmember Hartle, I don't see it going to hurt.

Councilmember Hartle moved to approve Ordinance 2024-43. Councilmember Ley seconded. Resolution No. 2024-43 approved 5-0 and set for second reading on February 11, 2025.

**ORDINANCE NO. 2024-42** An Ordinance of the Town Council of the Town Of Montverde, Changing the zoning designation of real property owned by Michael And Marie Theresa Kay and located at 17510 County Road 455, Montverde, Lake County, Florida from a Single-Family Medium Density (R1M) to Office, Residential, Commercial (ORC); Providing for directions to the Town Manager; Providing for severability and scrivener's errors; Providing for conflict; and setting an effective date. (First Reading)

Town Attorney Geraci carver read the ordinance by title only and set February 11, 2025, as the second reading.

Quasi-Judicial hearing – Councilmember Morganelli spoke to the property owner across the street.

Town Planner Parks explained this is the other part of the request to change the zoning designation of the property.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Ordinance.

Mayor Wynkoop closed the public hearing.

There was brief discussion

Councilmember Morganelli moved to approve Ordinance 2024-42. Councilmember Hartle seconded. Ordinance 2024-42 approved 5-0 and set for second reading on February 11, 2025.

**ORDINANCE NO. 2024-44** An Ordinance of the Town Council of the Town Of Montverde, Florida, to change the zoning from Lake County Agriculture to Town Of Montverde Single-Family Residential PUD for the herein described property owned by Montverde Landco, LLC and located north of Osgood Road, west of Lake Apopka and Partially east of Kirk Island Rd; Directing the Town Manager to amend the zoning map as herein provided after the passage of this Ordinance; Approving variances from Town

Code with conditions; providing for severability; Repealing all Ordinances in conflict herewith; Providing for scrivener's errors, and Providing for an effective date. (First Reading)

Town Attorney Geraci – Carver read the ordinance by title only and requested for disclosure from the Council members regarding any ex parte discussion that they have had regarding this property.

Councilperson Morganelli knows where it is but has not had any discussion.

Councilperson Womack stated she walks by the property.

Town Planner Parks informed the Council that the P&Z board recommended approval with Lot frontage minimum 60' and lots side setback at 7 ½'.

Brian Cairn spoke regarding the overall project. Stated they don't have an issue with the front lot width being no less than 60'. Side setbacks no less than 7 ½', but would wish to have the HVAC units placed on the side yard.

The applicant feels the roads are not sufficient, this is a pre-existing issue. Would like to have the impact fees for transportation waived.

Town Manager Larino stated the roads are an essential part of this agreement, this is a matter of safety.

Town Associate Planner Busto read the waivers into the record:

**Section 3: Waivers approved with conditions.**

1. **Waiver from: Section V.B. Housing Model/Style Variety.** No street block should have more than two consecutive single-family homes with the same house model.

**Granted with the following conditions:**

- a) Proposed development may have more than two consecutive single-family homes with the same or similar house model. However, façades will differ in style, finishings, and color to maintain a non-monotonous street frontage.
- b) The developer shall provide raised medians for traffic calming measures.

2. **Waiver from: Section V.E. Architectural Standards. Prohibited Styles. Modern Contemporary or Modern Ranch "Garage Dominated" style homes with garage doors that exceed 30 percent of the front, street facing façade.**

**Granted with the following conditions:**

- a) Garages facing the street will not exceed 50 percent of the front elevation on the street-facing façade. This is proportionally well balanced with the Accepted Styles given in the Standards and Guidelines Manual (V.E.2.) and are still relative to Acceptable Styles with front-loaded garages.

- b) Should a garage door exceed 30 percent of the front façade, pavers shall be used for the driveway and lead walk in lieu of poured concrete, except for the driveway apron.
- c) All garage doors will be “upgraded” from standard 32 panel garage doors.

3. **Waiver from: Exterior Finishes:** Residential structures should support Montverde traditions and maintain a level of craft in the process of construction. Exterior finishes should be primarily hardy board, brick, rock, and masonry. Stucco is acceptable if consistent with an approved architectural style. Brick and stone veneer are prohibited.

**Granted with the following condition:**

- a) Cultured brick and stone veneer must be used. The veneer must have an average thickness of 2-1/2" when applied to the walls or columns adding texture and shadow. The veneer must vary in pattern style and color to enhance the architectural style and paint scheme.

4. **Waiver from: Where** lots are 50-ft. or less in width, garages must be alley-loaded. *Justification:* There are a minimal number of 50-ft. lots proposed, which are not alley-loaded. They are all a minimum of 400-ft. deep and thus are not practical nor feasible for alleys or alley-loaded garages.

5. **Waiver from:** No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front-loaded garages. *Justification:* Alleys and alley-loaded garages are not practical nor feasible for the proposed lot configurations and all lots have an average depth of over 250-ft, front loaded garages shall be allowed.

**Granted with the following conditions:**

- a) The builder will provide side-loaded garages on 10 percent of the lots that are 60' or more in width.

6. **Waiver from:** Garages must be at a minimum 27 ft x 29 ft interior size.

**Granted with the following condition:**

- a) Homes will feature standard two-car garages which will be a minimum of 20 ft x 20 ft.

7. **Waiver from:** Section V.F. Staying Connected – Walkable Neighborhoods. Traffic Calming. Intersections along primary entry road(s) to neighborhoods of ten (10) or more homes must contain a traffic circle at the main entry point of first intersection. Traffic circle size shall be determined by *FDOT's Florida Green Book*.

**Granted with the following conditions:**

- a) Proposed Traffic Calming measures will not necessarily be consistent with *FDOT's Florida Green Book*. Instead, appropriate Traffic Calming measures as illustrated on page 26 of the Standards and Guidelines Manual must be utilized. Complete Streets Design Measures (V.F.3.) will be implemented and include canopy street trees to provide shaded sidewalks, speed control devices (see traffic circle exhibit on page 26 of Standards and Guidelines Manual), and on street parallel parking spaces where appropriate as determined by the Town.

8. **Waiver from:** Block Length. Connectivity shall be promoted with short blocks, wide sidewalks, pathways, and a mix of uses within walking distance. There shall be a maximum block length of 500 feet and circumference of 1,300 feet. The applicant may vary this requirement up to 25 percent provided site conditions or engineering considerations justify the variance. *Justification:* The required block length and circumference specifications are not feasible considering the existing site conditions and the proposed large lot, low density master plan that mandates minimum half acre lot sizes. The entire site is walkable with on street canopy trees providing shaded sidewalks.

**Granted with the following condition:**

a) The builder shall provide a 4' wide raised median which will be implemented throughout the development. This median will help calm traffic and provide safe crossing points for pedestrians, improving walkability while supporting the low-density character of the development.

9. **Waiver from:** Section V.H. Conservation Criteria. Landscaping. Canopy Coverage Requirements. All trees installed for canopy coverage in areas including Residential lots, Right-of-Way, Open Space, and Commons Areas must be native to Florida. This does not preclude the use of specimen fruit trees in appropriate areas. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30' should be planted at least 4' from any sidewalk, 30'-50' trees should be planted at least 6' from any sidewalk, and trees that grow to over 50' should be planted at least 8' from any sidewalk (including fruit trees approved by UF-IFAS). *Justification:* 3-ft to 4-ft from sidewalks is standard practice in the industry and 8-ft is deemed to be excessive and unnecessary.

**Granted with the following conditions:**

a) Canopy trees must adhere to the native species requirements.

b) When canopy trees are planted closer than 8' to sidewalks, trails, and pavement, root barriers must be utilized to prevent damage. In no case shall a tree be planted less than 4' from a sidewalk, trail, or road.

10. **Waiver from:** H1.f. Landscaping. Water Conservation. Consistent with the Town's Comprehensive Plan, for any proposed subdivision having more than 25 lots, non-potable sources for landscape irrigation must be provided. *Justification:* As non-potable water sources are not available for this community, the Developer may be using potable water for temporary irrigation systems to be utilized during the landscape establishment period.

11. **Waiver from:** Design Standards. Article III. Hillside Development. Sec. 4-52. e. If a retaining wall is required, then the wall should be shown with the grading plan and design certified by a state registered engineer, if over 36 inches in height. Walls over 60 inches will not be allowed. Any wall 36 inches and over shall be installed with a decorative aluminum handrail, as required by the Florida Building Code. Wood retaining walls are prohibited. *Justification:* The proposed development will require retaining wall heights greater than 60 inches due to the severe topography of the site. This will limit the use of tiered retaining walls to allow for easier maintenance and provide more usable yard space.

**Granted with the following condition:**

- a) Walls must be a maximum height of 60" unless the applicant proves to the town that the wall needs to be higher, then the increased height may be granted by the town manager town planner, or town engineer.

**The following conditions shall be adhered to with approval of the waivers requested above:**

1. At least six (6) (3 locations) highly visible interpretative kiosks (signs) shall be placed in common areas to showcase the archaeological significance of the site. Additionally, the kiosks may describe the natural resources within and adjacent to the residential subdivision. The interpretive kiosks shall be a minimum size of 4x8' with a roof/cover and shall be maintained by the HOA.
2. To provide an opportunity for community engagement and activity, the developer will create recreational features, such as tot lots or outdoor exercise equipment with final concept plan to be approved before final plat.
3. The developer shall provide cultural and wayfinding signage to be displayed across the site to promote connectivity and emphasize site heritage.
4. The developer/builder will ensure non-monotonous street frontage by using different techniques which will be determined at the time of final engineering.
5. A 30-ft landscape buffer with a trail included must be constructed along Osgood Road, at the southern boundary of the site.
6. To further interconnectivity, a trail connection to the Lake Co. Trail System must be constructed.
7. Construction drawings cannot be submitted for review until the utility agreement is approved.

**Section 5: General Conditions.**

- a) No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Town of Montverde Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- b) This Ordinance will ensure to the benefit of, and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor, and will be subject to each and every condition in this Ordinance.
- c) The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions.

The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

- d) Action by the Town Code Enforcement Special Master. The Town Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Mayor Wynkoop, the dry lines need to be put in accordance with the code, the developer request eliminating this requirement.

Tom Settle, developer stated the roads are deficient as they are now.

Councilmember Ley and Councilmember Morganelli asked for clarity on the roads.

There was extensive discussion.

Town Planner Parks stated the current width of the roads are substandard in accordance with town code.

Town Manager Larino stated the town wants the roads, concrete ribbons, and sidewalk added to the three roads that will be used by people in the development. We need direction for the Council regarding their wishes.

Mayor Wynkoop moved to table Ordinance 2024-44 to the next council meeting on February 11, 2025. Councilmember Ley seconded. Tabled 4-1 (with Councilmember Morganelli voted nay)

Town Attorney Geraci-Carver request that the Mayor not allow any public comments since we have tabled the Resolution.

Catherine Wiginton, 16703 Magnolia Terrace, you should protect the town as much as you protect Ferndale.

### **REMINDERS AND ADJOURNMENT**

Motion to Adjourn

Councilmember Morganelli moved to adjourn. Councilmember Ley seconded. Motion to adjourn approved 5 -0.

Meeting adjourned at 10:24 p.m.

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Joe Wynkoop, Mayor

ATTEST:

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Sandy Johnson, Town Clerk

**MINUTES OF THE SPECIAL MEETING JANUARY 28, 2025**

**MONTVERDE TOWN COUNCIL  
SPECIAL MEETING MINUTES  
JANUARY 28, 2025, AT 6:30 P.M.**

**TOWN COUNCIL MEMBERS PRESENT**

Joe Wynkoop, Mayor  
Carol Womack, Vice Mayor  
Jim Ley Councilmember  
Allan Hartle, Councilmember  
Joe Morganelli, Councilmember

**STAFF PRESENT**

Paul Larino, Town Manager  
Anita Geraci-Carver, Town Attorney  
Sean Parks, Town Planner  
Lisa Busto, Associate Planner  
Sandra Johnson, Town Clerk

**CALL TO ORDER AND OPENING CEREMONIES**

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

**DISCUSSION AND ACTION ITEM**

**Community Redevelopment Area (CRA)**

Mayor gave a brief explanation

Town Manager Larino almost every city in Lake County has a Redevelopment area. It's a development tool, state. The funds can be used for road work, infrastructure and parks. There is a Redevelopment board which the Council can be designated as the board, it meets publicly and sets goals for the area. The funds are set up by getting an area approved (by Council and County Commissioners) as a Redevelopment area. The taxes that are being received at that time freeze at that time, any additional taxes received will no longer shared with the County, the Town would receive the increase in tax dollars. These agreements usually have a 30–40-year life cycle.

April Fisher and Sean Parks, presentation of the CRA – vision for the town of Montverde. Redevelopment plan will be specific. This would be designated as a blighted area – not in the sense of the structures but having a deficiency in infrastructure. Code enforcement issues, streets, sidewalks or commercial parking needs.

The Town must qualify for CRA designation and approved by Lake County Commissioners.

Councilmember Morganelli stated this is an increase in taxes.

Mayor Wynkoop opened the public hearing.

Matthw Baumann, Groveland currently sits on the CRA in Groveland, believes this is a excellent development tool. Groveland has used for streetscapes, stormwater facilities

Mayor Wynkoop closed the public hearing.

Councilmember Hartle stated a CRA solidifies a base for grants.

Town Manager Larion asked if the Council would like to proceed to start a hearing for public input on a CRA and then to start hearing for formally adopting this?

Mayor Wynkoop moved to have the Town Manager move forward on this process. Councilmember Ley seconded. Vote to move forward 5-0.

#### **Review of Impact Fees**

Town Manager Larino reviewed the Impact fees report from Willdan Financial regarding the status of the Town's Impact fees. Impact fees are created to meet the needs of growth in a community.

Mayor Wynkoop opened the public hearing

No one spoke in favor of or against the Impact Fees

Mayor Wynkoop closed the public hearing.

There was brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Town Manager Larino asked for recommendation on moving forward to increase impact fees.

Mayor Wynkoop moved to have Town Manager Larino move forward with the Impact Fees. Councilmember Morganelli seconded. Council agreed to move forward with a vote of 5-0.

#### **Comp Plan amendment Change**

Town Planner Parks reported the State needs several items prior to adoption of the Comp Plan changes. Will need state inventory analysis including new population update, update on maps, the entitlements are completed. You can also include a super majority charter amendment for density changes. The Council agreed to move forward with the items needed for the amendments.

**Discussion on accessory building setbacks**

Setback 25' backyard planning team would like to bring forward comments on changing to 15' rear yard setback.

There was brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Town Manager Larino stated the staff will show 7.5', 10', and 15' for comments in the public hearing.

**Approval of updated list of contractors and vendors**

Town Manager Larion presented an updated list of contractors and vendors for the library project.

Councilmember Hartle moved to approve the list. Councilmember Ley seconded. List approved 5-0.

Town Manager Larino requested permission to put a metal roof on town hall and the fire station and to continue the stonework around the bottom of the buildings. The cost will be around \$75,000. He will come back with a budget amendment when they are done.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to allow a metal roof and stonework be done on Town Hall and the fire station and allow for \$100,000 to be set aside with a budget amendment for this project. Councilmember Hartle seconded. Request approved 5-0.

**RESOLUTION NO. 2025-155** A Resolution the Town of Montverde, Florida approving the Clean Water State Revolving Fund Planning, Design and construction loan agreement for WW351330 which provides for 100% loan forgiveness in the amount of \$19,823,318.00; authorizing the Town Manager to execute the loan agreement; directing the Town Manager to carry out the terms of the loan agreement; providing for conflicts, severability, and effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Mayor Wynkoop explained this is the same agreement as before, but the state has sent an explanation as to why this is called wastewater when it is going to be used as stormwater.

Mayor Wynkoop opened the public hearing.

Randy Ellman, Lowry Road asked if the Town Attorney and Town Manager had reviewed this document prior to it coming for the Council at the last meeting. This makes me feel uncomfortable.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to approve Resolution No. 2025-155 for stormwater only. Councilmember Hartle seconded. Resolution No. 2025-155 approved 5-0.

**RESOLUTION NO. 2025-157** A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order Proposal dated January 8, 2025, between the Town of Montverde and Woodard & Curran, Inc. for development of a Stormwater Facilities Plan; authorizing the Town Manager to execute the agreement; providing for an effective date.

Town Attorney Geraci-Carver read the Resolution by title only.

Town Manager Larino explained the loan and forgiveness program. Scott Shannon, Woodard and Curran explained what they would be doing to create a facility plan.

Councilmember Ley moved to approve Resolution No. 2025-157. Councilmember Hartle seconded. Resolution No. 2025-157 approved 5-0.

Mayor Wynkoop Joe would like to have the public input on what is being done in this project, during the course of the project. Council would also like to be kept up to date on the progress of the project.

Councilmember Ley moved to approve Resolution 2025-157. Councilmember Hartle seconded. Resolution 2025-157 approved 5-0.

## **REMINDERS AND ADJOURNMENT**

Any further business from Town Manager or Councilmembers. Town Manager Larino let everyone know that before the February 11, 2025 meeting there will be a ground breaking at the new fire station and then dinner will be served at Town Hall.

Councilmember Morganelli was asked about the meeting in Ferndale. He stated it was good.

**Motion to Adjourn**

Councilmember Hartle moved to approve. Councilmember Ley seconded. Meeting adjourned at 8:45 pm.

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Joe Wynkoop, Mayor

ATTEST:

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Sandy Johnson

## **DISCUSSION AND ACTION ITEMS**

## **REVIEW OF FEMA EXPENSES**

## **REVIEW OF GRANTS**

**PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**ORDINANCE NO. 2024-43**

**ORDINANCE 2024-43**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM TOWN OF MONTVERDE SINGLE-FAMILY MEDIUM TO TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL (ORC) ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF APPROXIMATELY 0.365 +/- ACRES ; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; THE DIRECTING THE TOWN MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE;**

**WHEREAS**, the Town of Montverde desires to amend the Comprehensive Plan for the Town of Montverde by assigning a future land use designation to the property more particularly described below and amending the future land use map to reflect the assigned future land use designation; and

**WHEREAS**, the Planning and Zoning Board sitting as the Local Planning Agency of the Town of Montverde held a public hearing on this ordinance which was advertised in accordance with law, and

**WHEREAS**, the Town Council of the Town of Montverde public hearing has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

**WHEREAS**, the Town Council of the Town of Montverde hereby finds and determines that the plan amendment is internally consistent with the Town's Comprehensive Plan; and

**WHEREAS**, it is in the best interests of the Town of Montverde to amend the Comprehensive Plan for the Town of Montverde as set forth herein.

**Now, therefore, it be ordained by the Town Council of the Town of Montverde, Florida:**

**Section 1. Legislative Findings**

The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

**Section 2. Future Land Use Designation Amendment.**

- A. The Property is legally described in **Exhibit A** attached hereto. The location of the property is depicted on **Exhibit B** for visual reference.  
The Property consists of 0.365 +/- acres.
- B. That portion of the Future Land Use Element referenced as the Future Land Use Map of the Town of Montverde Comprehensive Plan is hereby amended by changing the Town of Montverde Future Land Use Map designation of the property described in **Exhibit A** (the "Property") from Town of Montverde Single-Family Medium Density and designating the Property on the Future Land Use Map to:

**TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL (ORC)**

**Section 3. Severability.**

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

**Section 4. Scrivener's Errors.**

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 5. Direction to the Town Manager**

Upon the Effective Date of this ordinance, the town manager or designee is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

**Section 6. Repeal**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 7. Adoption**

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

**Section 8. Effective Date**

This ordinance shall become effective upon the 31<sup>st</sup> day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

BE IT ORDAINED at a meeting of the Town Council of the Town of Montverde, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Sandy Johnson, Town Clerk

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

|                            | YEA | NAY |
|----------------------------|-----|-----|
| Vice Mayor Jim Peacock     |     |     |
| Councilmember Jim Ley      |     |     |
| Councilmember Allan Hartle |     |     |
| Councilmember Carol Womack |     |     |
| Mayor Joe Wynkoop          |     |     |

**EXHIBIT A**

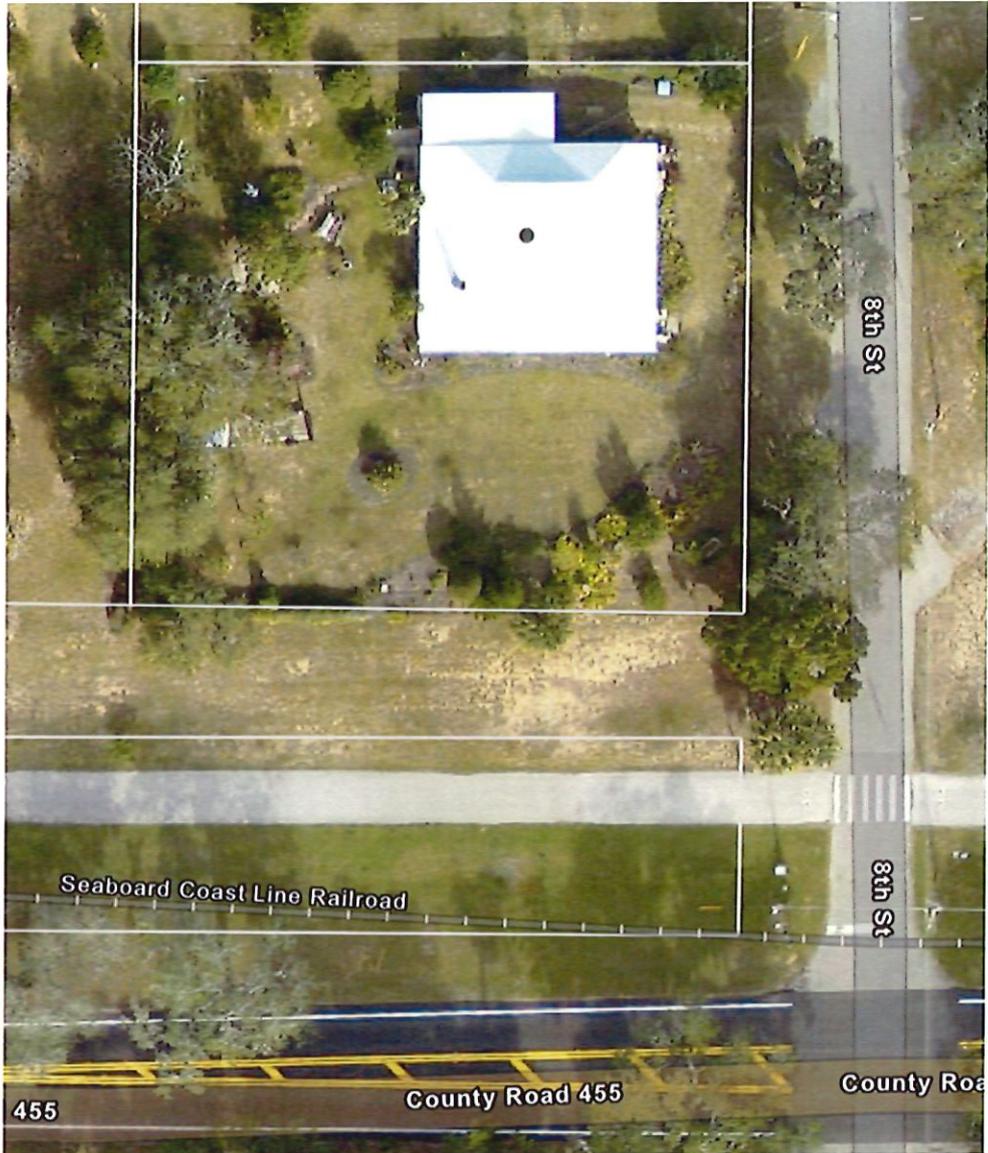
**Legal Description of Property**

**Lot 4, Block 9, Division F, Town of Montverde in Section 2, Township 22 South, Range 26,  
Public Records of Lake County, Florida (the "Property")**

Lake County Florida Property Appraiser Parcel Identification Number:

01-22-26-1200-009-00400

**EXHIBIT B**





# STAFF REPORT

## FUTURE LAND USE MAP AMENDMENT AND REZONING

**Public Hearings:** Planning & Zoning Board (P&Z): December 11, 2024  
Town Council (TC): January 14, 2025, and February 11, 2025

**Ordinance No.:** Ordinance 2024-43 and Ordinance 2024-42

**Applicant/Owner:** Michael and Marie Theresa Kay

**Requested Action:** The applicant seeks a Future Land Use Map Amendment and Rezoning of approximately 0.365 +/- acres from Single Family Medium (SFM) Future Land Use and Single-Family Medium Density (R1M) Zoning District to Office, Residential, Commercial District (ORC) Future Land Use and Zoning District.

