MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
JUNE 10, 2025, AT 7:00 P.M.
AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL

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
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF
Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Planner
Caroline Trepanier, Admin

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. Mayoral Election Proclamation & Charter Amendment Proclamation

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. MAY FINANCE REPORT

Beginning Bank Balance	$ 6,108,478.35
Revenues	$ 329,978.31
Expenditures	$ 603,691.30
Ending Balance	$ 5,834,765.36
Pending Liabilities	$ 1,639,181.69
Available Cash	$ 4,195,583.67
Total Bank Balance	$ 4,195,583.67

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 May 13, 2025.

VI. DISCUSSION AND ACTION ITEM

A. Presentation by the Vision Committee on the new Kirk Park playground
B. Review of Bill Paying & Processing
C. Approval of Library Construction Vendor List

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. **Ordinance No. 2025-50** An Ordinance of the Town Council of The Town of Montverde, Florida, Adopting the Town of Montverde, FL Development Impact Fee Study, dated April 2025, prepared by Willdan; Adopting the Town of Montverde, FL Water Impact fee Study dated April 2025, by Willdan; Amending Chapter 16 of the Town of Montverde Code of Ordinances; Incorporating Legislative Findings; Adopting Updated Impact Fees for Transportation, Parks and Recreation, and administrative; Adopting updated water connection fees also referred to as water impact fees; providing for annual adjustment of fees; Providing for Codification; Providing for severability and conflicts; And providing an Effective Date. (First Hearing)

B. **Ordinance No. 2025-57** An Ordinance of the Town of Montverde, County of Lake, State of Florida, Providing for Amendment of the Town of Montverde Charter by creating a new section that requires a Supermajority vote of Town Council of any Comprehensive Plan Amendment that increases the allowable density within the municipal boundaries of the Town of Montverde; Requesting the Supervision of Elections to place the ballot language on the ballot for the November 4, 2025 Regular Election; Providing for severability and conflicts; Providing for inclusion in the Charter; and Providing for an Effective Date. (First Hearing)

C. **Ordinance No. 2025-55** An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 10 of The Town of Montverde Land Development code relating to setbacks for accessory structures; providing for codification and severability; providing for the repeal of Ordinances in conflict herewith; and providing for an effective date. (Second Reading–First 4.8)

D. **Resolution No. 2025-176** A Resolution of the Town Council of the Town of Montverde, Florida, vacating portions of Sixth Street, Franklin Avenue, Fifth Street, and certain alleys in Blocks 3, 4 and 7 in Division C, all as shown on the unrecorded Plat of the Town of Montverde, Lake County, Florida,; Vesting of Title; Providing for Severability; Providing for Conflicts and Scrivener's Errors; and Providing for an Effective Date. (First Hearing)

E. **Resolution No. 2025-171** A Resolution of the Town Council of the Town of Montverde, Florida Amending the 2024-2025 Fiscal Year Budget pursuant to Section 5.05 of the Town Charter to transfer funds from general fund revenues to various general funds departments for increased expenditures, provide for a decrease of administrative Impact Fees and Parks Impact Fees, and account for an increase of revenues for reimbursement from insurance and receipt of a FDEP Grant; providing for an Effective Date.

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.

PRESENTATIONS, ADMINISTRATIVE MATTERS & DISCUSSIONS

MAYOR'S PROCLAMATION
TOWN OF MONTVERDE ELECTION

NOTICE IS HEREBY GIVEN that pursuant to lawful authority, the Town of Montverde, Florida, shall hold a general Town Election on:

TUESDAY, NOVEMBER 4, 2025

During the legal hours of voting 7:00 AM – 7:00 PM

Embrace Church
17409 8th Street
Montverde, Florida 34756

Said election voting shall be for the following three seats:

Council member Council member Mayor

and also on the following referendum question:

SUPERMAJORITY VOTE REQUIRED TO INCREASE DEVELOPMENT DENSITIES

Shall the Town of Montverde's Charter be amended to require any ordinance amending the comprehensive plan that increases the allowable density within the municipal boundaries of Montverde be approved only by a majority-plus-one vote of the entire membership of the Town Council?

_____ YES

_____ NO

CAUCUS
for the Election shall be held
TUESDAY, AUGUST 12, 2025
At 6:30 PM
Town Hall Auditorium
17404 6th Street
Montverde, Florida 34756

DATED: June10, 2025

_____
Joe Wynkoop, Mayor

Pursuant to Town of Montverde Code Section 8-4, this notice shall be published at least twice in the 30 days preceding the date of the Caucus.