**Staff Determination:** Staff finds both the Future Land Use Map amendment and the rezoning application consistent with the Comprehensive Plan and Land Development Regulations (LDR). This is based on the analysis provided below.

### Subject Property Information

**Size:** 0.365 +/- Acres

**Location:** 17510 County Road 455, Montverde, FL 34756 (Home built in 1900)

**Alternate Key No.:** 1462568

**Existing Zoning District:** Single Family Medium District (R1M)

**Proposed Zoning District:** Office, Residential, Commercial (ORC)

**Existing Future Land Use Category:** Single Family Residential (SFR)

**Proposed Future Land Use Category:** Office, Residential, Commercial (ORC)



# STAFF REPORT

## Adjacent Property Land Use

| Direction | Future Land Use | Zoning | Existing Use              | Comments   |
|-----------|-----------------|--------|---------------------------|--|
| North     | SFR             | R1M    | Vacant Residential        |  |
| South     | C1              | C1     | Single Family Residential | The zoning is C1 although there is a single-family home on the property. |
| East      | SFR             | R1M    | Single Family Residential |  |
| West      | SFR             | R1M    | Single Family Residential |  |

## Staff Analysis

The applicant seeks a Future Land Use Map Amendment and Rezoning of approximately 0.365 +/- acres from Single Family Medium (SFM) Future Land use and Single-Family Medium-Density (R1M) Zoning District to Office, Residential, Commercial District (ORC) Future Land Use and Zoning District.

## Existing and Proposed Development Standards Zoning District Maximum

|          | Zoning District | Maximum Density       | Maximum Floor Area Ratio | Maximum ISR | Minimum Open Space* | Maximum Building Height |
|----------|-----------------|-----------------------|--------------------------|-------------|---------------------|-------------------------|
| Existing | R1M             | 4 dwelling units/acre | NA                       | 60%         | 15%                 | 35 feet                 |
| Proposed | ORC             | NA                    | 0.7 FAR                  | 80%         | 30%                 | 35 feet                 |

\* Please note that a Comprehensive Plan Amendment is currently being processed by the Town that will require a minimum of 25% Open Space for R1M.

## Standards for Review

- 1) Land Development Code (LDC) Sec. 10-7 requires that a rezoning request to commercial district and office/residential/commercial district must include a conceptual site plan. The applicant has provided a proposed conceptual site plan that shows development consistent with a nonresidential use. This supports the request for rezoning as nonresidential uses are not permitted in the current R1M Zoning District designation.



# STAFF REPORT

2) LDC Sec. 10-9. Stipulates additional review criteria for a proposed rezoning application that the Town must consider in its evaluation for approval. Each of these are discussed below:

- a) **The need and justification for the change-** as stated in 1) above, the applicant has provided a proposed conceptual site plan that shows development consistent with a nonresidential use. This supports the request for rezoning as nonresidential uses are not permitted in the current R1M Zoning District designation.
- b) **The effect of the change, if any, on the particular property and on surrounding properties-** the rezoning to ORC for this property will enable it to expand the list of permitted uses beyond what is currently allowed in R1M, which is primarily single family residential, home occupation, public facilities, and limited agriculture without retail sales. The ORC Zoning District permits these same uses but also allows office and specialty retail, which is more limited than the Commercial (C1) Zoning District. The proposed rezoning would provide a transition of intensities between the abutting R1M properties from the properties zoned C1 to the South across County Road 455. Please see the attached Future Land Use map and Rezoning Map that show the relationship of this property between the C1 properties to the South and the R1M properties to the North, West, and, East.
- c) **The amount of undeveloped land having the same classifications as that requested in the general area and throughout the town-** there is limited land for the ORC Zoning District in the City. The Future Land Use Map Amendment and Rezoning provides the Town with the opportunity to continue to build a commercial corridor along County Road 455 while also limiting the intensity of development abutting residential properties.
- d) **The relationship of the proposed amendment to the purposes of the Town's Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purposes of this LDC and the Plan-** as identified in b) and c) above, the Future Land Use Map Amendment and Rezoning is consistent with providing a transition between residential and commercial properties. It also is consistent with the Comprehensive Plan policies regarding protection of residential properties from nonresidential development based on the following Comprehensive Plan policies:
  - i) *Future Land Use Policy 1-1.1.3: Mitigation of Impacts from Adjacent Development. Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible nonresidential development. The proposed Future Land Use Map amendment and Rezoning to ORC will provide this transition between Single Family Residential and Commercial properties.*
  - ii) *Future Land Use Policy 1-1.5.2: Criteria for Identifying Commercial Sites. The location and distribution of commercial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria: (A) Access and vicinity to C.R. 455... The proposed Future Land Use Map*



# STAFF REPORT

amendment and Rezoning to ORC is consistent with this Policy as the subject property directly abuts County Road 455.

- iii) *Future Land Use Policy 1-1.5.3: General Pattern of Commercial Land Use. ...The office, residential, commercial category serves to prevent high intensive commercial from dispensing throughout the rest of the Town.*
- iv) *Economic Prosperity Policy 1-1.4.4: The Town shall promote the following targeted industries: ... • Small scale retail that is consistent with the Town's small town charm and locally owned small business.*

- e) **The availability and provision of adequate services and facilities-** as the property is currently developed, there are existing services and facilities. Any required improvements will be reviewed as required by a subsequent development plan and permitting process.
- f) **The impact on the natural environment-** the property is located within the central commercial core of the Town. This location promotes protection of the natural environment as it promotes pedestrian access between residential and commercial uses.
- g) **Other criteria as may be applicable-**
  - i) Approval of the Future Land Use Map Amendment and Rezoning does not grant approval of a specific use for the property, nor does it approve the conceptual plan. LDC Sec. 6.2 (a) requires a separate site plan application process for all office and commercial (including specialty retail) projects proposed in the Town. This would be a separate application following the Future Land Use Map Amendment and Rezoning, which would also require formal consideration by the Planning and Zoning Board and Town Council.
  - ii) Only the uses listed as a permitted use in LDC Sec. 10-57 (b) are allowed and include:
    - (1) Single-family dwelling units having a minimum living area of 1,100 square feet for one- or two-bedroom residences and 1,250 square feet for three or more-bedroom residences, exclusive of garages, carports, and screened areas
    - (2) Family day care homes
    - (3) Community residential homes with six or fewer residents
    - (4) Buildings, structures or uses maintained or operated by the town
    - (5) Home occupations conducted within single-family dwelling units and operated in accordance with this chapter
    - (6) Office
    - (7) Specialty retail.
  - iii) LDC Sec. 10-57 (c) list uses that may be permitted as a conditional use if approved by Town Council. If this Future Land Use Map Amendment and Rezoning are approved, and an application proposes any of the uses below, such will be required to come back before the Planning and Zoning Board



# STAFF REPORT

and Town Council for approval. These uses are not allowed unless expressly approved by Town Council in a public hearing. They include:

- (1) Houses of worship
- (2) Office development (requires site plan approval)
- (3) Commercial development (requires site plan approval)
- (4) Public or semi-public facilities or structures owned or operated by the town, county, the state or the federal government
- (5) Utility facilities, including electric transformers, gas regulator stations, telephone switching equipment, gas pipelines, transmission lines and poles
- (6) Boathouses without living quarters
- (7) Cemeteries
- (8) Uses which, as determined after consideration by the planning and zoning board and approval of the town council, will not have a more adverse affect upon the public health, safety, and welfare than other permitted or conditional uses in the zoning district.

## **Planning and Zoning Board & Town Council Motion Considerations:**

### **Legislative Action 1**

#### **Future Land Use Map Amendment- Ordinance 2024-43**

1. **Recommend approval** of Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568.
2. **Recommend denial** of Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. based on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]
3. **Continue action** on Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. pending additional information requested by the Planning and Zoning Board and/or Town Council. [Provide specific additional information requested.]

**P&Z recommended APPROVAL on December 11, 2024, and Town Council recommended APPROVAL on January 14, 2025.**



# STAFF REPORT

## Quasi-Judicial Action 2

### Rezoning- Ordinance 2024-42

1. **Recommend approval** of Ordinance 2024-42, changing the Zoning Map designation from Single Family Medium District (R1M) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568.
2. **Recommend denial** of Ordinance 2024-42, changing the Zoning Map designation from Single Family Medium District (R1M) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. based on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]
3. **Continue action** on Ordinance 2024-42, changing the Zoning Map designation from Single Family Medium District (R1M) to Office, Residential, Commercial (ORC) for the property located at 17510 COUNTY ROAD 455, MONTVERDE FL, 34756, Alternate Key No.: 1462568. pending additional information requested by the Planning and Zoning Board and/or Town Council. [Provide specific additional information requested.]

P&Z recommended **APPROVAL** on December 11, 2024, and Town Council recommended **APPROVAL** on January 14, 2025.

#### Please note:

Ordinance 2024-43, amending the Future Land Use Map designation from Single Family Residential (SFR) to Office, Residential, Commercial (ORC) is considered a *Small-Scale Comprehensive Plan Amendment* by Florida Statutes (FS).

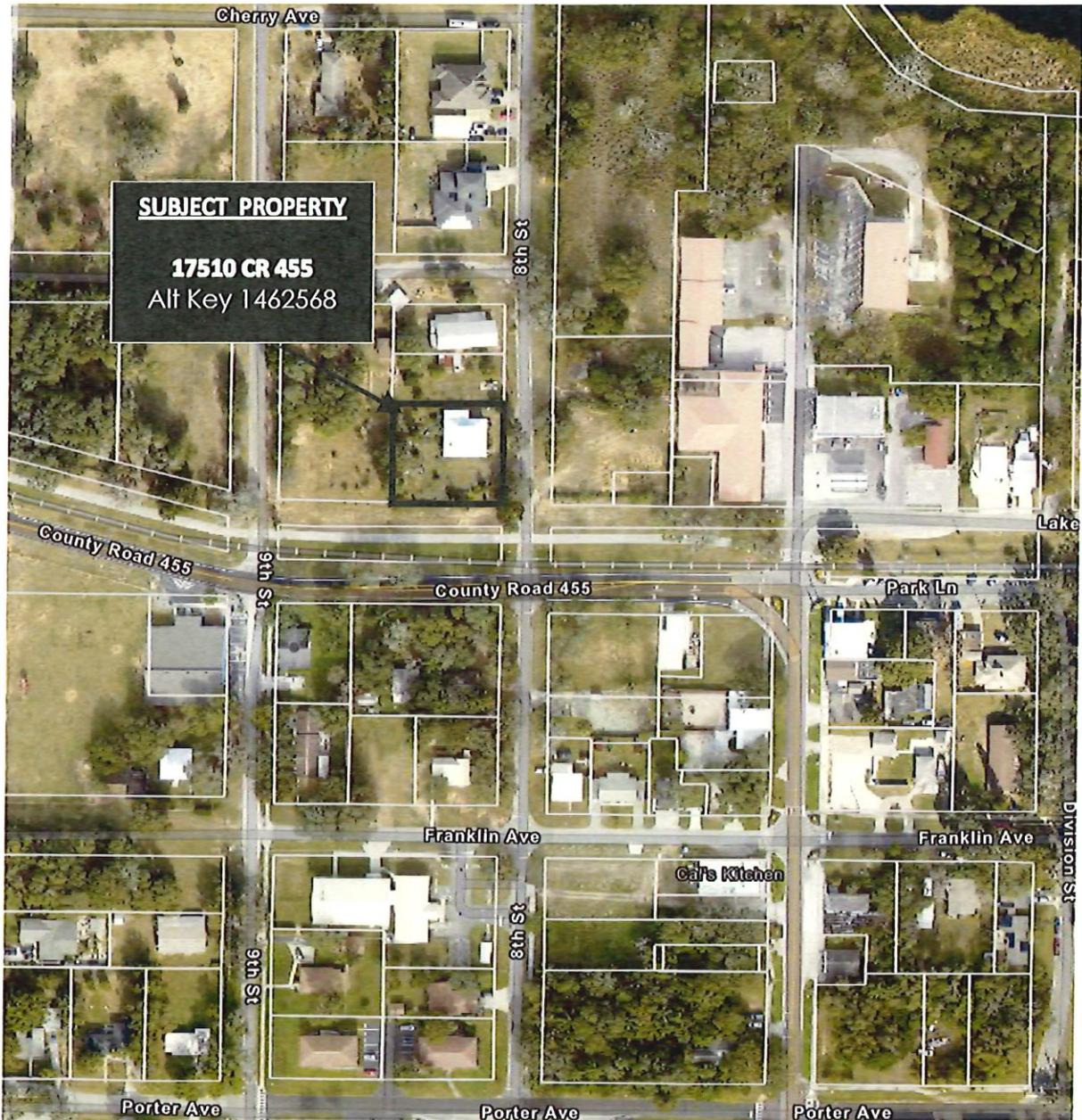
FS 163.3187 (5) (c) requires that small scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small scale development amendment is in compliance.

The rezoning (Ordinance 2024-42) would also not become effective until Ordinance 2024-43 is effective since the rezoning is contingent on the Future Land Use Map amendment.



# STAFF REPORT

Figure 1  
Subject Property





# STAFF REPORT

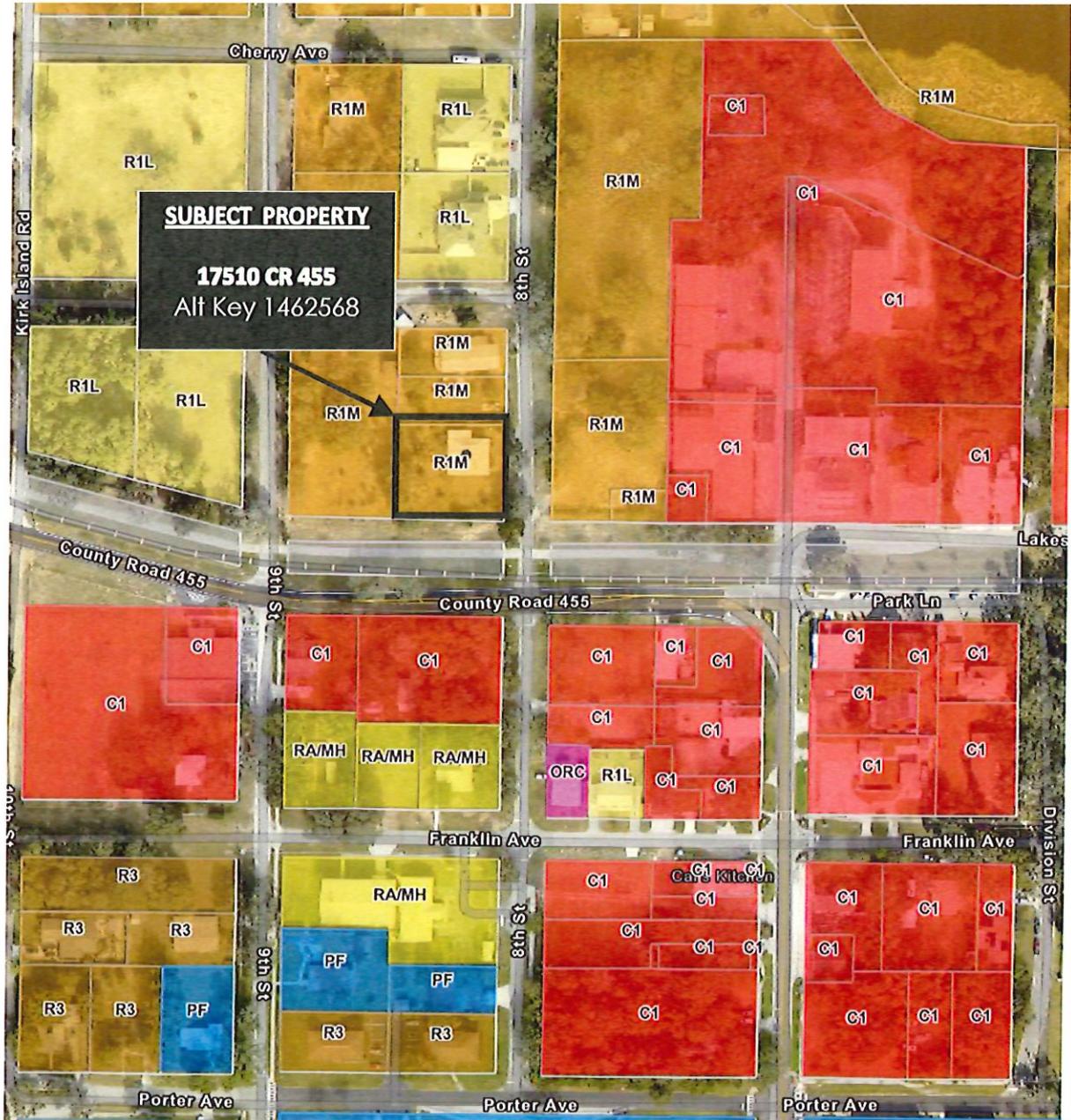
Figure 2  
Future Land Use Map  
Current FLU: Single Family Medium (SFM)





# STAFF REPORT

Figure 3  
Zoning Map  
Current Zoning: Single-Family Medium-Density (R1M)



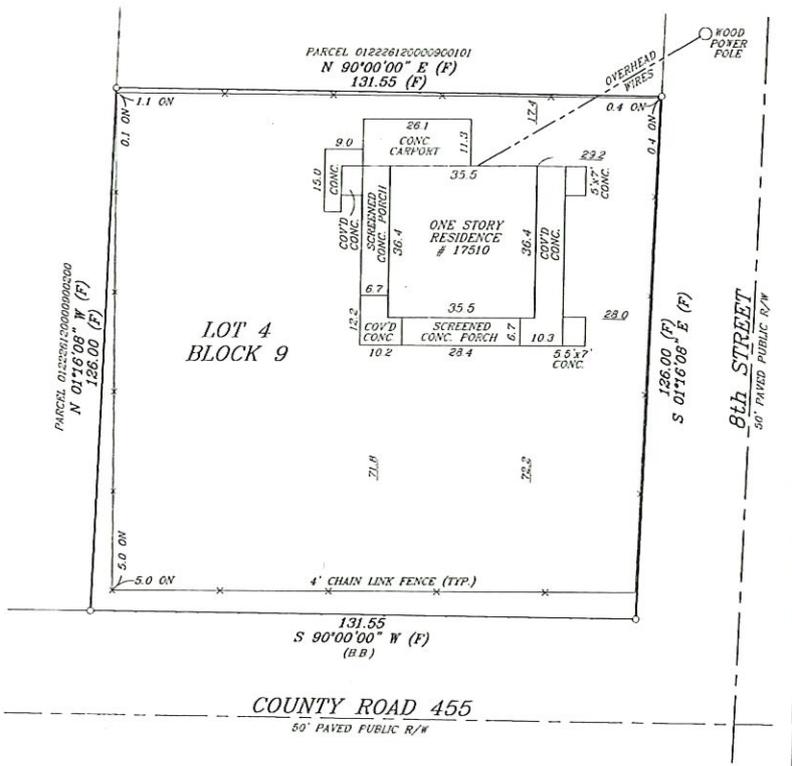


# STAFF REPORT

## Survey

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO:  
 Michael Kay  
 American Bancshores Mortgage, LLC  
 Clear Title Solutions, Inc.  
 Stewart Title Guaranty Company

DESCRIPTION AS FOLLOWS: Lot 4, Block 9, DIVISION F, TOWN OF MONTVERDE, in Section 2, Township 22 South, Range 26, Public Records of Lake County, Florida.



THE SEAL REPERTED HEREON WAS AUTHORIZED BY JOHN W. WALKER FILE SAME DATED 8-17-24

○ = REC. 1" I.P. NO. 10



**WALKER LAND SURVEYING, INC.**

LEGEND:  
 1. 1/4" = 1' SCALE  
 2. 1/8" = 1' SCALE  
 3. 1/16" = 1' SCALE  
 4. 1/32" = 1' SCALE  
 5. 1/64" = 1' SCALE  
 6. 1/128" = 1' SCALE  
 7. 1/256" = 1' SCALE  
 8. 1/512" = 1' SCALE  
 9. 1/1024" = 1' SCALE  
 10. 1/2048" = 1' SCALE  
 11. 1/4096" = 1' SCALE  
 12. 1/8192" = 1' SCALE  
 13. 1/16384" = 1' SCALE  
 14. 1/32768" = 1' SCALE  
 15. 1/65536" = 1' SCALE  
 16. 1/131072" = 1' SCALE  
 17. 1/262144" = 1' SCALE  
 18. 1/524288" = 1' SCALE  
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# STAFF REPORT

## Application



**PERMIT PROJECT**  
 FILE #: 24-00013  
 17518 455 MONTVERDE FL 34756  
 REZONE FROM R1M TO COMMERCIAL



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**PERMITS** | REVIEWS | INSPECTIONS | DOCUMENTS | VIOLATIONS | CONTACTS | ACTIVITIES | NOTES | FILE

**PERMIT #:** 224-000002

Permit Type: Planning Application

Subtype: Reasoning Application

Work Description: Rezone from R1M to Commercial

Applicant: Theresa Kay

Status: Online Application Received

Valuation: 0.00

**FEES & PAYMENTS**

|                     |                 |
|---------------------|-----------------|
| Plan Check Fees     | 5,275.00        |
| Permit Fees         | 0.00            |
| <b>Total Amount</b> | <b>5,275.00</b> |
| Amount Paid         | 0.00            |
| <b>Balance Due</b>  | <b>5,275.00</b> |
| Non-Billable        |                 |

**PERMIT DATES**

Application Date: 09/03/2024

Approval Date:

Issue Date:

Expiration Date:

Close Date:

Last Inspection:

---

**LAKE COUNTY ALT KEY # (LIST ALL)**

LAKE COUNTY ALT KEY #

1462568

**TAX IDENTIFICATION #**

01-22-25-1200-C09-00400

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Applicant is: Owner

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**PROPERTY INFORMATION**

Legal Description of Property to be Reasoned  
[Image 9-3-24 at 11:51:14M.png](#)

Property is Located in the Vicinity of the Following Streets  
 County Road 455 & 8th St

---

Square Feet or Acres?

Acres: 0.37

Square Feet Calculated: 16,117.20

---

**UTILITIES**

Requesting the Following Utilities?

Central Water

Central Sewer

Well

Septic Tank

---

**ZONING**

Existing Zoning of Property: R1M

Requested Zoning of Property: Commercial

Number, Square Footage and Present Use of the Existing Structures on the Property  
 1 Residential Home 1225 Sqft

---

Proposed Use of the Property: Coffee, Beer & wine

Has a any land use application been filed within the last year in connection with this property?  
 No

---

**DOCUMENTS (CLICK BLUE TEXT TO DOWNLOAD)**

Applicant Affidavit  
[Affidavit.pdf](#)

Plans  
[455Siteplan.pdf](#)

Survey  
[455Survey.pdf](#)

Signature  
[Signature.png](#)



# STAFF REPORT

| FEE                                  |             |          |                 |          |  |  |  |
|--------------------------------------|-------------|----------|-----------------|----------|--|--|--|
| FEE                                  | DESCRIPTION | QUANTITY | AMOUNT          | TOTAL    |  |  |  |
| Application Fee                      |             |          |                 | 250.00   |  |  |  |
| Review Deposit                       |             |          |                 | 5,000.00 |  |  |  |
| Permit Technology Administration Fee |             |          |                 | 25.00    |  |  |  |
|                                      |             |          | Plan Check Fees | 5,275.00 |  |  |  |
|                                      |             |          | Permit Fees     | 0.00     |  |  |  |
|                                      |             |          | Total Fees      | 5,275.00 |  |  |  |

| PAYMENTS |      |           |      |           |               |             |          |
|----------|------|-----------|------|-----------|---------------|-------------|----------|
| DATE     | TYPE | REFERENCE | NOTE | RECEIPT # | RECEIVED FROM | AMOUNT      |          |
|          |      |           |      |           |               | Amount Paid | 0.00     |
|          |      |           |      |           |               | Balance Due | 5,275.00 |



# STAFF REPORT

## EXHIBIT A

Ordinance 2024-42

Ordinance 2024-43

# NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 600-feet of a property requesting a change in the Zoning and Future Land Use maps (see below). The Town of Montverde is required by law to notify you of the upcoming Town Council meetings. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

From: Paul Larino, Town Manager

Date: December 23, 2024

Re: Notice of Public Hearing for Ordinance 2024-42 and 2024-43

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Notice is hereby given for public hearings to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding the parcel described below.

The Town of Montverde Town Council will hold public hearings on **January 14, 2025, at 7:00 p.m.** and **February 11, 2025, at 7:00 p.m.** at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

## **ORDINANCE 2024-42**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE CHANGING THE ZONING DESIGNATION OF REAL PROPERTY OWNED BY MICHAEL AND MARIE THERESA KAY AND LOCATED AT 17510 CR 455, MONTVERDE, LAKE COUNTY, FLORIDA, FROM A SINGLE-FAMILY MEDIUM DENSITY (R1M) DESIGNATION TO OFFICE, RESIDENTIAL, COMMERCIAL (ORC); PROVIDING FOR DIRECTIONS TO THE TOWN MANAGER; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT; AND SETTING AN EFFECTIVE DATE.**

## **ORDINANCE 2024-43**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM TOWN OF MONTVERDE SINGLE-FAMILY MEDIUM TO TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL (ORC) ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF APPROXIMATELY 0.365 +/- ACRES ; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS;**

**DIRECTING THE TOWN MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE;**

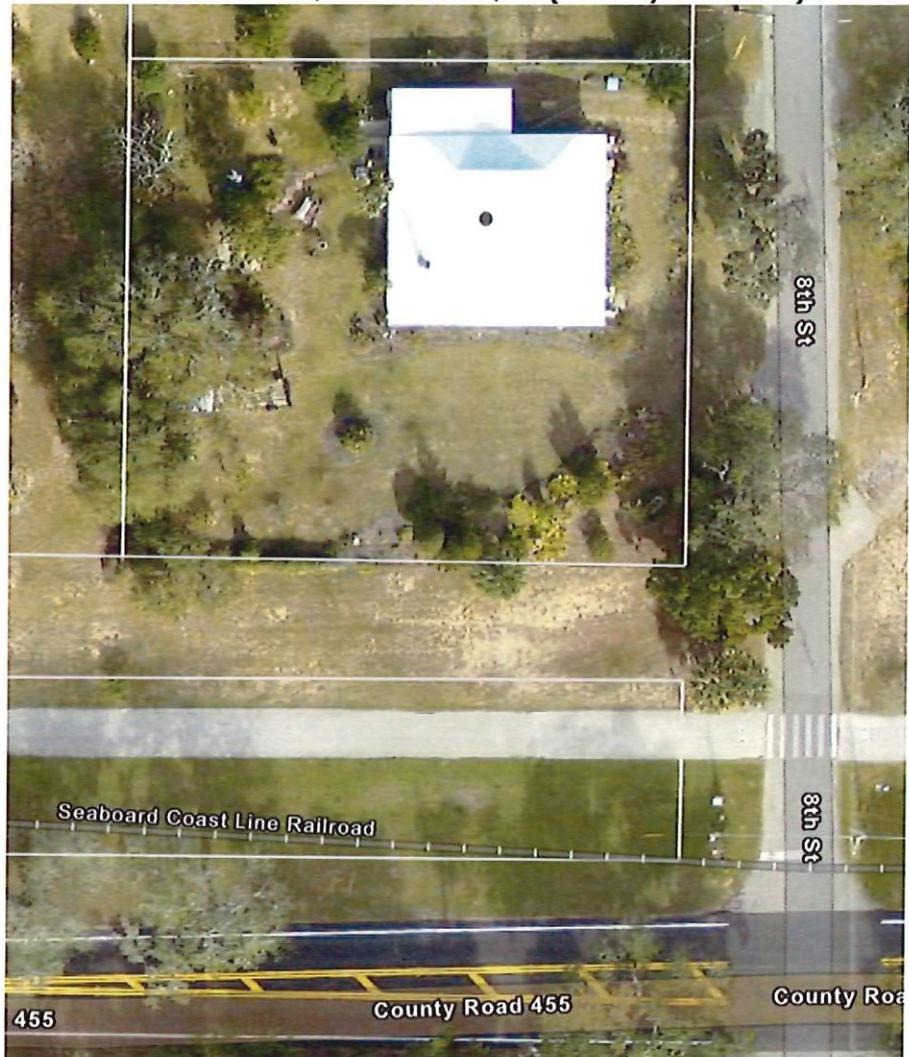
Interested parties may appear at the public hearings and be heard with respect to the proposed ordinances. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager  
Town of Montverde

**Figure 1**  
**17510 CR 455, Montverde, FL (Alt Key 1462568)**



**Future Land Use Map**

**Current:** Single Family Medium (SFM)

**Proposed:** Office, Residential, Commercial (ORC)

**Zoning**

**Current:** Single Family Medium Density (R1M)

**Proposed:** Office, Residential, Commercial (ORC)

NOTICE OF PUBLIC HEARINGS - 600' CERTIFIED MAIL ADDRESSES

| OwnerName   | OwnerAddress             | OwnerCity    | OwnerState | OwnerZip   |
|---|--------------------------|--------------|------------|------------|
| 16909 FRANKLIN LLC  | 17531 COUNTY ROAD 455    | MONTVERDE    | FL         | 34756      |
| 17425 SEVENTH STREET LLC                                    | 17101 PORTER AVE # 58017 | MONTVERDE    | FL         | 34756      |
| 17548 NINTH LLC   | 17531 COUNTY ROAD 455    | MONTVERDE    | FL         | 34756      |
| 8TH STREET VISION LLC                                       | 2215 CLUSTER OAK DR STE  | CLERMONT     | FL         | 34711      |
| ARELLANO JOHN & KARIN                                       | 17531 COUNTY ROAD 455    | MONTVERDE    | FL         | 34756      |
| BAUMANN ERIN & MATTHEW                                      | 1122 IMPERIAL EAGLE ST   | GROVELAND    | FL         | 34736      |
| BENNETT TROY A AND ANNE BENNETT                             | 16006 VETTA DR           | MONTVERDE    | FL         | 34756      |
| BRECHEEN GLEN D &   | 17424 SCOTT LN           | MONTVERDE    | FL         | 34756-3294 |
| BURCH JOHN F JR   | PO BOX 560340            | MONTVERDE    | FL         | 34756-0340 |
| CARROLL JOHN B  | PO BOX 580483            | MONTVERDE    | FL         | 34756-0483 |
| CHARLENE B WARNKEN TRUST                                    | 17624 NEAL DR            | MONTVERDE    | FL         | 34756      |
| COLLINS THOMAS R & MARIAN E                                 | PO BOX 560113            | MONTVERDE    | FL         | 34756-0113 |
| CORRAL EVARISTA   | 17548 SUNSET TER         | WINTER GARDE | FL         | 34787      |
| CUNHA GIOVANNI G & GRAZIELA K FRANCO                        | 17632 9TH ST             | MONTVERDE    | FL         | 34756      |
| DAVID HARDEN AKA DONALD DAVID HARDEN REVOCABLE TRUST        | PO BOX 560085            | MONTVERDE    | FL         | 34756-0085 |
| DERMASTART LABS LLC   | 2037 SAILBOROUGH CT      | WINTER GARDE | FL         | 34787      |
| ERIC T BLOMSTROM AND GINA M BLOMSTROM INTER VIVOS REVOCABLE | 16729 KAMALIN CT         | CLERMONT     | FL         | 34715      |
| FENDER CHERYL L   | PO BOX 560470            | MONTVERDE    | FL         | 34756-0470 |
| FILEGAR JOHN F & MARY K                                     | PO BOX 560652            | MONTVERDE    | FL         | 34756-0652 |
| FIRST BAPTIST CHURCH OF MONTVERDE                           | 17409 8TH ST             | MONTVERDE    | FL         | 34756      |
| FLORIDA TELEPHONE CORP                                      | 1025 ELDORADO BLVD       | BROOMFIELD   | CO         | 80021      |
| FRANKLIN CENTER EAST INC                                    | 12637 KATHERINE CIR      | CLERMONT     | FL         | 34711-0007 |
| FRANKLIN HOYT J ESTATE                                      | 12637 KATHERINE CIR      | CLERMONT     | FL         | 34711      |
| FRANKLIN POSTAL BUILDING INC                                | PO BOX 560112            | MONTVERDE    | FL         | 34756-0112 |
| FRANKLIN STORE BUILDING INC                                 | 12637 KATHERINE CIR      | CLERMONT     | FL         | 34711      |
| FULMORE WILLIE J JR   | 906 SUNNY DELL DR        | ORLANDO      | FL         | 32809      |
| GRACE JACK E & DEBORA M                                     | 17623 8TH ST             | MONTVERDE    | FL         | 34756      |
| HICKS KATHERINE L   | 17405 9TH ST             | MONTVERDE    | FL         | 34756      |
| HORVATH EVA   | PO BOX 560362            | MONTVERDE    | FL         | 34756-0362 |
| HOUGHTON JUSTINE L  | 17549 KIRKLAND RD        | MONTVERDE    | FL         | 34756      |
| HOWEY HOLDINGS LLC  | 884 S DILLARD ST         | WINTER GARDE | FL         | 34787      |
| KAY MICHAEL & MARIE T                                       | 17633 KIRKLAND RD        | MONTVERDE    | FL         | 34756      |
| KUMQUAT BEACH II LLC  | 16316 BURKE ST           | MONTVERDE    | FL         | 34756      |
| LOPEZ CHRISTINA A & JUAN M L HERNANDEZ                      | 17620 8TH ST             | MONTVERDE    | FL         | 34756      |
| MC GRATH JAMES F III & VEDA C                               | 5990 SW 97TH AVE         | MIAMI        | FL         | 33173-1452 |
| MONTVERDE ACADEMY INC                                       | 17235 SEVENTH ST         | MONTVERDE    | FL         | 34756-3210 |
| NEUBAUR ARTHUR T  | 17606 9TH ST             | MONTVERDE    | FL         | 34756-3170 |
| PATEL JAY B & AMRITA  | 17599 8TH ST             | MONTVERDE    | FL         | 34756      |
| POOL ELAINE M &   | PO BOX 560023            | MONTVERDE    | FL         | 34756-0023 |
| PUBLIC DEDICATION CITY                                      | PO BOX 560008            | MONTVERDE    | FL         | 34756-0008 |
| SMITH BESSIE P ESTATE                                       | 12637 KATHERINE CIR      | CLERMONT     | FL         | 34711      |
| SMITH L NEAL & BESSIE P                                     | PO BOX 121004            | CLERMONT     | FL         | 34712-1004 |
| STALNAKER ERIC ET AL  | 17531 8TH ST             | MONTVERDE    | FL         | 34756      |
| TAYLOR JANE B   | 17349 7TH ST             | MONTVERDE    | FL         | 34756-0086 |
| THE CHURCH AT MONTVERDE INC                                 | 17015 PORTER AVE         | MONTVERDE    | FL         | 34756      |
| TOWN OF MONTVERDE   | PO BOX 560008            | MONTVERDE    | FL         | 34756-0008 |
| UNKNOWN   | 1122 IMPERIAL EAGLE ST   | GROVELAND    | FL         | 34736      |
| UNKNOWN   | 884 S DILLARD ST         | WINTER GARDE | FL         | 34787      |
| WADSWORTH AARON D & ANDREA M                                | 17647 NINTH ST           | MONTVERDE    | FL         | 34756      |

**ORDINANCE 2024-42**

RECORD AND RETURN TO:  
TOWN OF MONTVERDE  
P.O. BOX 560008  
MONTVERDE, FL 34756

**ORDINANCE 2024-42**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE CHANGING THE ZONING DESIGNATION OF REAL PROPERTY OWNED BY MICHAEL AND MARIE THERESA KAY AND LOCATED AT 17510 CR 455, MONTVERDE, LAKE COUNTY, FLORIDA, FROM A SINGLE-FAMILY MEDIUM DENSITY (R1M) DESIGNATION TO ORC OFFICE, RESIDENTIAL, COMMERCIAL; PROVIDING FOR DIRECTIONS TO THE TOWN MANAGER; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Michael and Marie Theresa Kay, Owners, are requesting to change the zoning designation for the real property described below from Single-Family Medium Density to Office, Residential, Commercial in order to have a coffee shop on the property; and

**WHEREAS**, the property has a future land use designation of Office, Residential, Commercial (ORC) as shown on the Town of Montverde Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the requested zoning is consistent with the future land use designation of the property; and

**WHEREAS**, the Planning & Zoning Committee has considered this ordinance at a duly noticed public hearing; and

**WHEREAS**, the Town of Montverde has advertised as required by law prior to adoption of this ordinance, and provided surrounding property owners notice; and

**WHEREAS**, the Town Council has considered adoption of this ordinance at a public hearing

**NOW THEREFORE**, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA as follows:

**Section 1. Zoning Classification.** Based on the petition by Michael and Marie Theresa Kay the property hereinafter described which petition has been approved by the Town Council of the Town of Montverde, Florida, pursuant to the provisions of the Laws of Florida, the zoning designation of the said property located in the Town of Montverde, Lake County, Florida, is hereby changed from Single-Family Medium Density to **Office, Residential, Commercial (ORC)** as designated by Town of Montverde, to wit:

Lake County Florida Property Appraiser Parcel Identification Number:  
01-22-26-1200-009-00400

**Lot 4, Block 9, Division F, Town of Montverde in Section 2, Township 22 South,  
Range 26, Public Records of Lake County, Florida (the “Property”)**

The Property is depicted on **Exhibit A** attached hereto.

**Section 2. Consistent with Comprehensive Plan.** The zoning classification is consistent with the Comprehensive Plan of the Town of Montverde, Florida.

**Section 3. Official Zoning Map.** The town manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the Town of Montverde, Florida, to include said designation consistent with this Ordinance.

**Section 4. Severability.** That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5. Scrivener’s Errors.** Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 6: Conflict.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 7. Effective Date.** This ordinance shall be effective immediately upon adoption by the Town Council of the Town of Montverde.

**PASSED AND ORDAINED** in regular session of the Town Council of the Town of Montverde, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Sandy Johnson, Town Clerk

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

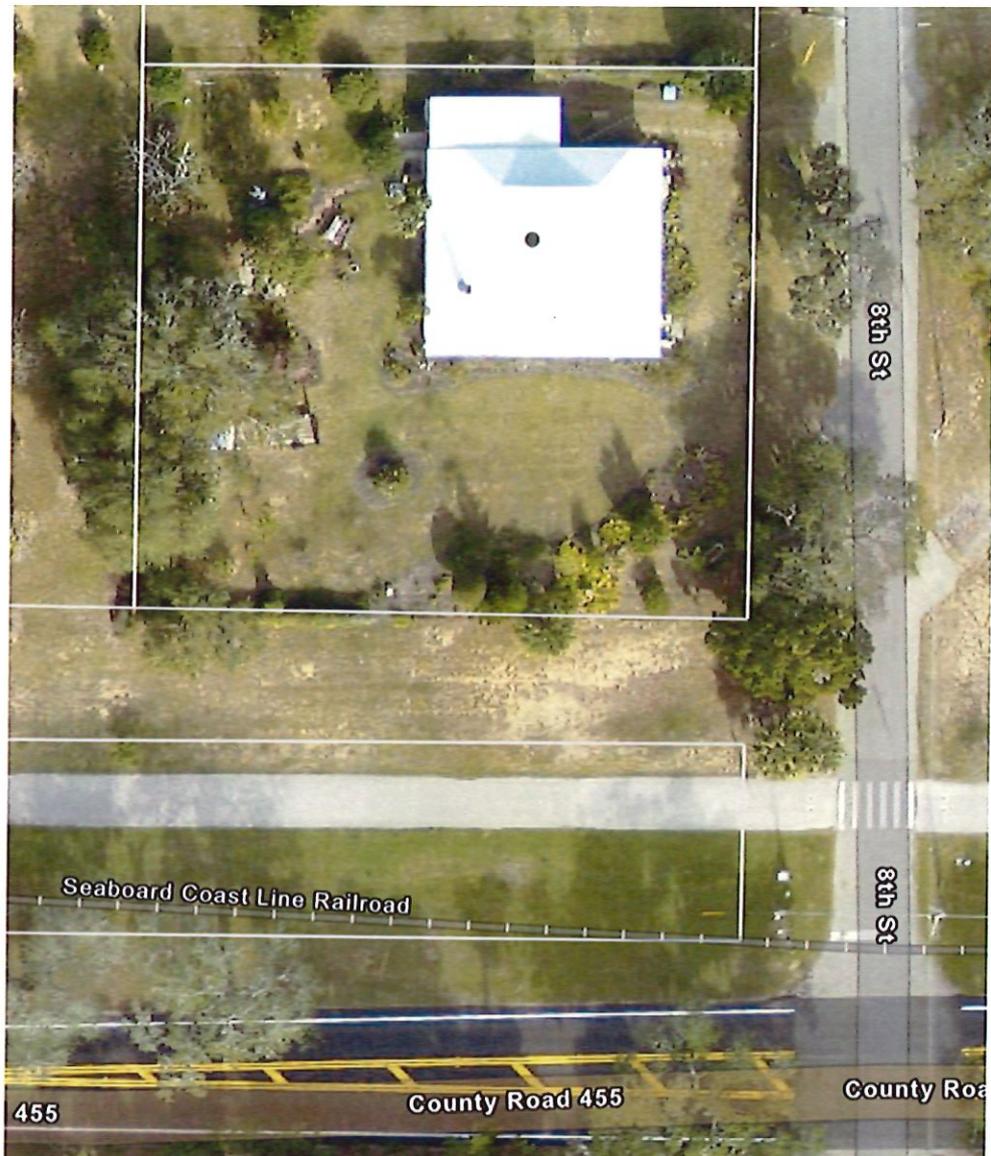
First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

|                            | YEA | NAY |
|----------------------------|-----|-----|
| Vice Mayor Jim Peacock     |     |     |
| Councilmember Jim Ley      |     |     |
| Councilmember Allan Hartle |     |     |
| Councilmember Carol Womack |     |     |
| Mayor Joe Wynkoop          |     |     |

**EXHIBIT A**



Lake County Florida Property Appraiser Parcel Identification Number:  
01-22-26-1200-009-00400

**ORDINANCE 2023-87**

**Record and Return to:  
Town of Montverde  
P.O. Box 560008  
Montverde, FL 34756**

**RESOLUTION 2023-87**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A CONDITIONAL USE PERMIT IN A R-1L SINGLE-FAMILY LOW DENSITY ZONING DISTRICT IN THE TOWN OF MONTVERDE TO PERMIT AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVS, AND TRAILERS ON THE HEREIN DESCRIBED PROPERTY GENERALLY LOCATED AT FOSGATE ROAD AND RIDGEWOOD AVENUE, MONTVERDE, FLORIDA, OWNED BY PARQUE VERDE, LLC; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Grant Roberts, manager of Parque Verde, LLC, petitioned for a Conditional Use Permit to allow for an outdoor storage business for boats, RVs and trailers within a R1L Single-Family Low Density zoning district generally located at Fosgate Road and Ridgewood Avenue in Montverde; and

WHEREAS, such property is more particularly described below (the "Property"); and

WHEREAS, property owners within a 300 foot radius of the property corners were provided written notice delivered by U.S. Mail, Return Receipt Requested in accordance with Sec. 10-11, Town of Montverde Code of Ordinances in advance of Planning and Zoning; and

WHEREAS, this Resolution has been properly advertised in a newspaper of general circulation prior to the public hearing before Town Council; and

WHEREAS, Planning and Zoning and the Town Council have considered the petition in accordance with standards for granting a Conditional Use Permit contained in Section 10-11, Town of Montverde Code of Ordinances.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, as follows:**

1. The Town of Montverde has determined that the use of the Property for operation of an outdoor storage business for boats, RVs, and trailers is desirable at the location of the Property.
2. The Town Council has determined that these uses on the Property will not be detrimental to the public health, safety or general welfare of persons residing or working in the vicinity of the Property, and is not detrimental to the character of the area or inconsistent with trends of development in the area.