CITIZENS QUESTION/COMMENT PERIOD

DEPARTMENT & COMMITTEE REPORTS

Grant Reimbursement Tracking

Grant ID	Name of Grant	$ Grant Award Amount	Remaining Grant Monies	$ Paid to Contractors, Pending Reimbursement Request	$ Submitted, Pending Reimbursement Request	$ Amount Reimbursed and Received
	Federal ARPA Library Project	$ 853,956.00	$ -	$ -		$ 853,956.00
	Lake County IGA Impact Grant - Library	$ 1,000,000.00	$ (20,655.17)	$ 452,291.43	$ 422,798.60	$ 104,254.80
			$ -			
FRP 102	DEP Stormwater/ Clean Water	$ 1,800,000.00	$ (1,452,710.88)	$ 162,533.52	$ 184,755.60	
	Lake County Water Authority - Storm	$ 200,000.00	$ (161,412.32)	$ 18,059.28		$ 20,528.40
LPA-0589	DEP Legislative Appropriations - Storm	$ 375,000.00	$ (375,000.00)			
24PLN39	Vulnerability Assessment	$ 140,000.00	$ (9,250.00)	$ 18,250.00	$ 77,500.00	$ 35,000.00
			$ -			
Boat Ramp	Lake County Water Authority	$ 80,000.00	$ (80,000.00)			
Boat Ramp	Lake County Parks	$ 100,000.00	$ (100,000.00)			
FRP 102	DEP Storm Water	$ 300,000.00	$ (300,000.00)			
			$ -			
DW35130	SRF Loan	$ 163,125.00	$ -			$ 163,125.00
DW35134	SAHFI Water	$ 12,970,000.00	$ (12,796,162.00)	$ 173,838.00		
LS351320	Lead Service Lines	$ 192,000.00	$ (51,000.00)		$ 141,000.00	
			$ -			
CW35133	SAHFI Loan Storm Water	$ 19,823,318.00	$ (19,823,318.00)			
6/4/2025		$ 37,997,399.00	$ (35,169,508.37)	$ 824,972.23	$ 826,054.20	$ 1,176,864.20

STAFF REPORT

TO: Honorable Mayor and Town Council

FROM: Town Attorney

DATE: June 3, 2025

SUBJECT: Applicability of landscape code re: maximum percentage of sod

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BACKGROUND INFORMATION:

During the May 13, 2025 Town Council meeting, a resident of Willow Ridge referred to a Town regulation relating to the percentage of lawn grass allowed. Council asked if the regulation applies to new development only. I advised I would review the Town's Code and provide a response.

The landscaping code is contained in Article VIII of the Town of Montverde Land Development Code. It was adopted March 11, 2003 in Ordinance 2003-01. Certain provisions have been amended throughout the years; however, the purpose stated in Sec. 4-176, Article VIII, LDC remains as originally adopted in 2003. The stated purpose is for the provisions "...to apply to **future development** of property within the town...".

Also within Article VIII, LDR is the regulation mentioned by the Willow Ridge resident. Sec. 4-185(g) states:

(g) *Lawn grass.* Grass areas may be sodded, plugged, sprigged or, in certain instances where large acreage development occurs, hydroseeded. Solid sod or other approved ground cover shall be required on all platted lots one-quarter acre or less, in all rights-of-way, stormwater retention areas and swales, and on areas where relief indicates the property may be subject to erosion. **Turfgrass (sod) shall not exceed 55 percent of the total landscape coverage of a parcel.** Areas proposed for hydroseeding shall be approved by the town manager or the established designee thereof."

The provision limiting turfgrass (sod) to 55 percent of the total landscape coverage of a parcel applies to new development and development, including infill, that has occurred after adoption of subsection (g).

Lake County Fire Rescue

315 W. Main Street Tavares, FL 32778

Montverde Monthly Report

Report Dates: May 01 2025 to May 31 2025

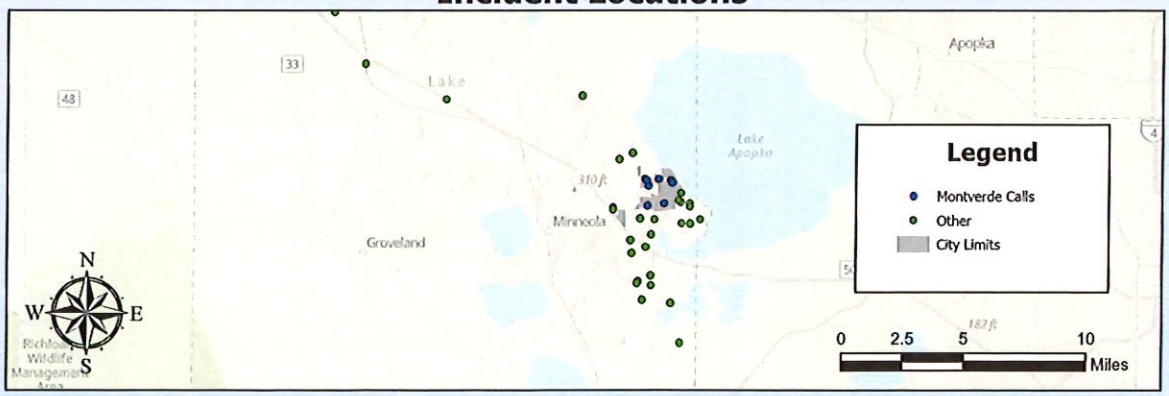
Summary of incident types within municipality	
SERVICE CALL	2
GAS LEAK/GAS ODOR	1
UNCONSCIOUS/FAINTING	1
FALLS	1
OVERDOSE/POISONING	1
STROKE	1
ALARMS	2
BREATHING PROBLEMS	1
TOTAL CALLS FOR SERVICE: 10	