3. The Town Council has determined that the proposed use of the Property will comply with the regulations and conditions specified in the codes for such use.
4. The proposed use will not have an unduly adverse effect on existing traffic patterns, movements and intensity.
5. The Town Council has further determined that the proposed use is consistent with the Comprehensive Plan for the Town of Montverde and will not adversely affect the public interest.
6. The petition for a Conditional Use Permit filed by Grant Roberts, manager of Parque Verde, LLC, for the property located generally located at Fosgate Road and Ridgewood Avenue in the Town of Montverde, Lake County, Florida, more particularly described as follows is **GRANTED** subject to conditions set forth below:

**Parcel No: 11-22-26-0002-000-04100**

**The North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  , Section 11, Township 22 South, Range 26 East, Lake County, Florida.**

7. **Conditions.**

- (a) Conditional Use is granted for operation of an outdoor storage business for vehicles, boats, RVs, and trailers, and for no other use or purpose. **Maximum of 50 parking spots with a maximum length of 38-ft.** Storage of vehicles, RV's and trailers having air brakes is prohibited. The usage may also include vehicles related to the owner's landscaping business; however, retail sales is prohibited.
- (b) The maximum weight for the boats, RVs and trailers outlined above is restricted to 28,000 gross vehicle weight..
- (c) The Property must comply with the setbacks for R1L Single-Family Low Density zoning district. Setbacks must be shown on the site plan.
- (d) All structures including but not limited to fences, sheds, and accessory structures, shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, as established by a qualified professional using soil conditions and vegetative indicators.
- (e) There shall be no storage within 50-feet of a delineated wetland line. The owner must construct a split rail or "Montverde Style" fence around the storage area to protect against encroachment into the wetland buffer.
- (f) A major site plan in conformance with Town regulations for commercial use must be submitted and approved prior to use of the Conditional Use and prior to any site work or improvements on the Property. A site plan includes, but is not limited to stormwater calculations, wetland locations, traffic study, environmental assessment, fully

engineered plans signed and sealed by a licensed professional, and application for a SJRWMD permit.

- (g) Comply with any applicable codes in the Lake County Commercial zoning district (C-1) for trailer parking. Semi-tractor trailer parking is prohibited.
- (h) The owner must submit traffic circulation plan satisfactory to town manager, town planner and town engineer as part of site plan application to reflect how vehicles will enter, circulate and exit. Use of arrows and notes to illustrate the circulation will be required on the site plan.
- (i) The owner must meet and adhere to requirements of Lake County Public Works because access to the Property is from a County Road. An access (right-of-way utilization permit) must be obtained from Lake County prior to any construction activities.
- (j) Signage must be constructed in accordance with the Town's sign code.
- (k) Maintenance and/or repairs of the stored vehicles, boats, RVs, and trailers on the Property is prohibited.
- (l) Lighting is limited to the one (1) Dark Sky compliant, motion activated light at the entry point to assist with opening and closing of a gate.
- (m) The owner must install an Environmental Swale per the Town's specifications around the entire parking area, and anywhere else as required by Town Code.
- (n) In addition to an Environmental Swale, split rail or "Montverde Style" fencing must be installed around the storage area to further prevent intrusion into the 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line, whichever is higher. Must be reflected on the site plan submitted for consideration. Signage must be posted every 50-ft. along or near the wetland line in areas on Property that are being used for storage. The signage must read "Do not enter. Wetland Area" in English as well as Spanish.
- (o) No parking or driving is permitted within 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line, whichever is higher. This condition is applicable for uses allowed in this Conditional Use and for personal use vehicles and equipment.
- (p) Vehicle maintenance, including but not limited to oil changes, is prohibited from being performed on the Property.
- (q) Movement of vehicles, boats, RVs, and trailers within the Property, on to the Property or exiting the Property (hours of operation) shall be limited to the hours between 7am and 9pm, 7 days a week.

- (r) This Conditional Use is being granted despite the Property not fronting on a public road. Therefore, title to the Property (Parcel Id No. 11-22-26-0002-0000-4100; Alt. Key 3778570) and the property identified as Parcel Id No. 09-22-26-0201-017-00000; Alt. Key 1029490 must be vested in the same owner because this second parcel fronts on a publicly maintained County road and provides access to the Property. Currently the owner of both properties is Parque Verde, LLC.
- (s) Resolution of the right of way dedicated by plat called out on the survey of the Property to the satisfaction of the Town’s engineer, surveyor and town attorney.
- (t) The owner must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers during the application review process that have not been provided.
- (u) The Town reserves the right to enter the Property during regular business hours to ensure compliance with the conditions of this Conditional Use. The Town must provide 24-hours advance notice to ensure someone will be on site to allow access.
- (v) All stored vehicles, boats, RVs and trailers must have a valid tag/registration.
- (w) Any trees planned for removal will require an application for a tree removal permit. The minimum number of trees and caliper required in the R1L zoning district must be maintained. The current requirement is 4 canopy trees at a minimum of 4-in. caliper.
- ~~(w)~~(x) The owner must provide environmental impairment liability insurance covering third parties for unforeseen pre-existing conditions and new pollution incidents in an amount not less than \$1,000,000 per occurrence with a \$2,000,000 aggregate limit.
- ~~(x)~~(y) The owner must sign and accept all conditions of this Conditional Use.
- ~~(y)~~(z) Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for operation of an outdoor storage business for vehicles, boats, RVs, and trailers; or (2) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

8. This Conditional Use shall become effective immediately on its approval and adoption by the Town Council of the Town of Montverde, Florida.

ADOPTED at a regular meeting of the Town Council of the Town of Montverde, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

\_\_\_\_\_  
Sandy Johnson, Town Clerk

Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_

|                              | YEA | NAY |
|------------------------------|-----|-----|
| Vice Mayor Carol Womack      |     |     |
| Councilmember Jim Ley        |     |     |
| Councilmember Allan Hartle   |     |     |
| Councilmember Joe Morganelli |     |     |
| Mayor Joe Wynkoop            |     |     |

**THE UNDERSIGNED ACCEPT THE CONDITIONS SET FORTH IN RESOLUTION 2023-87 (a copy of which is attached hereto) AND AGREE TO ABIDE BY AND ENFORCE ALL SAID CONDITIONS:**

**Parque Verde, LLC**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Grant Roberts, Its Manager

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Wendy L. Roberts, Its Manager

By: \_\_\_\_\_ Date: \_\_\_\_\_  
John C. Roberts, Its Manager



# STAFF REPORT

**TO:** Town Council  
**FROM:** Sean M Parks, AICP, QEP Town Planner  
**DATE:** February 11, 2025  
**SUBJECT:** Resolution 2023-87 – Conditional Use Permit (CUP)  
CS Permit #CU23-000002 | ALT Key #3779570  
**APPLICANT:** Grant Roberts

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## **SUBJECT PROPERTY DESCRIPTION:**

The 15.09-acre parcel is located on Fosgate Road and is within Town limits (Alt Key 3779570). The property is zoned Single-Family Low-Density (R1L). See Figure 1.

## **REQUESTED ACTION / RECOMMENDATION:**

This is a quasi-judicial action requested of the Planning & Zoning Board. Staff recommends that if approval is granted for this CUP Request, the Applicant must submit any outstanding Requests for Information and agree to all the conditions outlined herein and in Resolution 2023-87 (Exhibit A).

1. The setback dimensions to the wetlands must be included on the site plan, showing that the minimum setback requirements to the wetlands are 50-ft.
2. Parking shall be limited to the residential side of the property only.
3. Any trees planned for removal will require an application for a tree removal permit. The minimum number of trees and caliper required in the R1L zoning district must be maintained. The requirement is 4 canopy trees at a minimum of 4" caliper.

Previous comments:

4. The Applicant has failed to provide the requested information with the application. Insufficient data has been provided to determine potential environmental effects pursuant to the Town's Comprehensive Plan and LDC. A wetland delineation pursuant to Chapter 62-340, F.A.C. should be completed and survey/map information submitted to the Town.
5. The Applicant is in violation of code for use of property. An Order of Enforcement was issued.
6. The Applicant has ignored the Order of Enforcement.
7. Stormwater detention/retention information pursuant to the Town's LDC has not been submitted.



# STAFF REPORT

8. It is unknown if the Applicant has utilized Best Management Practices to prevent soil contamination from vehicular use.

## **BASIS OF REVIEW:**

Sec. 10-11. - Procedures for conditional use permits.

- (a) If any zoning district requires a conditional use permit, no person shall erect, construct or alter any building or structure for such conditional use until a conditional use permit is reviewed by the planning and zoning board and approved by the town council.
- (b) The planning and zoning board shall hear and decide requests for conditional uses allowed in this chapter. In doing so, the commission may decide such questions as are involved in determining when conditional uses should be granted and either grant conditional uses with appropriate conditions and safeguards or deny conditional uses. After review of an application and a public hearing thereon, the commission may allow conditional uses only upon a determination that use requested:
  - (1) Is not detrimental to the character of the area or inconsistent with trends of development in the area;
  - (2) Does not have an unduly adverse effect on existing traffic patterns, movements and intensity;
  - (3) Is consistent with the comprehensive plan; and
  - (4) Will not adversely affect the public interest.
- (c) A conditional use permit may be granted for a use that is generally not permitted in a particular zoning district, but which, if controlled, restricted or otherwise regulated, would not adversely affect the public health, safety and general welfare. Such uses may be permitted only if there is compliance with the provisions and standards of this chapter.
- (d) Every person requesting a conditional use permit shall file an application for a permit with the town clerk. The application shall be accompanied by an application fee payable to the town. The amount of the application fee shall be established by separate resolution.
- (e) Applications for conditional use permits shall include the following information:
  - (1) The name, address, and telephone number of the applicant and the owner of the property.
  - (2) A schematic drawing showing the topography of the property and the dimensions and location of all existing and proposed buildings and improvements, including, but not limited to, signs, driveways, off-street



# STAFF REPORT

- parking areas, loading and unloading areas, roads and streets and utility easements.
- (3) A detailed description of the nature and extent of the proposed conditional use.
  - (4) Plans or reports describing traffic conditions that will be created by the conditional use.
  - (5) Complete legal description of the property, including a survey prepared by a state-registered land surveyor.
  - (6) Any other information or data required by the planning and zoning board or the town council.
  - (7) The town council, in its sole discretion, may waive any or all of the requirements in subsections (e)(2) through (e)(5) of this section.
- (f) The planning and zoning board shall hold a public hearing on every application for a conditional use permit. The town clerk shall send all property owners within 300 feet of the property corners of the affected property a written notice stating the name of the petitioner, the nature of the proposed conditional use, and the date and time of the hearing. The planning and zoning board may recommend approval subject to stated conditions. The planning and zoning board shall submit its recommendations to the town council. Within 30 days thereafter, the town council shall hold a public hearing with due public notice to consider the recommendations. The town council may grant the conditional use permit if it finds that the proposed use is desirable and not detrimental to the welfare. If issued, the permit shall be in writing and shall contain the conditions and limitations thereof. The permit shall be filed in the public records of the county. The town council may require the petitioner to pay the legal fees and costs incurred by the municipality in preparing and recording the permit. Any conditional use that does not meet these requirements shall be denied.
- (g) Every conditional use permit shall be signed by the applicant who shall agree to be bound by its terms.
- (h) The town council, with notice to the petitioner, may revoke a conditional use permit if the permittee fails to use or develop the property in full compliance with the terms and conditions of the permit.
- (i) If the town council rejects the conditional use permit, it may not reapply for a period of one year.
- (j) Conditional use permits shall run with the land as long as the conditions of the original conditional use permit are met.



# STAFF REPORT

Figure 1 – Aerial Photo





# STAFF REPORT

Figure 2 – Current Future Land Use Map  
Single-Family Low-Density (SFL)





# STAFF REPORT

Figure 3 – Zoning Map  
Single-Family Low-Density (R1L)





# STAFF REPORT

Figure 4 – Site Plan



The following pages include Review Comments made by the Town and the applicant's responses to the Comments. The Town's subsequent response (in blue) are the recommended conditions for issuance of the Conditional Use Permit (CUP) should it be approved.

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1. Conditional Use is granted for operation of an outdoor storage business for boats, RVs, and trailers, and for no other use or purpose.

**Response:** We would also request that to be able to operate our own landscaping business from this parcel as well.

**Town's Response:** The usage shall be limited to storage of boats, trailers, RVs, and related vehicles. The usage may also include vehicles related to the applicant's landscaping business. This excludes any retail landscape use.

2. The maximum weight for the vehicles outlined above must be 1-ton or less.

**Response:** We request that the maximum weight be restricted to 26,000 GVW (Gross Vehicle Weight). This is the maximum weight that is allowed that does not require a CDL (Commercial Driver's License). Furthermore, we would like to note that we will restrict the storage to no vehicles that have air brakes.

**Town's Response:** The maximum weight of vehicles shall be restricted to 26,000 GVW (Gross Vehicle Weight) and will prohibit the storage of vehicles that have air brakes.

3. The Property must comply with the setbacks for R1L Single-Family Low Density zoning district.

**Response:** Agree. However, we would request that the CUP not restrict us to the 25' Setback from the right of way that is located between our two parcels as we are working with staff for a resolution of this right of way.

**Town's Response:** The Property shall comply with the setbacks for R1L Single-Family Low Density zoning district. Setbacks must be shown on the site plan.

4. All structures including but not limited to fences, sheds, and accessory structures, shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, as established by a qualified professional using soil conditions and vegetative indicators.

**Response:** We do not plan to create any structures for the storage operation. We would like to note, that as this property will also be used for Agricultural purposes as we expand our nursery. The setbacks for Agricultural uses are 25' average along the wetland line.

**Town's Response:** All structures including but not limited to fences, sheds, and accessory structures, shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line, whichever is higher, as established by a qualified professional using soil conditions and vegetative indicators.

5. There shall be no vehicle parking within 50-feet of a delineated wetland line.

**Response:** We agree to not store any vehicles, boats, RVs, or trailers within the 50' Wetland setback but we wish not to be restricted to this setback for vehicles associated with our Agricultural operation

**Town's Response:** The applicant shall construct a split rail or "Montverde Style" fence around the proposed storage area to protect against encroachment into the buffer areas.

6. A major site plan in conformance with Town regulations for commercial use must be submitted and approved prior to use of the Conditional Use and prior to any site work or improvements on the Property. A site plan includes, but is not limited to stormwater calculations, wetland locations, traffic study, environmental assessment, fully engineered plans signed and sealed by a licensed professional, and application for a SJRWMD permit.

**Response:** We request that a minor site plan be sufficient for the project due to the limited impacts of what we are requesting.

**Town's Response:** A major site plan application and approval is required by the Town Code and must be obtained prior to construction activities.

7. Comply with any applicable codes for trailer parking.

**Response:** Please provide any codes that may be applicable for what we are requesting so we will be able to determine a more accurate response to this request.

**Town's Response:** Semi-tractor trailer parking shall be prohibited.

8. The owner must meet and adhere to requirements of Lake County Public Works because access to the Property is from a County Road.

**Response:** Please provide a list of requirements that Lake County Public Works will require so we will be able to determine a more accurate response to this request.

**Town's Response:** An access permit must be acquired from Lake County prior to construction activities.

9. No posting of any sign, placard, advertisement, or inscription whatever, nor shall any person erect or cause to be erected any sign whatsoever on any public property or highway or roads.

**Response:** We request that a 24" by 36" sign be placed along Fosgate so customers will be able to correctly identify the storage location. We will present and request approval from staff of signage when we are ready to install it.

**Town's Response:** Signage shall be constructed in accordance with the Town's sign code.

10. Vehicle maintenance, including but not limited to oil changes, is prohibited from being performed on the Property.

**Response:** We agree that any person or business storing their vehicles, boats, RVs, or trailers is prohibited from performing maintenance on site. However, we do not wish to limit our Agricultural operation from doing so.

**Town's Response:** Any person or business storing their vehicles, boats, RVs, or trailers is prohibited from performing maintenance on site.

11. Movement of boats, RVs, and trailers within the Property, on to the Property or exiting the Property shall be limited to the hours between 7am and 8pm on Monday-Friday, and 10am and 6pm on Saturday/Sunday.

**Response:** We request that hours be limited from 5am to 9pm, 7 days a week.

**Town's Response:** Hours of operation shall be limited from 5am to 9pm, 7 days a week.

12. Resolution of the right of way dedicated by plat called out on the survey of the Property to the satisfaction of the Town's engineer, surveyor and town attorney.

**Response:** We are currently working with staff for a resolution of the right of way between our two parcels.

13. The owner must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers during the application review process that have not been provided.

**Response:** Agree

**Town's Response:** The applicant must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers during the application review process that have not been provided.

14. Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for operation of an outdoor storage business for boats, RVs, and trailers; or (2) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

**Response:** Agree

**Town's Response:** Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for operation of an outdoor storage business for boats, RVs, and trailers; or (2) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

15. The owner must submit traffic circulation plan satisfactory to town manager, town planner and town engineer as part of site plan application.

**Response:** Please explain in more detail what you are requesting we will be able to determine a more accurate response to this request.

**Town's Response:** On your preliminary site plan, please show how vehicles will enter, circulate and exit. Use arrows and notes to illustrate the circulation. More detail can be provided as part of the site plan application. For more information, please review Montverde LDC Sec 6-26, for major site plan.

16. The owner must submit a Lighting Plan, including measures to comply with Dark Sky lighting requirements.

**Response:** It is not our intention to install any lighting for this project. We would like the only exception to this to be a low-lumen, motion activated light to assist with opening and closing of the gate on site.

**Town's Response:** The applicant shall be limited to the installation of one (1) dark sky compliant, motion activated light at the entry point to assist with opening and closing of gate.

17. The owner must install an Environmental Swale per the Town's specifications.

**Response:** Agree

**Town's Response:** The applicant must install an Environmental Swale per the Town's code specifications.

18. In addition to an Environmental Swale, fencing must be installed around the driving and parking area to further prevent intrusion into the 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line, whichever is higher. This condition is applicable for uses allowed in this Conditional Use and for personal use vehicles and equipment.

**Response:** Since areas within the 50' Setback may be in use for our Agricultural operation, we request that no fence be installed along the 50' setback line. However, we agree to post signage every 50' along or near the wetland line in areas on the property that are being used for storage. The signage will read "Do not enter. Wetland Area" in English as well as Spanish.

**Town's Response:** The proposed storage area must be fenced utilizing split rail or "Montverde Style" fencing. The applicant will post signage every 50' along or near the wetland line in areas on the property that are being used for storage. The signage will read "Do not enter. Wetland Area" in English as well as Spanish.

19. This Conditional Use is being granted despite the Property not fronting on a public road. Therefore, title to the Property (Parcel Id No. 11-22-26-0002- 0000-4100; Alt. Key 3778570) and the property identified as Parcel Id No. 09-22-26-0201-0170-0000; Alt. Key 1029490 must be vested in the same owner because this second parcel fronts on a publicly maintained County road and provides access to the Property. Currently the owner of both properties is Parque Verde, LLC.

**Response: Agree**

20. The Town reserves the right to enter the property during regular business hours to ensure compliance with the conditions of this Conditional Use.

**Response: Agree.** However, we request a 24 hours' notice to make sure someone is onsite to allow access.

**Town's Response:** The Town reserves the right to enter the property during regular business hours to ensure compliance with the conditions of this Conditional Use. The Town shall provide 24-hours notice to the property owner before site visitation.

21. The Applicant must sign and accept all conditions of this Conditional Use.

**Response: Agree**

From: noreply-portal@citizenserve.com  
Sent: 08/14/2023 - 12:26 PM  
To: anita@agclaw.net;townmanager@mymontverde.com  
Subject: Online Application Received

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## CITIZENSERVE ONLINE APPLICATION RECEIVED

A Conditional Use application has been received from your online portal.

**CU23-000002**

Type: Conditional Use

Application Date: 08/14/2023

Address:

Description: Boat/RV/Trailer Storage

Applicant: Grant Roberts

[CLICK HERE TO VIEW THIS APPLICATION](#)

---



Grant Roberts - Plant Express

Conditional Use Permit

CU23-000002

Paid \$5000.00 Deposit.

Application Fee \$250.00



**PERMIT PROJECT**  
FILE #: 23-000272  
MONTVERDE FL 34756  
BOAT/RV/TRAILER STORAGE





### FILE INFORMATION

**Project Name**  
Boat/RV/Trailer Storage

**Type**  
Land Development ▼

**Status**  
Open ▼

**Open Date**  
08/14/2023

**Close Date**

**Department**  
Montverde ▼

**Responsible User**  
Paddy Daitnarayan ▼ ⋮

**Priority**  
▼



### PROPERTY INFORMATION

**Property Address** ▼ ▼ Q

MONTVERDE FL 34756

**Parcel #**  
112226000200004100

**Owner Name**  
PARQUE VERDE LLC

**Owner Address**  
PO BOX 560312

MONTVERDE FL 34756-0312

**Owner Phone**

**Legal Description**

**Approximate Location**

Plant Express  
P.O. Box 560533  
Montverde, FL 34756  
407-408-0664

0665

DATE 8-14-2023 63-1380/631

PAY TO THE ORDER OF Town of Montverde \$ 5250.00  
Five thousand two hundred & Fifty <sup>00</sup>/<sub>100</sub> DOLLARS

SEACOAST NATIONAL BANK  
1000 E Hwy 50  
Clermont, FL 34711

FOR Conditional Use Permits



⑈000665⑈ ⑆0631⑆3808⑆

⑆⑆⑆103510⑆⑈

Grant Roberts

Conditional Use Permit

CU23-000002

TOWN OF MONTVERDE  
CASH RECEIPT

Printed 17:24:55 - 08/14/23

Batch:10887  
Transaction:20

Reference Number: COND USE PERMIT  
Name: PLANT EXPRESS - GRANT ROBERTS  
Address: PO BOX 560533 [MONTVERDE FL 34756]

Item(s) Description:

|                            |         |
|----------------------------|---------|
| CONDITIONAL USE PERMIT FEE | 5250.00 |
| PERMITS OFFICE FEE         | 0.00    |
| Check #0665                | 5250.00 |
| Cash Paid                  |         |
| Credit Paid                |         |
| Less Change Given          | ( )     |

TOTAL: 5250.00



## Receipt

Permit Number: CU23-000002

Date: 08/15/2023

Amount: \$5250.00

Received From: Grant Roberts



# STAFF REPORT

EXHIBIT A

RESOLUTION 2023-87



# STAFF REPORT

## EXHIBIT B

### LETTERS OF CONCERN

*Sent to Lisa*



# *Magnolia Terrace*

HOMEOWNERS ASSOCIATION

P.O.Box 560252 · Montverde, FL 34756

July 22, 2024

Town of Montverde  
Montverde Town Council  
17404 Sixth Street  
Montverde, FL. 34756

RE: Opposition to Resolution 2023-87 A Conditional Use Permit

Dear Montverde Town Council,

As President of the Magnolia Terrace Homeowner's Association ("HOA"), I am writing on behalf of the HOA Board of Directors in opposition of granting the Conditional Use Permit outlined in Resolution 2023-87 ("CUP"). The CUP, as requested, would permit land previously designated as R1L Single-Family Density zoning, to be used as an outdoor storage facility for the storage of boats, RVs, and trailers. Our concerns are as follows:

A) We are concerned that any maintenance would allow for the contamination of the waters and wetlands with oils, machine waste, or other commercial contaminants.

B) To ensure that the petitioner does not evade his responsibilities if contamination of the HOA common property should occur, thus, causing undue financial burden to the homeowners of Manolia Terrace HOA if clean up becomes its' responsibility.

C) The possibility of trespassing and/or dumping waste on the HOA common area from the petitioners or the customers.

We recognize that there may be homeowners within our subdivision that may desire this new outdoor storage facility; however, we have a fiduciary duty to protect the common property of the HOA. Our concern is this land is adjacent to HOA's common property and it being used as a twenty-four-hour storage facility where large vehicles will be parked on top of a previous waste site and adjacent to wetlands will negatively impact our common area land.

While we strongly oppose this CUP, should the Town Council and Mayor determine it is in the Town of Montverde's best interest to permit this establishment, we encourage to the Town Council to impose the most stringent restrictions to protect the Magnolia Terrace HOA common area that is adjacent to this land.

MAGNOLIA TERRACE HOMEOWNERS ASSOCIATION

P.O.Box 560252 · Montverde, FL 34756

To protect the HOA's property we would ask that the Town Council and Zoning Board would consider the following:

- a. The customers of the petitions should not be allowed to perform ANY maintenance on their vehicles or equipment while on the property. We are concerned that any maintenance would allow for the contamination of the waters and wetlands with oils, machine waste, or other commercial contaminants. It may be argued that there has been waste from the past permitted and unpermitted waste disposal; however, this previous waste disposal is now buried and should not be disturbed. And there should be no new disposal.
- b. Secondly, the Town Council should place the burden of waste disposal of the site on the petitioner. Pursuant to Environmental Laws, the current landowner is already responsible for the clean-up of any waste and would be responsible for any additional waste on the site that potentially impacts the water, wetlands, and adjoining lands. To ensure that the petitioner does not evade his responsibility should he and/or his customers' activities impact the HOA's community property, the petitioner should be required to place and maintain at least a one-million-dollar (\$1,000,000.00) performance bond as surety for these activities. The surety bond should be pledged to the Town of Montverde who will, in turn, be required to use that money to clean up the wetlands and adjacent property should the petition fail in his responsibilities. This performance bond should be mandatory as Florida has long been promised adherence to environmental protection by businesses only to have those businesses file for bankruptcy to avoid cleanup costs. Thus, sticking the Magnolia Terrace HOA homeowners with the costs of clean up after the business has received all the benefits from their previously existing operations. Montverde has the opportunity and obligation that, should they find it is in the Town's best interest to issue the requested CUP, to put into place protections for the future payment of remediation. This can be achieved by requiring a performance bond significant enough to ensure sufficient funds for remediation.
- c. Finally, we would ask that the petitioner place signage and/or fencing that would prevent any person using the facility to trespass on the HOA common properties. We feel this would alleviate any confusion for the customers of this facility as to where the facility's land ends, and our common property begins. We believe this may also prevent anyone from confusing the boundaries and using HOA property in a manner we consider to be harmful to the common area of the HOA.

Again, we oppose this CUP as it is an unnecessary risk to the adjacent HOA property. However, if the Town Council and Mayor determine it is in the Town's best interest to grant this CUP, we would ask that the Council and Mayor first explain why it is in the Town's best interest and then impose the strictest rules necessary to ensure the least impact to the HOA's land.

Kind Regards,

Cindy Sledziona, President Magnolia Terrace HOA

**HELEN M. GALLAGHER**

16331 Florence Oak Ct, Montverde, FL 34756

[hm.gallagher@comcast.net](mailto:hm.gallagher@comcast.net)

Town of Montverde  
Planning and Zoning Board  
17404 Sixth Street  
Montverde, Florida 34756

November 8, 2023

RE: Opposition to Resolution No. 2023-87

Dear Planning and Zoning Board Members;

In the Agenda provided for your meeting of November 8, 2023, you have listed Resolution No. 2023-87 which would provide for a conditional use permit in an R-1L Single-Family Low-Density Zoning District for an outdoor storage business for boats, recreational vehicles, and trailers. I, along with other Montverde residents, are strongly opposed to this variance.

**Issues Associated with Changes in the Residential Zone** – as noted in your agenda item, this land is zoned for single family homes. Montverde is a quiet residential area, and it should retain this distinction. This area enjoys farms and a country-like setting. The proposed change would invite hundreds of spaces for outdoor vehicles (boats, RVs, and trailers). These outdoor vehicles, while great to enjoy, are often an eyesore in subdivisions if not kept in a garage or behind a fence. If they were not such an eyesore, the homeowners would house these on their own property. Unfortunately, outdoor vehicle owners must take these to large, industrial facilities that will allow for storage. These facilities can be several stories high depending on how they are built and can allow for hundreds of stored vehicles. Each of these vehicles, if not creating an eyesore in the facility itself, will have to be hauled over the roads of Montverde. Due to the proposed location of the facility, this would be accessed from residents of Minneola, Clermont, and other developing areas.

To change land from a residential zoned area for this use, would be a significant impact on the enjoyment of our town and would be inconsistent with anything in the area.

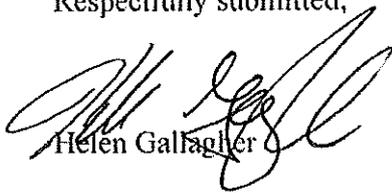
**Impacts to wetlands** - Wetlands are an essential part of the ecosystems and help maintain water quality, aid in flood control, and provide habitat for various animal and plant species. Wetlands in the upper reaches of a watershed often provide the greatest ecological and water quality value. The land adjacent to Fosgate contain these essential wetlands. At the very least, the Planning and Zoning Board should require that the Developer/Requestor prepare and submit a Phase One Wetlands Delineation Study so that the Board and the affected Montverde residents can see exactly where and what type of wetlands would be subject to the provision of the Clean Water Act ("CWA"). A wetland delineation is the fieldwork that determines the boundary between

uplands and wetlands on a property. This on-site work follows guidelines established by the United States Army Corps of Engineers. Under the CWA Section 404, wetland delineations are required when developing a project **that may impact a wetland**. A delineation is legally **required** when a wetland is found on a property that is planned for development. The U.S. Army Corps of Engineers, the Planning and Zoning Board, along with other potential regulatory agencies, must approve the wetland boundary to receive a permit to impact regulated wetlands.

Following a Phase One Wetland Delineation study, the Developer/Requestor could then submit a wetland mitigation plan to the Planning and Zoning Board. Wetland mitigation requires the creation, restoration, and/or enhancement to a wetland to make up for losses due to land disturbance, including development. **These mitigation actions are required by Clean Water Act Section 404 when destroying a wetland.** Once these mitigation plans have been established, they must receive the approval of the Natural Resources Conservation Service (NRCS.)

I would encourage the Board to deny the application for a conditional use permit or, at a minimum, before any other action is taken, to require the Developer/Requestor to submit the CWA required Phase One Wetlands Delineation Study. Additionally, the Developer/Requestor should be required to remove all vehicles and commercial equipment from this property until the Phase One Wetlands Delineation Study is complete at which time the Planning and Zoning Board will have the information it needs to assess the request.

Respectfully submitted,



Helen Gallagher

9/3/2024

Attn: Town of Montverde Planning and Zoning Board,

Ref item Alt Key #3779570

I have been sent, via certified mail, notice of the intent of the owner to request a Conditional Use Permit from the town council to permit an outdoor storage business of which I am strongly opposed. This area is a reported dump site by the Tower Chemical Company many years ago. If construction were to be permitted my fear is that the chemicals buried would begin to leak and contaminate the ground water which supplies my well and my neighbor's wells, used for irrigation. In addition, if storage of boats and RV items was permitted there would be maintenance performed, either permitted by the owner or surreptitiously by tenants, which could flow into adjacent wetlands causing contamination. Again I am strongly opposed to any use for this parcel.

Larry Kontny

16516 Magnolia Terrace Blvd

Montverde, FL 34756

September 8, 2024

Attn: Town of Montverde Planning and Zoning Board and Council

Ref item Alt Key #3779570

We have been sent, via certified mail, notice of the intent of the owner to request a Conditional Use Permit from the town council to permit an outdoor storage business of which we are strongly opposed. This area is a reported dump site by the Tower Chemical Company many years ago as well as a town dump. If construction were to be permitted our fear is that the chemicals buried would begin to leak and contaminate the ground water which supplies my well and my neighbor's wells, used for irrigation. If storage of boats and RV items were permitted there would almost certainly be maintenance performed, either permitted by the owner or surreptitiously by tenants, which could flow into adjacent wetlands causing contamination.

Additionally, the DEP/EPA have issued a conditional use permit requirement for this parcel (I have attached a pdf of the email from the DEP). Were they contacted when the town gave a zoning variance for agriculture? Will the DEP/EPA be notified of this request to build on said property? I think it is the town's responsibility and, as stated by the DEP agent, should be very aware of the historical issues with this parcel and its limited use regulations.

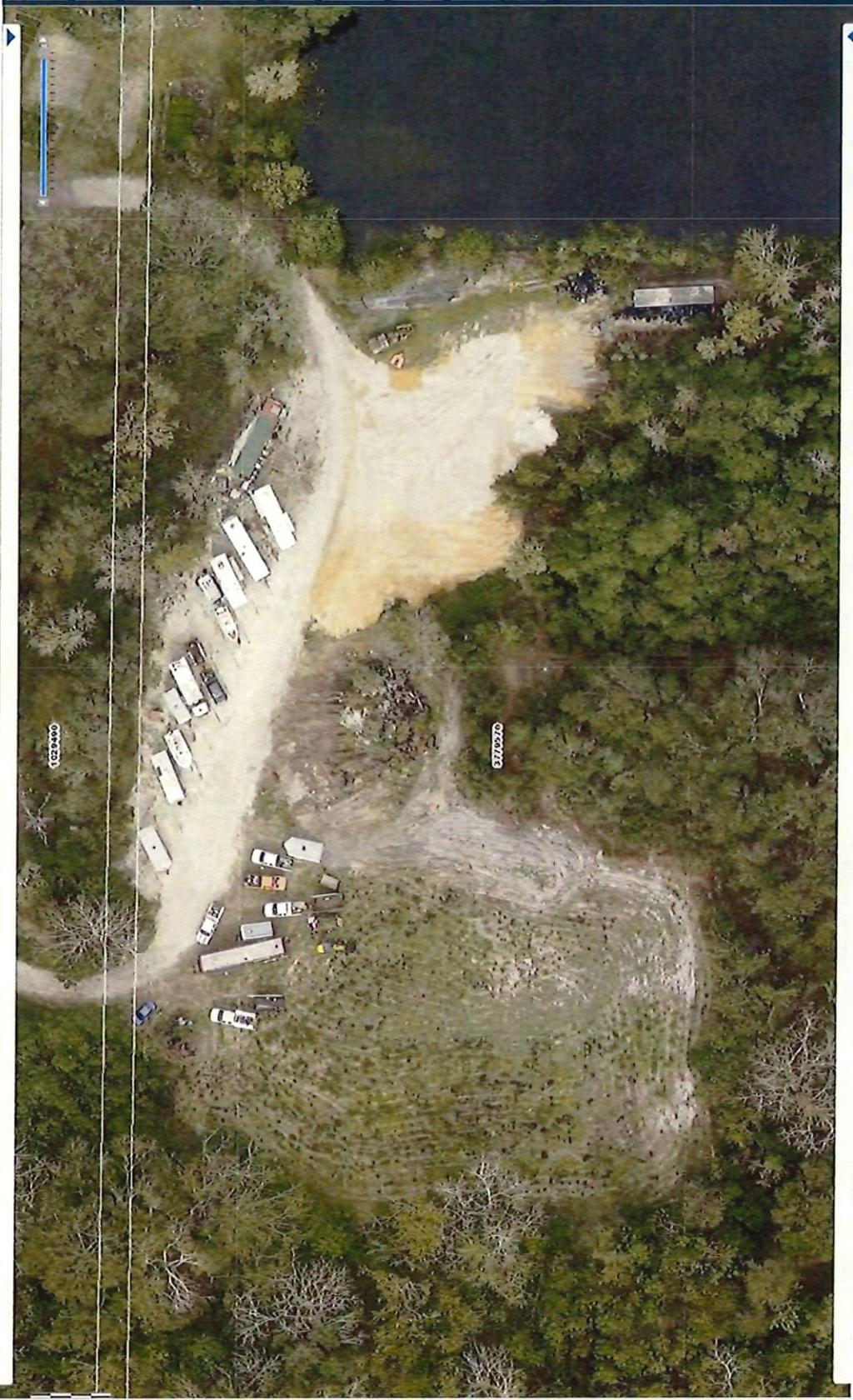
Again, we are strongly opposed to any use for this parcel.

Paul and Cynthia Ajemian  
16524 Magnolia Terrace Blvd  
Montverde, FL. 34756



LAKE COUNTY FL INTERACTIVE MAP All 3779570 Search

Zoom In Pan Full Extent Identify Select Measure Buffer Sales Clear Print Share About Help





# STAFF REPORT

EXHIBIT D

CERTIFIED MAIL

## NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 300-feet of a property requesting a Conditional Use Permit (see below). The Town of Montverde is required by law to notify you of the upcoming Town Council meeting. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

From: Paul Larino, Town Manager  
Date: January 3, 2024  
Re: Notice of Public Hearing for Conditional Use Permit Request

---

Notice is hereby given for public hearings to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding the parcel described below.

The Town of Montverde Town Council will hold a public hearing on **Tuesday, February 11, 2025, at 7:00 p.m.**, to deliberate on the following:

### RESOLUTION 2023-87

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A CONDITIONAL USE PERMIT IN A R-1L SINGLE-FAMILY LOW DENSITY ZONING DISTRICT IN THE TOWN OF MONTVERDE TO PERMIT AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVs, AND TRAILERS ON THE HEREIN DESCRIBED PROPERTY GENERALLY LOCATED AT FOSGATE ROAD AND RIDGEWOOD AVENUE, MONTVERDE, FLORIDA, OWNED BY PARQUE VERDE, LLC; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Specifically: The Town Council will deliberate on whether or not to issue an approval for a Conditional Use Permit in a R1L Single-Family Low-Density zoning district to permit an outdoor storage business for boats, RVs, and trailers. The parcel is 15.09-acres and is located within Town limits (Alt Key 3779570). See Fig 1.

Interested parties may appear at the Town Council public hearing and be heard with respect to the proposed Conditional Use Permit. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This resolution is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager  
Town of Montverde

Figure 1



ABBOUD RODELLE  
16110 RIDGEWOOD AVE  
MONTVERDE, FL 34756

AJEMIAN PAUL V & CYNTHIA A  
16524 MAGNOLIA TER  
MONTVERDE, FL 34756

ANGELO JOHN V & LYNDA  
PO BOX 8578  
CORAL SPRINGS, FL 33075-8578

BENARD EDWARD R & CHERI A  
15919 PADDOCK DR  
MONTVERDE, FL 34756

BURK TIMOTHY R & TAYLOR K  
16010 RIDGEWOOD AVE  
MONTVERDE, FL 34756

BWJ LLC  
16639 AREZO CT  
MONTVERDE, FL 34756

ELDRIDGE R WESLEY & LAURA L  
16040 RIDGEWOOD RD  
MONTVERDE, FL 34756

GAINOUS FERRELL J & HAZEL A  
PO BOX 560596  
MONTVERDE, FL 34756-0596

HUTCHINGS JOHN P & LINDA B  
16021 RIDGEWOOD AVE  
MONTVERDE, FL 34756-3308

KONTNY LARRY W & VIRGINIA B  
TRUSTEES  
16516 MAGNOLIA TER  
MONTVERDE, FL 34756-3509

MAGNOLIA TERRACE HOA INC  
PO BOX 560252  
MONTVERDE, FL 34756-0252

MERCER TIMOTHY B & ANJANETTE S  
16006 RIDGEWOOD AVE  
MONTVERDE, FL 34756

MERHIGE ROBERT K II & JENNIFER  
15932 THOROUGHBRED LN  
MONTVERDE, FL 34756

MINNIE BRETT M  
16048 RIDGEWOOD AVE  
MONTVERDE, FL 34756

Not for public record

PARQUE VERDE LLC  
PO BOX 560312  
MONTVERDE, FL 34756-0312

PERRY DOUGLAS D & KIMBERLEY A  
16508 MAGNOLIA TERRACE BLVD  
MONTVERDE, FL 34756

REDMOND FRANK  
& TERRY JOHNSTON  
16111 RIDGEWOOD AVE  
MONTVERDE, FL 34756

ROBERTS JOHN C  
& WENDY L LIFE ESTATE  
16004 RIDGEWOOD AVE  
MONTVERDE, FL 34756

ROBERTSON DANNEY T  
16120 RIDGEWOOD DR  
MONTVERDE, FL 34756

SANDBROOK CLAIRE & STEPHEN  
16103 RIDGEWOOD AVE  
MONTVERDE, FL 34756

TORRES MARIA R &  
16500 MAGNOLIA TERRACE BLVD  
MONTVERDE, FL 34756

TOWN OF MONTVERDE  
PO BOX 560008  
MONTVERDE, FL 34756

## Paul Larino

---

**From:** Cynthia Ajemian <cajemian@gmail.com>  
**Sent:** Saturday, December 28, 2024 9:32 AM  
**To:** Joe Morganelli; Carol Womack; Jim Ley; Allan Hartle; Joe Wynkoop  
**Cc:** tjohnson@mymontverde.com; awadsworth@mymontverde.com; karellano@mymontverde.com; hbroecker@mymontverde.com; Paul Larino; Town Clerk; Robert Tomlinson; Larry Kontny; Skip & Kim Perry; Paul Ajemian  
**Subject:** Parcel alt keys 3779570, 1029490, 1509793  
**Attachments:** Email Thread DEP with Larino.pdf; Email Thread with DEP.pdf; IMG\_0448.mov; IMG\_3099.jpeg; IMG\_2930.jpeg; IMG\_2371.jpeg; Email from Sweeney re- town liability.pdf; 75597554674\_2E5C742D-F998-4464-A9FC-7BCC3778DA84.jpeg; IMG\_3112.PNG; IMG\_3099.jpg; IMG\_3113.jpg; Violations Notice\_Parque Verde LLC\_02\_02\_2021 (1).pdf; violation notice RV trailer parking.pdf

Dear Council Members,

We are writing in opposition of a zoning variance for a commercial/large vehicle storage request by Grant Roberts and the owners of Parque Verde as well as the other LLC's listed on the alt keys referred to above and in the attached emails to and from the DEP and the EPA in Tallahassee - Please note that ALL alt keys for the parcel are included in the emails to and from the DEP and EPA. **We are also requesting that the town clerk ensure that this email and all attachments to this email are included in the information binders for all council members.**

First, as for there being any question about whether one or more of these alt key parcels were ever used for landfill, Grant Roberts has admitted that there is indeed a former landfill there (see attached screenshot) wherein, as Mrs. Wendy Roberts admits on social media (see attached screenshot) that cars, etc. are buried densely enough they couldn't install irrigation lines for the current "agricultural use." Please also note that at least two men, *one of which is a former council member*, stood up a couple of times at the P&Z meetings and publicly said they were told by long time residents that there were chemicals buried there by Tower Chemical. Additionally, these parcels were clearly a concern for the DEP as demonstrated by the attached emails.

Mr. Larino and Mr. Parks continue to say (at the last meeting anyway) that any issues that would arise regarding the admitted landfill and alleged chemicals stored underground there would be the sole responsibility of the owners or the EPA. This appears not to be entirely true as we have an email from Mr. Sweeney of the EPA in Tallahassee that indicates other wise. (see attached). His email to us said **"If the town is rezoning to allow this use, it seems they may be liable for resulting impacts (should there be any)"** (see attached email from Mr. Sweeney). This contradicts what the P&Z were told in December 2024 meeting by the town manager, Paul Larino.

It would not only be prudent that the council get clarification about potential liability to the town and its residents, but it would be gross negligence not to get such clarification BEFORE granting any type of CUP for any of these referenced alt key parcels. If the town allows such CUP and should something happen and there is contamination as a result of the landfill or alleged stored chemicals, these LLC's simply go bankrupt, and we as residents and neighboring properties are "on the hook" for an immensely expensive clean up that could easily be prevented.

Further, according to the attached emails from Mr. Hall of the Central Florida DEP, the referenced parcels were "released" in 2021 with the caveat that *no change of use should occur* (again see attached email). Despite this caveat, the current applicant aka LLCs filed for and were granted a CUP for agricultural use 2022. It is unclear, and we have posed the question to the Town Manager with no response, whether the town notified the DEP of the change of use for these parcels before granting the agricultural CUP in 2022. Clearly, the town should also be consulting the DEP before even considering this CUP ***in accordance with the caveat of the DEP before dismissing the property from oversight*** (see attached emails). As for any "tests" on that property, these apparently were done in 2004 and showed no leakage **at that time** from the landfill and other items potentially buried there. This was 20 years ago and any release was conditional as stated by Mr. Hall in his email.

As for the responsibility of the owners aka LLC's, we don't believe, given the past flagrant violations of town ordinances, CPU, etc. (see attached violation letters) that Mr. Roberts or the related LLC's that own these parcels will act in good faith to ensure the safety of surrounding homes and families, as he has demonstrated a total disregard for his neighbors and community when he openly mocked the concerns of neighbors when he placed GIANT used culverts on the side of the road, saying "I believe someone in your neighborhood has "adopted" Fosgate Road and has pledged to keep it clean, maybe you should reach out to him to come pick up what the gentleman moved off our property." *In fact, Grant Roberts put the giant used culverts on the public side of the road by his own admission in the same post* (see below screenshots).

He further demonstrated a total disregard for the safety of his neighbors when he or someone else on his property in VERY near proximity of our homes, and quite possibly on HOA property, fired a semi-automatic rifle (*see/listen to video attached to this email*). We called the police and noted that NO neighbors in our neighborhood or nearby were the ones firing this weapon (see redacted text message) and filed a police report. Note that the officer confirmed that it was indeed a semi-automatic rifle from the video evidence. These are serious concerns for my and my family's safety and well being as we and our neighbors were shocked by the firing of a semi-automatic rifle in a residential area. We believe this is indeed against the law given our layman interpretation of the state statute about firearms in residential areas. His CUP for agriculture does not exclude him from this statute as the area is still zoned R1 and he has an exemption for only one parcel: Statutes & Constitution :View Statutes : Online Sunshine. "who recklessly or negligently discharges a firearm outdoors on any property used primarily as the site of a dwelling as defined in s. 776.013 or zoned exclusively for residential use commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083. This section does not apply to a person lawfully defending life or property or performing official duties requiring the discharge of a firearm or to a person discharging a firearm on public roads or properties expressly approved for hunting by the Fish and Wildlife Conservation Commission or Florida Forest Service."

We ask that you maintain the integrity of our community and Montverde's small town aesthetics and not allow this or other R1 zoned areas of our beautiful little town to be changed into commercial ventures at the expense of its residents.

Sincerely,  
Paul and Cynthia Ajemian

RE: former Tower Chemical Site Alternate Keys 3779570, 1029490, 1509793 Montverde, FL

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From: Sweeney, Scott L (scott.l.sweeney@floridadep.gov)

To: cajemian@gmail.com

Date: Thursday, December 12, 2024 at 03:42 PM EST

---

Hi, Cynthia.

Sorry I'm just getting back to you on this. I'd actually heard about this issue in August as I was traveling for a week and didn't get a chance to circle back to it. (I'm not sure I had many details at that point.) I can look into the CERCLA-related issues and/or our section's previous involvement and any ongoing issues with the Department. If the town is rezoning to allow this use, it seems they may be liable for resulting impacts (should there be any). Though the current status of the site may make that a non-issue. Let me see what we can find.

Regards,  
Scott

Scott L. Sweeney  
Environmental Manager, Brownfields and CERCLA Site Screening  
Florida Department of Environmental Protection  
Waste Cleanup Program  
[Scott.L.Sweeney@floridadep.gov](mailto:Scott.L.Sweeney@floridadep.gov)  
Office: 850.245.8958

-----Original Message-----

From: Cynthia Ajemian <[cajemian@gmail.com](mailto:cajemian@gmail.com)>

Sent: Wednesday, December 11, 2024 7:50 PM

To: Sweeney, Scott L <[Scott.L.Sweeney@FloridaDEP.gov](mailto:Scott.L.Sweeney@FloridaDEP.gov)>

Subject: Fw: former Tower Chemical Site Alternate Keys 3779570, 1029490, 1509793 Montverde, FL

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Dear Mr. Sweeney

I am reaching out regarding the referenced property. The town is passing a rezoning to allow 50+ 13 ton vehicles to be stored on top of this former landfill and tower chemical site without any oversight, etc. I was wondering if there is an active investigation regarding these parcels. I know Mr. Hall said that you would be the person to speak to from now on.

Cynthia Ajemian

----- Forwarded Message -----

From: Hall, Daniel K. <[daniel.k.hall@floridadep.gov](mailto:daniel.k.hall@floridadep.gov)>

To: Cynthia Ajemian <[cajemian@gmail.com](mailto:cajemian@gmail.com)>

Sent: Monday, August 5, 2024 at 07:37:14 AM EDT  
Subject: RE: former Tower Chemical Site

<

Ms. Ajemian,

The matter ultimately landed with Scott Sweeney (scott.l.sweeney@dep.state.fl.us); however, it is my understanding that the final decision for a CERCLA site lies with EPA and not the state. I do not work in the clean-up world so I can not tell you if 'changes in site usage' is a defined term but my educated guess is that it is not. I will point out the usage of 'may be grounds' which indicates it is up to the administrator (be it state or federal) to determine if re-opening is appropriate or not. Regarding notifying the town, that is completely up to you. I would like to imagine the town are already aware of this site and its history.

Daniel K. Hall  
Environmental Manager  
Department of Environmental Protection  
Central District-Compliance Assurance Program  
3319 Maguire Boulevard, Suite 232  
Orlando, FL 32803  
[Daniel.K.Hall@FloridaDEP.gov](mailto:Daniel.K.Hall@FloridaDEP.gov)  
O: (407) 897-4167

-----Original Message-----

From: Cynthia Ajemian <[cajemian@gmail.com](mailto:cajemian@gmail.com)>  
Sent: Sunday, August 4, 2024 8:53 AM  
To: Hall, Daniel K. <[Daniel.K.Hall@FloridaDEP.gov](mailto:Daniel.K.Hall@FloridaDEP.gov)>  
Subject: Re: former Tower Chemical Site

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good morning,

I apologize for the late reply. Thank you SO much for getting back to me. Just a couple of questions...

- (1) who can I contact at the Tallahassee office so I can track the developments of the matter
- (2) is the term 'changes in site usage' a defined term, meaning any change?
- (3) would you advise I forward their email to the Town Council or in some way alert the Town to this development so that it can either stop or slow down its review until they hear from Tallahassee?

Cynthia Ajemian

On Tuesday, July 30, 2024 at 10:08:03 AM EDT, Hall, Daniel K. <[daniel.k.hall@floridadep.gov](mailto:daniel.k.hall@floridadep.gov)> wrote:

Ms. Ajemian,

EPA has forwarded your complaint regarding the former Tower Chemical site to the Florida Department of

Sent: Monday, August 5, 2024 at 07:37:14 AM EDT  
Subject: RE: former Tower Chemical Site

Ms. Ajemian,

The matter ultimately landed with Scott Sweeney ([scott.l.sweeney@dep.state.fl.us](mailto:scott.l.sweeney@dep.state.fl.us)); however, it is my understanding that the final decision for a CERCLA site lies with EPA and not the state. I do not work in the clean-up world so I can not tell you if 'changes in site usage' is a defined term but my educated guess is that it is not. I will point out the usage of 'may be grounds' which indicates it is up to the administrator (be it state or federal) to determine if re-opening is appropriate or not. Regarding notifying the town, that is completely up to you. I would like to imagine the town are already aware of this site and its history.

Daniel K. Hall  
Environmental Manager  
Department of Environmental Protection  
Central District-Compliance Assurance Program  
3319 Maguire Boulevard, Suite 232  
Orlando, FL 32803  
[Daniel.K.Hall@FloridaDEP.gov](mailto:Daniel.K.Hall@FloridaDEP.gov)  
O: (407) 897-4167

-----Original Message-----

From: Cynthia Ajemian <[cajemian@gmail.com](mailto:cajemian@gmail.com)>  
Sent: Sunday, August 4, 2024 8:53 AM  
To: Hall, Daniel K. <[Daniel.K.Hall@FloridaDEP.gov](mailto:Daniel.K.Hall@FloridaDEP.gov)>  
Subject: Re: former Tower Chemical Site

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good morning,

I apologize for the late reply. Thank you SO much for getting back to me. Just a couple of questions...

- (1) who can I contact at the Tallahassee office so I can track the developments of the matter
- (2) is the term 'changes in site usage' a defined term, meaning any change?
- (3) would you advise I forward their email to the Town Council or in some way alert the Town to this development so that it can either stop or slow down its review until they hear from Tallahassee?

Cynthia Ajemian

On Tuesday, July 30, 2024 at 10:08:03 AM EDT, Hall, Daniel K. <[daniel.k.hall@floridadep.gov](mailto:daniel.k.hall@floridadep.gov)> wrote:

Ms. Ajemian,

EPA has forwarded your complaint regarding the former Tower Chemical site to the Florida Department of

**ORDINANCE 2024-44**

**ORDINANCE 2024-44**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY MONTVERDE LANDCO, LLC AND LOCATED NORTH OF OSGOOD ROAD, WEST OF LAKE APOPKA AND PARTIALLY EAST OF KIRK ISLAND RD; DIRECTING THE TOWN MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; APPROVING VARIANCES FROM TOWN CODE WITH CONDITIONS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Thomas Settle, as applicant on behalf of the owner, Montverde LandCo, LLC., requested a rezoning from Lake County Agriculture to Town of Montverde Single-Family Residential PUD; and

**WHEREAS**, the subject properties consist of 111.411+/- acres located, and is more particularly described in **Exhibit "A"** attached hereto, consisting of Lake County Parcel Id Nos. 01-22-26-1500-000-000C00 (1066352); 35-21-26-0004-000-00400 (1064112); 36-21-26-0003-000-00100 (1028124); and 02-22-26-0001-000-00100 (1031168); and

**WHEREAS**, the property has a future land use designation of Single-Family Low Density Residential PUD and establishing a minimum lot size for residential dwelling units at ½ acre as shown on the Town of Montverde Comprehensive Plan Future Land Use Map with the following limitation: The minimum lot; and

**WHEREAS**, the proposed zoning is consistent with the future land use designation; and

**WHEREAS**, all property owners within 600 feet of the Property were provided written notice of a requests for variances from the Town's Code and such requests were considered based on the standards set forth in Sec. 10-12, Art. I, Ch. 10 of the Land Development Code; and

**WHEREAS**, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and

**WHEREAS**, the Town has held such public hearing, and the records of the Town provide that the owners of the land affected have been notified as required by law; and

**WHEREAS**, this Ordinance has been advertised in a newspaper of general circulation in the town no less than 10 days prior to the public hearing.

**NOW, THEREFORE**, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

**Section 1: Zoning Classification.**

That the Property shall be designated as Town of Montverde Single-Family Residential PUD in accordance with Land Development Code of the Town of Montverde, Florida, and this Ordinance.

See attached legal description attached hereto as **Exhibit A**.

Lake County Parcel Id Nos. 01-22-26-1500-000-000C00 (1066352); 35-21-26-0004-000-00400 (1064112); 36-21-26-0003-000-00100 (1028124); 02-22-26-0001-000-00100 (1031168) (the "Property").

The Property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

**Section 2: Terms.**

The uses of the Property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as **Exhibit C**. To the extent there are conflicts between **Exhibit C** and this Ordinance, this Ordinance will take precedence.

**A. Permitted Land Uses.**

1. Residential - a maximum of 139 single-family dwelling units. Each residential lot shall be a minimum of 0.5 acres in size.
2. Accessory uses directly associated with the single-family dwelling units may be approved by the town manager or designee.
3. Any other use of the Property not specified herein will require approval of an amendment to this Ordinance by the Town Council.

**B. Setbacks.** The minimum setback for residential development shall be as follows:

- Front: 20 feet from the property line
- Side: 7.5 feet from the property line (unobstructed – for example no a/c pads)
- Rear: 20 feet from the property line (50' for waterfront and wetland lots)
- Side Corner: 10 feet from the property line
- Pool, screen and decking: 5 feet from any property line
- Driveway: 3 feet from any property line. There shall be no development such as hardscape or gravel within this setback. Landscape and sod are the only permissible uses within 3-ft of each property line pursuant to Town code.
- Accessory Structures Rear Yard Only: 7.5 feet setback from all property lines (50' for waterfront and wetland lots)
- A/C pads/pool equipment: Shall only be located at the rear of the house.

NOTE: For purposes of determining setbacks, the rear setback will be measured from the conservation easement/LID easement line and NOT the Lot's rear property line unless no conservation easement/LID easement is located on the lot.

1. Lot sizes shall be in compliance with the PUD; however modifications may be made during the final engineering process as long as:
  - a. There will be no increase in the total density beyond what is approved in the PUD.
  - b. The minimum lot size must be at least half an acre.
  - c. The general street network and drainage layout remain unchanged.
  - d. Allowed minimum lot width is 60-ft.; however, no more than six 60-ft. wide lots are approved. Remaining lot widths must be consistent with Exhibit C.
  
2. All development, including but not limited to fences, sheds, and accessory structures, excluding permitted docks shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line (whichever line is higher). The seasonal high-water elevation and jurisdictional wetland line shall be established by a qualified professional using soil conditions and vegetative indicators. In ground concrete or fiber glass pools and associated pool decking are permitted within the 50-foot setback but must be at least 25-feet from the seasonal high-water elevation or wetland jurisdictional line (whichever line is higher). Sec. 10-90, Art. III, Ch. 10, LDC.
  
3. Any setback not specified must be in accordance with the Town of Montverde Land Development Code, as amended.

**C. Environmental Requirements.**

1. Prior to any development, a current environmental assessment must be submitted to identify impacts to wetlands, habitat, wildlife corridors, flora, and fauna. The environmental assessment must identify the location of nuisance and/or exotic plant species (According to UF-IFAS) and proposed methods to remove these plant species.
2. Must adhere to all Comprehensive Plan and Land Development Code regulations, as amended.
3. Figure xx depicts conservation easements and open space for the proposed development. These areas shall be managed by the HOA in perpetuity to protect natural and water resources. Structures, vehicles, and non-native landscaping are not permitted in these areas including within easements located on individual lots.

**D. Stormwater Management.** The stormwater management system shall be designed in accordance with all applicable Town of Montverde and St. Johns River Water Management District (SJRWMD) requirements; as amended. It is the responsibility of the HOA to maintain all stormwater systems inclusive of drainage easements in perpetuity.

**E. Utilities.**

1. The provision of potable water must be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, Town of Montverde Comprehensive Plan and Town of Montverde Code of Ordinance regulations.
2. The provision of wastewater service must be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, Town of Montverde Comprehensive Plan and Town of Montverde Code of Ordinance regulations. The developer will be responsible for the installation and maintenance of a Florida DEP approved sewer system.
3. The parties will enter into a utility agreement, if required by the Town, before or simultaneously with preliminary plat approval by Town Council.
4. The developer must install dry lines within the development in accordance with Town Code.
5. The developer must permit and construct an irrigation water line and related equipment from Lake Apopka to the Property. A utility easement along Osgood Road in favor of the Town for the Town to operate the irrigation to the Property is required.
6. Each lot must include utility easements in favor of the Town – 5-ft. side, 10-ft. front, and 10-ft. rear.
7. All homes must be Water Star Certified.

**F. Recreation areas.**

1. Recreation areas must be allocated on the site in accordance with Policy 1-1.14.1 (C), Montverde Comprehensive Plan.
2. Provide an 80-ft ROW along Abrams Avenue in the southeastern corner of the Property from Lake Apopka to the western extent of Temple Street to accommodate access to and parking for the boat ramp. (Existing Town ROW is 40-ft),.
3. Public access from the ROW to the Rec-Tract 3 is required.

**G. Open space/Impervious Surface Ratio.**

1. Minimum open space standard is 25 percent in accordance with Policy 1-1.1.2, Montverde Comprehensive Plan.

2. Maximum area of site to be covered by impervious surface is 50 percent in accordance with Policy 1-2.27(B), Montverde Comprehensive Plan.
3. Maximum area of each individual lot to be covered by impervious surface is strictly 50 percent in accordance with the Town's Comprehensive Plan and LDC.

**H. Parking.**

1. Parking shall be accomplished in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

**I. Transportation.**

1. Transportation including roads, trails, sidewalks, and access shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, the "Montverde Walks" Plan, and with approval from Lake County Public Works and Trails.
2. All roads within the Property must be designed and constructed in accordance with City of Mount Dora standard providing for 2-travel lanes, 22-ft wide travel lanes of asphalt and 1-ft. ribbon curb on each side for a total width of 24-ft.
3. The following access roads leading into the development, 8<sup>th</sup> St, 9<sup>th</sup> St, and Temple St., must be improved to meet City of Mount Dora standard providing for 2-travel lanes, 22-ft. wide travel lanes of asphalt and 1-ft. ribbon curb on each side for a total width of 24-ft. be 2-lanes and 22' wide and also meet Lake County Fire Safety standards. Additionally, an 8' sidewalk on one side of the road is required, with the location designated by the Town. Each time a building permit application is submitted, the builder may request from the Town a partial impact fee credit towards the Town's transportation impact fee for the particular lot..

**J. Lighting.**

1. Lighting shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions and must be consistent with "Dark Sky" criteria per the International Dark Sky Association (IDA) standards.
2. HOA is responsible for the costs of the lighting, electrical and maintenance.

**K. Signage.**

1. Signage shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

**L. Sidewalks.**

Sidewalks inside the development must be 6' in width. A minimum of 16 sidewalk stamps shall be installed at various sidewalk location within the subdivision. The

sidewalk stamps shall be installed in accordance with the intent of the “Montverde Walks” plan.

**M. Driveways and Road Aprons.**

Driveways and road aprons must be constructed in accordance with Section 4-84 of the Montverde Land Development Code.

**N. Landscaping.**

1. Historic/Heritage trees on the Property must be preserved unless approved for removal by Town Council.
2. Landscaping shall be accomplished in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, and shall also include:
  - i. Within each residential lot, no more than 55 percent of the total landscape coverage is permitted to contain turfgrass.
  - ii. All landscape materials throughout the subdivision shall be Florida Friendly landscape materials.
  - iii. Landscape perimeter buffers must be comprised of 100 percent Florida native plants.
  - iv. The project will have a 30’ perimeter buffer adjacent to the existing development and will utilize the recommended plant quantities for this size of buffer listed in the Standards and Guidelines Manual.
  - v. In accordance with Town LDC, the minimum number of trees and shrubs on each lot shall be as follows. (1) Florida native canopy tree in the front yard with 4” caliper minimum; (2) Florida native canopy trees in the rear yard 4” caliper minimum; and one more accent tree from the Florida Friendly TM list such as crepe myrtle 2” caliper. Shrubs must be 18” tall at the time of planting. The number of shrubs required in the front yard is based on 50% of the lot width (for example a 50-ft wide lot requires 25 shrubs, a 60-ft wide lot requires 30 shrubs planted in the front yard or within 15’ of the front building line of the residence in the side yard.. These are intended to be foundational shrubs. The HOA shall be responsible for ensuring the minimum number of trees required on each lot per the PUD is maintained in perpetuity.
  - vi. All trees installed for canopy coverage in areas including Residential Lots, Right-of-Way, Open Space, and Common Areas must be comprised of 100% Florida native plants. This does not prevent the use of specimen fruit trees in appropriate areas. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30’ should be planted at least 4’ from any sidewalk, 30’-50’ trees should be planted at least 6’ from any sidewalk, and trees that grow to over 50’ should be planted at least 8’ from any sidewalk (including fruit trees approved by UF-IFAS). Any trees planted in addition to the

minimum number of 100 percent Florida Native Florida trees must be classified as Florida Friendly per UF-IFAS.

- vii. Canopy trees planted closer than 8' to any sidewalk or pavement shall be planted with root barriers to avoid damage. In no case shall be closer than 4' to sidewalks or pavement.
- viii. Invasive Plant Species (as identified by the USDA Federal Noxious Weed List or UF-IFAS) are prohibited and must be removed from the entire Property prior to construction.
- ix. Irrigation *during first year of landscape plantings*. All landscaping must be irrigated during the first year of being planted to encourage healthy growth of the root system and establishment of the landscaping. The HOA shall be responsible for keeping landscaping maintained in the Right-of-Way, Open Space and Common Areas.
- x. Outreach Materials Landscaping - The developer/builder shall provide an educational brochure as part of the homeowners manual to each homeowner indicating to the homeowner acceptable landscape materials as defined by the Neighborhood Standards and Guidelines Manual for New Subdivisions. The brochure shall include information concerning the use of fertilizers pursuant to the Town's code and proper use recommendations from UF-IFAS.
- xi. A picket fence must be installed to delineate the property line at the rear of the adjacent new lots.
- xii. Low Impact Development techniques will be used for swales and revegetation throughout the stormwater collection system. The revegetation will focus on establishing native habitats throughout the community.
- xiii. Lots shall incorporate a maximum of 55 percent landscape coverage with turfgrass within a standard lot depth of 120 feet. The areas within the designated drainage easement will be stabilized as required by the St. Johns River Water Management District (SJRWMD) and Town of Montverde LDC.
- xiv. HOA documents must include provisions for maintaining in perpetuity all common area features, and LID elements. The town must review and approve HOA documents. Documents must provide a mechanism, such as mandatory reserve accounts to ensure financial sustainability for maintenance as required herein.

**O. Neighborhood Standards and Guidelines Manual for New Subdivisions.**

1. The development must adhere to all other design criteria within the Neighborhood Standards and Guidelines Manual for New Subdivisions including, but not limited to:

- i. Low Impact Development (LID) principles in accordance with the Neighborhood Standards and Guidelines Manual for New Subdivisions must be incorporated into the site plan and construction plans prior to the Town's Final Plat approval.
- ii. Fences. Acceptable fencing includes wrought iron or aluminum, picket fences (wood or vinyl), and "Montverde Style" fence. Prohibited fence styles include chain link, wire mesh, wood or vinyl stockade style fences of any size, barbed wire, chicken wire (or similar), field fences, and wire fences of any type or construction with opaque fabric. Fences of any type are discouraged in front yards but permitted so long as they are 4 ft in height or less. Privacy fences are permitted around pools and spas but not on property boundaries.
- iii. Outreach Materials LID – In order for a development to successfully sustain LID and Landscaping techniques planned for installation, it is important for all stakeholders in a project to understand the LID measures and use of native landscapes and each individual's role to protect the water and landscape environment. Contractors should understand the proper installation methods; builders should understand the value of proper installation and maintenance of the LID measures; and future/ potential property purchasers and owners should be made aware of the value that inclusion of LID in the site design has for the owner, as well as understand the importance of, and ensuring that future maintenance and operation occurs.

#### **P HOA Responsibilities for a Conservation Oriented Neighborhood.**

1. A printed, bounded, color manual shall be given to each homeowner. The manual shall describe the natural resources within and adjacent to the residential subdivision. At a minimum, but not limited to, the manual shall provide the following. This information must be included in the final plat provided then included in HOA documents as an exhibit to the recorded declarations.
  - i. The manual shall inform the homeowners regarding the ecological and hydrologic importance of the buffer areas and easements and the requirement for these areas to remain passive, free from structures and vehicles, and non-native plants. The subdivision's LID design and intent shall be discussed in this manual.
  - ii. The manual shall provide a list of preferred and prohibited plant and tree species and graphically depict the limits of sod use to a maximum of 55 percent coverage.
  - iii. The manual shall graphically (in color) depict permitted fence types.
  - iv. The manual shall provide information on fertilizer restrictions.

2. Signs shall be installed noting the limits and restrictions of the easements. The signs shall be visible to each lot and shall contain language noting the area as a conservation easement and that no structures or landscaping shall be installed beyond the point of the sign. The signs shall also note that the area is to be maintained by the HOA and not the homeowner.
3. A management plan for the open space, shoreline areas and conservation easements must be provided to the Town prior to construction activities. The management plan must be prepared by a qualified conservation biologist who is experienced in managing conservation easements. The plan must provide assurances that perpetual management activities include the on-going removal of any nuisance/exotic vegetative species that may occur.

**Section 3: Waivers approved with conditions.**

1. **Waiver from:** Section V.B. Housing Model/Style Variety. No street block should have more than two consecutive single-family homes with the same house model.

**Granted with the following conditions:**

- a) Proposed development may have more than two consecutive single-family homes with the same or similar house model. However, façades will differ in style, finishings, and color to maintain a non-monotonous street frontage.
- b) The developer shall provide raised medians for traffic calming measures.

2. **Waiver from:** Section V.E. Architectural Standards. Prohibited Styles. Modern Contemporary or Modern Ranch "Garage Dominated" style homes with garage doors that exceed 30 percent of the front, street facing façade.

**Granted with the following conditions:**

- a) Garages facing the street will not exceed 50 percent of the front elevation on the street-facing façade. This is proportionally well balanced with the Accepted Styles given in the Standards and Guidelines Manual (V.E.2.) and are still relative to Acceptable Styles with front-loaded garages.
- b) Should a garage door exceed 30 percent of the front façade, pavers shall be used for the driveway and lead walk in lieu of poured concrete, except for the driveway apron.
- c) All garage doors will be "upgraded" from standard 32 panel garage doors.

3. **Waiver from:** Exterior Finishes: Residential structures should support Montverde traditions and maintain a level of craft in the process of construction. Exterior finishes should be primarily hardy board, brick, rock, and masonry. Stucco is acceptable if consistent with an approved architectural style. Brick and stone veneer are prohibited.

**Granted with the following condition:**

- a) Cultured brick and stone veneer must be used. The veneer must have an average thickness of 2-1/2" when applied to the walls or columns adding texture and shadow. The veneer must vary in pattern style and color to enhance the architectural style and paint scheme.

4. **Waiver from:** Where lots are 50-ft. or less in width, garages must be alley-loaded. *Justification:* There are a minimal number of 50-ft. lots proposed, which are not alley-loaded. They are all a minimum of 400-ft. deep and thus are not practical nor feasible for alleys or alley-loaded garages.
5. **Waiver from:** No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages. *Justification:* Alleys and alley-loaded garages are not practical nor feasible for the proposed lot configurations and all lots have an average depth of over 250-ft, front loaded garages shall be allowed.

**Granted with the following conditions:**

- a) The builder will provide side-loaded garages on 10 percent of the lots that are 60' or more in width.

6. **Waiver from:** Garages must be at a minimum 27 ft x 29 ft interior size.

**Granted with the following condition:**

- a) Homes will feature standard two-car garages which will be a minimum of 20 ft x 20 ft.

7. **Waiver from:** Section V.F. Staying Connected – Walkable Neighborhoods. Traffic Calming. Intersections along primary entry road(s) to neighborhoods of ten (10) or more homes must contain a traffic circle at the main entry point of first intersection. Traffic circle size shall be determined by *FDOT's Florida Green Book*.

**Granted with the following conditions:**

- a) Proposed Traffic Calming measures will not necessarily be consistent with *FDOT's Florida Green Book*. Instead, appropriate Traffic Calming measures as illustrated on page 26 of the Standards and Guidelines Manual must be utilized. Complete Streets Design Measures (V.F.3.) will be implemented and include canopy street trees to provide shaded sidewalks, speed control devices (see traffic circle exhibit on page 26 of Standards and Guidelines Manual), and on street parallel parking spaces where appropriate as determined by the Town.
8. **Waiver from:** Block Length. Connectivity shall be promoted with short blocks, wide sidewalks, pathways, and a mix of uses within walking distance. There shall be a maximum block length of 500 feet and circumference of 1,300 feet. The applicant may vary this requirement up to 25 percent provided site conditions or engineering considerations justify

the variance. *Justification:* The required block length and circumference specifications are not feasible considering the existing site conditions and the proposed large lot, low density master plan that mandates minimum half acre lot sizes. The entire site is walkable with on street canopy trees providing shaded sidewalks.

**Granted with the following condition:**

- a) The builder shall provide a 4' wide raised median which will be implemented throughout the development. This median will help calm traffic and provide safe crossing points for pedestrians, improving walkability while supporting the low-density character of the development.

9. **Waiver from:** Section V.H. Conservation Criteria. Landscaping. Canopy Coverage Requirements. All trees installed for canopy coverage in areas including Residential lots, Right-of-Way, Open Space, and Commons Areas must be native to Florida. This does not preclude the use of specimen fruit trees in appropriate areas. Canopy coverage utilizing palm trees must include palm species native to Florida. Trees that grow up to 30' should be planted at least 4' from any sidewalk, 30'-50' trees should be planted at least 6' from any sidewalk, and trees that grow to over 50' should be planted at least 8' from any sidewalk (including fruit trees approved by UF-IFAS). *Justification:* 3-ft to 4-ft from sidewalks is standard practice in the industry and 8-ft is deemed to be excessive and unnecessary.

**Granted with the following conditions:**

- a) Canopy trees must adhere to the native species requirements.
- b) When canopy trees are planted closer than 8' to sidewalks, trails, and pavement, root barriers must be utilized to prevent damage. In no case shall a tree be planted less than 4' from a sidewalk, trail, or road.

10. **Waiver from:** H1.f. Landscaping. Water Conservation. Consistent with the Town's Comprehensive Plan, for any proposed subdivision having more than 25 lots, non-potable sources for landscape irrigation must be provided. *Justification:* As non-potable water sources are not available for this community, the Developer may be using potable water for temporary irrigation systems to be utilized during the landscape establishment period.

11. **Waiver from:** Design Standards. Article III. Hillside Development. Sec. 4-52.e. If a retaining wall is required, then the wall should be shown with the grading plan and design certified by a state registered engineer, if over 36 inches in height. Walls over 60 inches will not be allowed. Any wall 36 inches and over shall be installed with a decorative aluminum handrail, as required by the Florida Building Code. Wood retaining walls are prohibited. *Justification:* The proposed development will require retaining wall heights greater than 60 inches due to the severe topography of the site. This will limit the use of tiered retaining walls to allow for easier maintenance and provide more usable yard space.

**Granted with the following condition:**

- a) Walls must be a maximum height of 60” unless the applicant proves to the town that the wall needs to be higher, then the increased height may be granted by the town manager town planner, or town engineer.

**The following conditions shall be adhered to with approval of the waivers requested above:**

1. At least six (6) (3 locations) highly visible interpretative kiosks (signs) shall be placed in common areas to showcase the archaeological significance of the site. Additionally, the kiosks may describe the natural resources within and adjacent to the residential subdivision. The interpretive kiosks shall be a minimum size of 4x8’ with a roof/cover and shall be maintained by the HOA.
2. To provide an opportunity for community engagement and activity, the developer will create recreational features, such as tot lots or outdoor exercise equipment with final concept plan to be approved before final plat.
3. The developer shall provide cultural and wayfinding signage to be displayed across the site to promote connectivity and emphasize site heritage.
4. The developer/builder will ensure non-monotonous street frontage by using different techniques which will be determined at the time of final engineering.
5. A 30-ft landscape buffer with a trail included must be constructed along Osgood Road, at the southern boundary of the site.
6. To further interconnectivity, a trail connection to the Lake Co. Trail System must be constructed.
7. Construction drawings cannot be submitted for review until the utility agreement is approved.

**Section 5: General Conditions.**

- a) No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Town of Montverde Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- b) This Ordinance will ensure to the benefit of, and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor, and will be subject to each and every condition in this Ordinance.
- c) The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing

plans and conditions by following procedures contained in the Land Development Code, as amended.

- d) Action by the Town Code Enforcement Special Master. The Town Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

**Section 6: Consistent with Comprehensive Plan.**

That the zoning classification is consistent with the Comprehensive Plan of the Town of Montverde, Florida.

**Section 7 Official Zoning Map.**

That the Town Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the Town of Montverde, Florida, to include said designation consistent with this Ordinance.

**Section 8: Severability.**

That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 9: Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at a public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 10: Conflict.**

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 11: Effective Date.**

This Ordinance shall become effective immediately upon its approval and adoption by the Town Council of the Town of Montverde.

**ADOPTED AND APPROVED** by the Town Council of the Town of Montverde, Lake County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Joe Wynkoop, Mayor

Attest:

Approved as to form and legality:

\_\_\_\_\_  
Town Clerk/Town Manager

\_\_\_\_\_  
Anita Geraci-Carver, Town Attorney

First Reading \_\_\_\_\_  
Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

|                              | YEA | NAY |
|------------------------------|-----|-----|
| Vice Mayor Carol Womack      |     |     |
| Councilmember Jim Ley        |     |     |
| Councilmember Allan Hartle   |     |     |
| Councilmember Joe Morganelli |     |     |
| Mayor Joe Wynkoop            |     |     |

DRAFT



# STAFF REPORT

## REZONING TO PLANNED URBAN DEVELOPMENT (PUD)

**Public Hearings:** Planning & Zoning Board (P&Z): December 11, 2024\*  
Town Council (TC): January 14, 2025, was Continued  
to February 11, 2025

**Public Notice  
Requirement:**

This application has been properly advertised in accordance with Town's Land Development Code (LDC). As required, certified mail notices were transmitted to all property owners within 300-ft of the proposed project site. Additionally, the Town transmitted certified mail in December 2024 (a second time) to property owners within 600-ft of the proposed project site. Although the 600-ft notice was not required, the Town transmitted the notices as good measure to address notice concerns that arose during the December 11, 2024, hearing. This application was advertised in the Daily Commercial in accordance with the Town's LDC and was noticed on the Town's website [www.mymontverde.com](http://www.mymontverde.com).

**Ordinance No.:** Ordinance 2024-44

**Applicant/Owner:** Thomas Settle on behalf of Montverde LandCo.

**Application No.:** Z24-000001 (PUD) and P24-000001 (PDP\*)

**Requested Action:** The applicant seeks a rezoning of their property from Lake County Agriculture (A) to Montverde Single Family Planned Urban Development (PUD) and approval of their Preliminary Development Plan (PDP)

**Staff Determination:** Staff finds the rezoning application consistent with the Comprehensive Plan and Land Development Regulations (LDR) and recommends that if this application is approved, that it be approved with the conditions outlined in the Ordinance. This is based on the analysis provided below.

**\* P&Z Recommendation:** The Preliminary Development Plan (PDP) presented at the 12/11/24 P&Z meeting was "Continued" with the following change request:



# STAFF REPORT

Allowed minimum lot width is 60-ft.; however, no more than six (6) 60-ft. wide lots are approved. Remaining lot widths must be consistent with the Preliminary Development Plan (Conceptual Plan). The PDP must be presented to the Planning & Zoning Board for a second time at a future hearing (date TBD).

## Subject Property Information

**Size:** 111.41 +/- Acres

**Location:** 17950 Dodie Trail, Montverde, FL. (Located north of Osgood Road, West of Lake Apopka, and East of Kirk Island Rd).

**Alternate Key No.:** 1066352, 1064112, 1028124, 1031168

**Existing Zoning District:** Lake County Agriculture (A)

**Proposed Zoning District:** Montverde Single Family Residential (PUD)

**Future Land Use Designation:** Single Family Low Density

## Adjacent Property Land Use

| Direction | Zoning      | Existing Use | Comments              |
|-----------|-------------|--------------|-----------------------|
| North     | N/A         | N/A          | Lake Apopka           |
| East      | N/A         | N/A          | Lake Apopka           |
| South     | R1M & RA/MH | Residential  | Within Town Limits    |
| West      | R1M & R1L   | Residential  | Mostly in Lake County |

R1M: Single Family Medium Density

R1M & RA/MH: Residential Affordable/Manufactured Housing

## Staff Analysis

The applicant seeks a rezoning of 111.41 +/- acres from Lake County Agriculture (A) to Single Family Planned Urban Development (PUD).



# STAFF REPORT

## Existing and Proposed Development Standards Zoning District Maximum

|          | Zoning District | Maximum Density | Maximum Floor Area Ratio | Maximum ISR | Minimum Open Space* | Maximum Building Height |
|----------|-----------------|-----------------|--------------------------|-------------|---------------------|-------------------------|
| Existing | LC-A            | NA              | NA                       | NA          | NA                  | NA                      |
| Proposed | R1L PUD         | ½ Acre Lots     |                          | 50%         | 25%                 | 35 feet                 |

\* Please note that a Comprehensive Plan Amendment is currently being processed by the Town that will require a minimum of 25% Open Space for R1L and PUD.

### **Preliminary Development Plan Purpose and Stage of Proposal**

Sec 8-.5 The purpose of the preliminary development plan is to provide for an initial review of the development proposal and the basic development concepts prior to proceeding with the detailed phases of the preliminary development plan. The applicant will provide a concise statement and description of the development proposal. The expenses for engineering studies, detailed surveying, legal information and planning studies may not be necessitated at this stage.

*(Ord. No. 2003-01, § 6.4, 3-11-2003)*

### **Background Information**

Ordinance 2022-21, amending the Town of Montverde's Comprehensive Land Use Plan Designation from Lake County Agriculture to Town of Montverde Single Family Residential on the Future Land Use Map for the herein described property. Passed 3:2 on March 21, 2022.

### **Standards for Review**

- 1) Land Development Code (LDC) Sec. 10-7 requires that a rezoning request must include a conceptual site plan. The applicant has provided a proposed Preliminary Development Plan that shows development consistent with Single-Family Low-Density land use. This supports the request for rezoning from Lake County Agriculture to Montverde Single Family PUD zoning district.



# STAFF REPORT

- 2) LDC Sec. 10-9. Stipulates additional review criteria for a proposed rezoning application that the Town must consider in its evaluation for approval. Each of these are discussed below:
- a) **The need and justification for the change-** as stated in 1) above, the applicant has provided a proposed Preliminary Development Plan that shows development consistent with Single-Family Low-Density land use.
  - b) **The effect of the change, if any, on the particular property and on surrounding properties-** the rezoning to Single Family PUD for this property will enable the applicant to develop the property as agreed upon during the approval process. The proposed rezoning would provide a housing density that complements the surrounding residential R1L, R1M, and AH/MH zoned properties. Please see the attached Rezoning Map that show the relationship of this property to the surrounding zoning districts.
  - c) **The amount of undeveloped land having the same classifications as that requested in the general area and throughout the town-** there is limited land for PUDs in the Town. The rezoning provides the Town with the opportunity to be consistent or better with the type of residential properties available throughout the Town and negotiate the best possible outcome for a mutually beneficial new lakefront community.
  - d) **The relationship of the proposed amendment to the purposes of the Town's Comprehensive Plan, with appropriate consideration as to whether the proposed change will further the purposes of this LDC and the Plan-** as identified in c) above, the Rezoning is consistent with residential properties throughout the Town. It also is consistent with the Comprehensive Plan policies regarding residential development:
  - e) **The availability and provision of adequate services and facilities-** the developer will be providing its own sewer system and will hook into the Town's potable water service.
  - f) **The impact on the natural environment-** as the property is located between Lake Apopka on the north and east and wetlands on the west, both the developer and the Town are taking measures to protect the natural environment surrounding the property.



# STAFF REPORT

- g) **Other criteria as may be applicable-** Approval of the Rezoning and the Preliminary Development Plan allows the developer to move forward to the next stage of planning which is the Final Development Plan. This would be a separate application following the Rezoning, which would also require formal consideration by the Planning and Zoning Board and Town Council.

## **Sec. 8-4. – Procedures for review of development plans and plats.**

There shall be a three-step process for the approval of all subdivision plats. This process is intended to permit full and adequate review by the town in order to ensure and protect the public interest. This process will also benefit the applicant by identifying conceptual problems with the development and offering solutions to alleviating those problems prior to the preparation of detailed plans. This three-step process shall be as follows:

- (1) Preliminary development plan;
- (2) Final development plan; and
- (3) Record plat.

(Ord. No. 2003-01, § 6.3, 3-11-2003)

## **Sec. 8-5. - Preliminary development plan—Purpose and stage of proposal.**

The purpose of the preliminary development plan is to provide for an initial review of the development proposal and the basic development concepts prior to proceeding with the detailed phases of the preliminary development plan. The applicant will provide a concise statement and description of the development proposal. The expenses for engineering studies, detailed surveying, legal information and planning studies may not be necessitated at this stage.

(Ord. No. 2003-01, § 6.4, 3-11-2003)

## **Sec. 8-6. - Same—Review and approval procedure.**

(a) Initial point and deadline. All submittals must be made to the town clerk in order to be reviewed by the town's consultants and scheduled for a planning and zoning committee hearing.

(b) Submittals and fees. Preliminary development plan submittals shall be as required. Appropriate fees shall be paid at the time of submittal.

(c) Review process. Each preliminary development plan shall follow a standard review process as outlined below:



# STAFF REPORT

- (1) All submittals will be compiled and circulated by the town clerk to the consultants for review and comment.
- (2) The submittals shall be reviewed by the consultants and a written report will be forwarded to the mayor for review.
- (3) If significant problems with the design layout or physical properties with the site are indicated, the consultants may request that the applicant provide additional information as deemed necessary before making a decision on the preliminary development plan as submitted.
- (4) The application will be forwarded to the planning and zoning committee along with the consultant's recommendations.
- (5) The application will then be forwarded to the town council with the planning and zoning committee's recommendation and the consultant's recommendations.

(d) Street names. All street names must be approved by the addressing division of the county public works department.

(e) Time limit on approval. An approved preliminary development plan will automatically lapse if a final development plan has not been submitted for the site within one year of preliminary development plan approval. An extension to the one-year time limit may be considered by the planning and zoning committee upon written request by the applicant prior to the expiration date which shows good cause for extension. Up to two six-month extensions may be allowed before a reapplication is required.

(Ord. No. 2003-01, § 6.4.1, 3-11-2003)

## **Sec. 8-7. - Same—Required submittals.**

The preliminary development plan shall be drawn at a scale of not less than 100 feet to one inch, submitted in 15 copies, and shall show the following:

- (1) Title block.
- (2) Legend, title, scale, north arrow, approximate acreage to be subdivided, current zoning, total number of lots, minimum lot size and name, address and telephone number of the applicant or the applicant's representative.
- (3) Legal description of the tract to be subdivided.



# STAFF REPORT

(4) Vicinity map, showing relationship between area proposed for development and surrounding streets and public facilities, shall be at a scale of not less than one-inch equals 2,000 feet.

(5) Existing streets. The name, location and right-of-way width of all existing streets which abut the proposed subdivision and existing easements on the property and location of all existing driveways and median openings within 100 feet.

(6) Proposed streets and the width of proposed street right-of-way.

(7) Lots and preliminary lot layout with approximate dimensions shown.

(8) Soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat as identified by the United States Department of Agriculture Soil Conservation Service in the Lake County Area Soil Survey. An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the identified soils are not classified correctly. If said determination is concurred in by the town's consulting engineer, the soils shall be correctly identified for the purpose of this LDC. Soil analysis by a qualified soil engineer shall be furnished, upon request of the town's consulting engineer, for submittal with the preliminary plat.

(9) Topography, contours at one-foot intervals for the tract being subdivided and extending 25 feet beyond the property line, including water surface elevations and date recorded.

(10) Other natural features, including lakes, marshes or swamps, watercourses and other pertinent features as shown on a recent aerial photo. Location of all trees on site which are a minimum of six inches in diameter measured three feet above ground. Trees with a diameter of 24 inches or greater shall be identified by type, height, diameter and canopy spread.

(11) Limits of floodplain, indicating flood elevation, drawn on the face of the plan, for a 100-year flood as established by the United States Geological Survey Map series entitled, Map of Flood Prone Areas, the Department of Housing and Urban Development Flood and Floodway Boundary Maps or the Federal Emergency Management Agency (FEMA). An applicant may challenge this designation by securing competent expert evaluation, at the applicant's own expense, demonstrating that the property does not fall within the designated flood delineation.



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If the expert determines that the property in question is not within a Flood Prone area, and this determination is concurred by the town's engineering consultant, the purpose of this section shall be fulfilled.

- (12) Utilities: proposed source of water, sewer, electric and gas.
  - (13) Drainage concept plan, indicating general flow directions and retention areas.
  - (14) Boundaries of the tract shown by a heavy line.
  - (15) Zoning of adjacent properties.
  - (16) Names of abutting subdivisions, if any, and the recordation date and plat book and page number.
  - (17) Other existing improvements including buildings on the tract.
  - (18) Proposed and existing easements.
  - (19) Concurrency review.
- (Ord. No. 2003-01, § 6.4, 3-11-2003)

**Sec. 8-8. - Final development plan—Purpose and stage of proposal.**

The purpose of the final development plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development and its impact upon both the site and surrounding areas.

(Ord. No. 2003-01, § 6.5, 3-11-2003)

**Town Council Motion Considerations:  
Quasi-Judicial Action**

**Rezoning - Ordinance 2024-44**

1. **Recommend approval** of Ordinance 2024-44, changing the Zoning Map designation from Lake County Agriculture (A) to Single Family PUD for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168.



# STAFF REPORT

2. **Recommend denial** of Ordinance 2024-44, changing the Zoning Map designation from Lake County Agriculture (A) to Single Family PUD for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168 based on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]
  
3. **Continue action** on Ordinance 2024-44, changing the Zoning Map designation from Lake County Agriculture (A) to Single-Family PUD for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168, pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]

The Planning & Zoning Board (P&Z) recommended APPROVAL of the PUD on December 11, 2024;

The Town Council CONTINUED the PUD hearing until February 11, 2025;

\*The Preliminary Development Plan was CONTINUED on December 11, 2024, pending the changes requested and will need to be presented again at P&Z at a future date TBD.

**Please note:**

The developer has requested waivers from the Town of Montverde Neighborhood Standards & Guidelines Manual for New Subdivisions.

These waivers and conditions are outlined in the PUD Ordinance.



# STAFF REPORT

## Rezoning Map





# STAFF REPORT

## Current Future Land Use Map





# STAFF REPORT

Aerial View





# STAFF REPORT

## Conceptual Site Plan (139) Half-Acre Lots





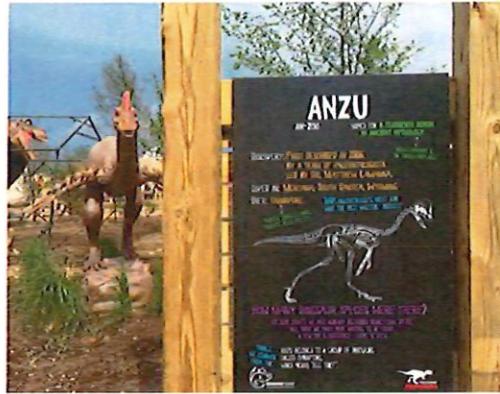
# STAFF REPORT

Exhibit A  
Ordinance 2024-44



# STAFF REPORT

## Exhibit B Kiosk Concepts





# STAFF REPORT

## Exhibit C Photographs



Overview of property and Lake Apopka from Osgood Road



View of the southern boundary along Osgood Road from Lake Apopka



# STAFF REPORT

## Exhibit D Advertising Information

# NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 600-feet of a new residential development (see below). The Town of Montverde is required by law to notify you of the upcoming Town Council meetings. If you have no questions, or do not wish to attend the meeting, you may disregard this notice. No action is required of you.

To: Surrounding Property Owners  
From: Paul Larino, Town Manager  
Date: December 30, 2024  
Re: Notice of Public Hearing for PUD & Preliminary Development Plan

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Notice is hereby given for public hearings to be held in the Town of Montverde Town Hall, 17404 Sixth Street, Montverde, Florida, regarding the Osgood development located north of Osgood Road in Montverde, Florida.

The Town Council will hold public hearings on **January 14, 2025, at 7:00 p.m.** and **February 11, 2025, at 7:00 p.m.**

## ORDINANCE 2024-44

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY MONTVERDE LANDCO, LLC AND LOCATED NORTH OF OSGOOD ROAD, WEST OF LAKE APOPKA AND PARTIALLY EAST OF KIRK ISLAND RD; DIRECTING THE TOWN MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; APPROVING VARIANCES FROM TOWN CODE WITH CONDITIONS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.**

Specifically: The Town Council will deliberate on whether or not to issue a Planned Unit Development (PUD) zoning designation for the Osgood Development (see Figure 1) that is within Town limits.

The public is invited to attend these meetings. Information is available at the Town Clerk's Office, 17404 Sixth Street, Montverde, Florida, Monday - Thursday, from 7am – 6pm. Interested parties may appear at the meetings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager  
Town of Montverde

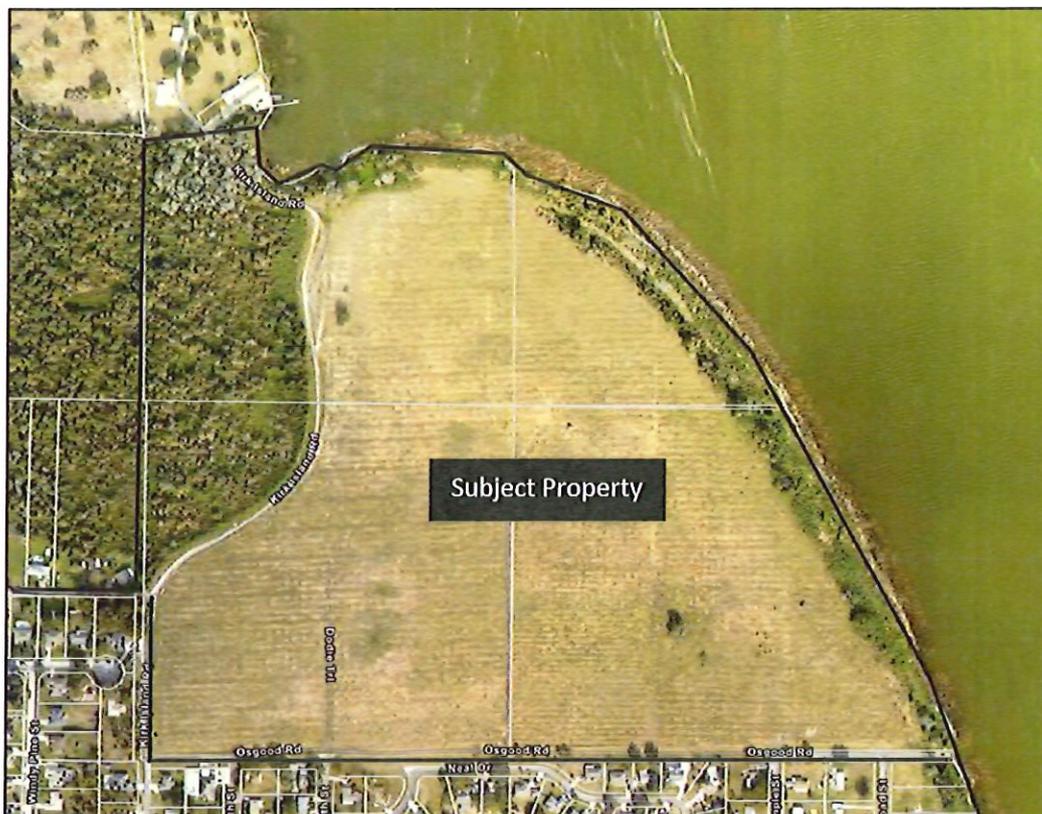


Figure 1

**Current Zoning: "Lake County Agriculture"**  
**Proposed Zoning: "Town of Montverde Single-Family Residential PUD"**

Osgood - Certified Mail addresses for property owners within 600'

| OwnerName                              | OwnerAddress                 | OwnerCity     | OwnerState | OwnerZip   |
|--|------------------------------|---------------|------------|------------|
| ALBONICO MARJORIE M LIFE ESTATE        | 17638 WINDY PINE ST          | MONTVERDE     | FL         | 34756      |
| ALEXANDER JAMES & APRIL                | 17635 EIGHTH ST              | MONTVERDE     | FL         | 34756      |
| ANDERSON MICHAEL J & KIM E             | 17644 DORIS ST               | MONTVERDE     | FL         | 34756      |
| ANDREU STEVEN C & BARBARA A CALLAN-    | 17640 BROAD ST               | MONTVERDE     | FL         | 34756      |
| ARBOGAST ZACHARY Q ET AL               | PO BOX 560642                | MONTVERDE     | FL         | 34756-0642 |
| ARELLANO GLORIA P TRUSTEE              | 17531 COUNTY ROAD 455        | MONTVERDE     | FL         | 34756      |
| ASHCRAFT ALICIA M & GERALD C           | 17621 DORIS ST               | MONTVERDE     | FL         | 34756      |
| AVERY WILLIAM J & JEANETTE E           | 03014 GLENWOOD BEACH DR      | BOYNE CITY    | MI         | 49712      |
| BABBITT MARK A                         | 17631 DORIS ST               | MONTVERDE     | FL         | 34756      |
| BALL ANN                               | 17649 BROAD ST               | MONTVERDE     | FL         | 34756      |
| BARRY MARALYN J                        | 16634 PINE TIMBER AVE        | MONTVERDE     | FL         | 34756      |
| BASKIN ADAM D                          | 17620 BROAD ST               | MONTVERDE     | FL         | 34756      |
| BELCHER LANCE A SR & PATRICIA          | PO BOX 560259                | MONTVERDE     | FL         | 34756-0259 |
| BLACKBURN RANDY L                      | PO BOX 560072                | MONTVERDE     | FL         | 34756-0072 |
| BLOSSOMS INVESTMENTS PROPERTIES LLC    | 17900 COUNTY ROAD 455        | MONTVERDE     | FL         | 34756      |
| BONATTI ROBSON T & MARIANA B DE ANGELO | 17650 DORIS ST               | MONTVERDE     | FL         | 34756      |
| BOOTH SAMANTHA J & KYLE E              | PO BOX 560603                | MONTVERDE     | FL         | 34756-0603 |
| BROWN MAE S                            | 17608 WINDY PINE ST          | MONTVERDE     | FL         | 34756-0171 |
| BURTON KYLE & SARA                     | 16300 COUNTY ROAD 455 UNIT 6 | BELLA COLLINA | FL         | 34756      |
| C & D SMITH ENTERPISES LLC             | 271 SAPPHIRE DR UNIT 202     | BRADENTON     | FL         | 34209      |
| CARBONO CHRISTIAN M AND DIANA M OREJUE | 17625 KIRKLAND RD            | MONTVERDE     | FL         | 34756      |
| CAROLYN J KOTAR REVOCABLE TRUST        | 17668 WINDY PINE ST          | MONTVERDE     | FL         | 34756-3118 |
| CATAPANO JOHN J &                      | 17708 NINTH ST               | MONTVERDE     | FL         | 34756      |
| CHANDLER MARY L                        | 138 PEBBLE CREEK RD          | FRANKLIN      | TN         | 37064      |
| CHARLENE B WARNKEN TRUST               | 17624 NEAL DR                | MONTVERDE     | FL         | 34756      |
| CHRISTOS ANTHONY REVOCABLE TRUST AND   | 532 N BLUFFORD AVE           | OCOEE         | FL         | 34761      |
| CLARK MARLINES I                       | 17641 NEAL DR                | MONTVERDE     | FL         | 34756      |
| COX JAMES E JR & PAMELLA A             | 17705 BROAD ST               | MONTVERDE     | FL         | 34756      |
| CRAIG RUSSELL L & MARTHA J             | 16537 EAGLE VALLEY LN        | MONTVERDE     | FL         | 34756      |
| CRESON LINDA M                         | 17707 EIGHTH ST              | MONTVERDE     | FL         | 34756      |
| CUNHA GIOVANNI G & GRAZIELA K FRANCO   | 17632 9TH ST                 | MONTVERDE     | FL         | 34756      |
| DAGGETT JOHN M & BEATRICE A            | 17718 9TH ST                 | MONTVERDE     | FL         | 34756      |
| DAVAN TIMOTHY B                        | 17708 KIRKLAND RD            | MONTVERDE     | FL         | 34756      |
| DAVIDSON REBEKAH K & KEVIN S           | PO BOX 560438                | MONTVERDE     | FL         | 34756-0438 |
| DEBORAH L ANTHONY QPR TRUST &          | 532 N BLUFORD AVE            | OCOEE         | FL         | 34761      |
| DEBORAH L ANTHONY QPR TRUST AND CHRIS  | 532 N BLUFORD AVE            | OCOEE         | FL         | 34761      |
| ESTRELLA-MARTINEZ ALEXANDER J &        | 17616 WINDY PINE ST          | MONTVERDE     | FL         | 34756      |
| FITZGERALD JOHN & THERESA              | 17641 WINDY PINE ST          | MONTVERDE     | FL         | 34756      |
| GAGNE JAYDEL                           | PO BOX 560405                | MONTVERDE     | FL         | 34756-0405 |

|   |                         |               |    |            |
|---|-------------------------|---------------|----|------------|
| GEORGE AND RHONDA GANZENMULLER REVOC      | PO BOX 560266           | MONTVERDE     | FL | 34756-0266 |
| GOMES LIMA DE SOUSA LIBNI & CECILIA OLIVE | 17705 VIRGINIA CIR      | MONTVERDE     | FL | 34756      |
| GRACE JACK E & DEBORA M                   | 17623 8TH ST            | MONTVERDE     | FL | 34756      |
| GUSTIN DEBRA L                            | 13232 SUGARBLUFF RD     | CLERMONT      | FL | 34715      |
| HANSON JENNIFER                           | 17624 NEAL DR           | MONTVERDE     | FL | 34756      |
| HOFFMAN GEORGE R & MARGO E                | 17609 WINDY PINE ST     | MONTVERDE     | FL | 34756      |
| HRYCZUK MELISSA D C                       | PO BOX 560097           | MONTVERDE     | FL | 34756-0097 |
| HUNT RACHEL &                             | 17652 9TH ST            | MONTVERDE     | FL | 34756      |
| HURLEY RAYMOND & CANDY                    | 17648 BROAD ST          | MONTVERDE     | FL | 34756      |
| IH3 PROPERTY FLORIDA LP                   | 1717 MAIN ST STE 2000   | DALLAS        | TX | 75201      |
| J & R MANAGEMENT INC                      | 17530 FOSGATE RD        | MONTVERDE     | FL | 34756      |
| KAY LOIS ET AL                            | 17719 TEMPLE ST         | MONTVERDE     | FL | 34756      |
| KAY MICHAEL B                             | 17633 KIRKLAND RD       | MONTVERDE     | FL | 34756      |
| KEOPPEN NEIL & KELLEY                     | 17702 9TH ST            | MONTVERDE     | FL | 34756      |
| KHUZIAKHMETOV ADEL I & DINARA M GAYNUT    | 17708 VIRGINIA CIR      | MONTVERDE     | FL | 34756      |
| KOCIELKO JERRY TRUSTEE &                  | 15245 ARABIAN WAY       | MONTVERDE     | FL | 34756-3316 |
| LICITRA RYAN A & BRITTANI C               | 16603 PINE TIMBER AVE   | MONTVERDE     | FL | 34756      |
| LOPEZ CHRISTINA                           | 17623 TEMPLE ST         | MONTVERDE     | FL | 34756      |
| LOPEZ CHRISTINA A & JUAN M L HERNANDEZ    | 17620 8TH ST            | MONTVERDE     | FL | 34756      |
| MALCOMB DERRICK & ANGELA                  | 17717 EIGHTH ST         | MONTVERDE     | FL | 34756      |
| MC CALL GORDON C & LUZ G LIFE ESTATE      | 17665 WINDY PINE ST     | MONTVERDE     | FL | 34756      |
| MC ROBERTS HOWARD D JR & JOYCE A          | 17654 WINDY PINE ST     | MONTVERDE     | FL | 34756-3118 |
| MEMBRENO HENRY & YUISA                    | 16611 PINE TIMBER AVE   | MONTVERDE     | FL | 34756      |
| MEYER ROCHELLE L                          | 17648 TEMPLE ST         | MONTVERDE     | FL | 34756-3219 |
| MIZELL SCOTT & JANET                      | 17601 WINDY PINE ST     | MONTVERDE     | FL | 34756      |
| MONTVERDE ACADEMY INC                     | 17235 SEVENTH ST        | MONTVERDE     | FL | 34756-3210 |
| MONTVERDE LANDCO LLC                      | 2 N TAMIAMI TRL STE 800 | SARASOTA      | FL | 34236      |
| MORRIN DEBI F                             | PO BOX 560257           | MONTVERDE     | FL | 34756-0257 |
| MYLNIKOV SERGEI                           | 17703 NEAL DR           | MONTVERDE     | FL | 34756      |
| NAUD RAYMOND J                            | 17660 WINDY PINE ST     | MONTVERDE     | FL | 34756      |
| NORRIS KATHLEEN W OR MICHAEL W            | 17623 BROAD ST          | MONTVERDE     | FL | 34756      |
| NOWLAN ANDREA L                           | 16643 EAGLE VALLEY LN   | MONTVERDE     | FL | 34756      |
| PALASKY CHRISTOPHER M & HEATHER R         | 17719 KIRKLAND RD       | MONTVERDE     | FL | 34756-0381 |
| PARROTT LINDA LIFE ESTATE                 | 17642 VIRGINIA CIR      | MONTVERDE     | FL | 34756      |
| PERKINS JEAN IRENE                        | PO BOX 560196           | MONTVERDE     | FL | 34756-0196 |
| PERTE FLORIAN                             | 17624 TEMPLE ST         | MONTVERDE     | FL | 34756      |
| PETERS WINSTON SR                         | 17643 VIRGINIA CIR      | MONTVERDE     | FL | 34756      |
| PETRIE G CRAIG & CINDY                    | PO BOX 560141           | MONTVERDE     | FL | 34756-0141 |
| PHILLIPS JOHN H & LYNETTE M               | 17630 WINDY PINE ST     | MONTVERDE     | FL | 34756      |
| PINES OF MONTVERDE HOA INC TRUSTEE        | PO BOX 783367           | WINTER GARDEN | FL | 34778-3367 |
| POPESCU GINA                              | 17711 9TH ST            | MONTVERDE     | FL | 34756-3127 |
| RALBAG J HOWARD & ANNY                    | 225 W 86TH ST           | NEW YORK      | NY | 10024      |

|  |                            |             |    |            |
|--|----------------------------|-------------|----|------------|
| RAMGOBIN ANNE                          | PO BOX 560316              | MONTVERDE   | FL | 34756-0316 |
| REIT MARISSA & PAUL                    | PO BOX 560391              | MONTVERDE   | FL | 34756-0391 |
| REYES CHRISTIAN R & MEGHAN M           | PO BOX 560202              | MONTVERDE   | FL | 34756-0202 |
| RODRIGUEZ JOSE C & LINET               | 17657 WINDY PINE ST        | MONTVERDE   | FL | 34756      |
| ROSS JACK                              | 16619 PINE TIMBER AVE      | MONTVERDE   | FL | 34756      |
| SAGE GREGORY T                         | 17150 OSGOOD RD            | MONTVERDE   | FL | 34756      |
| SANCHEZ JEREMY T & YAZETTE SOLANO      | 17634 VIRGINIA CIR         | MONTVERDE   | FL | 34756      |
| SANTOS EDWIN &                         | PO BOX 691957              | ORLANDO     | FL | 32869-1957 |
| SANTOS SANDRA V G & JOSEPH             | 16627 PINE TIMBER AVE      | MONTVERDE   | FL | 34756      |
| SCARLETT GREGORY A & TRACIE P          | 16635 PINE TIMBER AVE      | MONTVERDE   | FL | 34756      |
| SCHWARZ LESLEY A & WERNER R LIFE ESTAT | 17646 WINDY PINE ST        | MONTVERDE   | FL | 34756      |
| SEYBERT JOHN H & CONNIE L              | 17651 9TH ST               | MONTVERDE   | FL | 34756      |
| SFR JV-2 2022-1 BORROWER LLC           | 15771 RED HILL AVE STE 100 | TUSTIN      | CA | 92780      |
| SILVA LUIS E &                         | 17633 WINDY PINE ST        | MONTVERDE   | FL | 34756-3119 |
| SMITH JUDY S AND ANNA A MEYER          | PO BOX 560271              | MONTVERDE   | FL | 34756-0271 |
| SOLOMON MICHAEL T                      | 17705 KIRKLAND RD          | MONTVERDE   | FL | 34756      |
| STATE OF FLORIDA                       | 3900 COMMONWEALTH BLVD     | TALLAHASSEE | FL | 32399-3000 |
| STOW MARK                              | PO BOX 560289              | MONTVERDE   | FL | 34756-0289 |
| SWABY LEROY M                          | 17631 VIRGINIA CIR         | MONTVERDE   | FL | 34756      |
| TAMARU CHRISTOPHER & MARTHA A ALVAREZ  | PO BOX 560624              | MONTVERDE   | FL | 34756-0624 |
| TEASDALE ISAAC                         | 17625 WINDY PINES          | MONTVERDE   | FL | 34756      |
| THURBER ARIC & LEAH                    | 17708 TEMPLE ST            | MONTVERDE   | FL | 34756      |
| TOWN OF MONTVERDE                      | PO BOX 560008              | MONTVERDE   | FL | 34756-0008 |
| VAZQUEZ JUAN C &                       | 17617 WINDY PINE ST        | MONTVERDE   | FL | 34756      |
| VINTON THOMAS P LIFE ESTATE            | 17716 VIRGINIA CIR         | MONTVERDE   | FL | 34756      |
| WADSWORTH AARON D & ANDREA M           | 17647 NINTH ST             | MONTVERDE   | FL | 34756      |
| WARNKEN JONATHAN                       | 17642 NEAL DR              | MONTVERDE   | FL | 34756      |
| WEST JOHN M                            | 17756 NEAL DR              | MONTVERDE   | FL | 34756      |
| WHIDDEN MICHAEL A & KAREN W            | 17635 BROAD ST             | MONTVERDE   | FL | 34756      |
| WHITTIE LINDA                          | 17649 WINDY PINE ST        | MONTVERDE   | FL | 34756      |
| WYNKOOP JOSEPH                         | PO BOX 560276              | MONTVERDE   | FL | 34756-0276 |
| ZACCARO ROBERT & SARAH                 | 17618 VIRGINIA CIR         | MONTVERDE   | FL | 34756      |
| ZEIDAN OMAR & LARA THALJI              | 913 ALGARE LOOP            | WINDERMERE  | FL | 34786      |

## **REMINDERS AND ADJORNMENT**