Summary of incident types outside municipality	
CHEST PAIN	3
UNKNOWN PROBLEM	2
FALLS	2
STRUCTURE FIRE	2
UNCONSCIOUS/FAINTING	1
VEGETATION/WILDLAND/BRUSH/GRASS FIRE	1
PSYCHIATRIC/SUICIDE ATTEMPT	2
GAS LEAK/GAS ODOR	1
SERVICE CALL	1
ALARMS	2
SEIZURES	2
VEHICLE FIRE	2
BREATHING PROBLEMS	1
CARDIAC ARREST	2
ANIMAL BITES	1
STROKE	1
SICK PERSON	1
OUTSIDE FIRE	2
TOTAL CALLS FOR SERVICE: 29	

INCIDENT SUMMARY DETAILS	DISPATCHED	CANCELLED	ON SCENE
TOWN OF MONTVERDE	10	0	10
ALL OTHER AREAS	29	8	21

HIGH ACUITY CALLS	DISPATCHED	AVERAGE	90th PERCENTILE
TOWN OF MONTVERDE	1	3:03	3:03
ALL OTHER AREAS	3	11:19	19:09

Incident Locations



MAY FINANCE REPORT

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

Date of Report: June 03, 2025
Report Beginning Period: May 01, 2025
Report Ending Period: May 31, 2025

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

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Cash Summary

Available Bank Cash - Fund Account:	**$4,195,583.67**

Fund Cash:

Restricted Funds:	**$2,590,928.54**
Unrestricted Funds:	**$1,604,655.13**
Total Cash:	**$4,195,583.67**

TOWN OF MONTVERDE
FINANCE CASH REPORT AS OF: FY May 2025 - May 2025

Book and Cash Account

Operating Cash Account 1 and 2:	
Beginning Bank Balance	$6,108,478.35
Revenues	$329,978.31
Expenditures	$603,691.30
Ending Bank Balance	$5,834,765.36
Pending/Outstanding Liabilities	$1,639,181.69
Available Cash	$4,195,583.67
Total Cash Account:	$4,195,583.67

Restricted Funds:	
Parks & Recreation Impact Fee Fund	-$301,713.40
Fire Protection Impact Fee Fund	$0.00
Road & Street Impact Fee Fund	-$52,680.84
Administrative Impact Fee Fund	$360,245.13
Water Impact Fee Fund	$626,257.32
Water Deposit	$191,018.72
Water Cash	$1,531,749.56
ARPA	$0.00
Remaining County ARPA	$0.00
Capital Projects Appropriations	$151,000.00
One Half Cent Sales Tax (Transportation Fee)	$74,980.05
Police	$6,436.00
Historical	$3,636.00
Restricted Funds Total:	$2,590,928.54
Available Unrestricted Funds for General Account:	$1,604,655.13

Budget to Actual Summary

Total Reporting Months in this Report:	**8 OF 12**
Percentage of the Budget Year:	**66.7%**

Revenues – General Fund

General Revenue Budgeted:	**$2,827,134.01**
General Revenue Budget Received YTD:	**$2,039,766.94**
Percentage of Budget Received:	**72.15%**
Remaining Revenue to be Received in FY 2025:	**$787,367.07**

Expenditures – General Fund

General Fund Expenditures Budgeted:	**$2,827,134.01**
General Fund Expenditures Expended YTD:	**$1,911,658.08**
Percentage of Budget Expended:	**67.62%**
Remaining General Fund Budgeted to Expend:	**$915,475.93**

Revenues – Water Fund

Water Revenue Budgeted:	**$1,039,100.00**
Water Revenue Budget Received YTD:	**$712,665.28**
Percentage of Budget Received:	**68.58%**
Remaining Revenue to be Received in FY 2025:	**$326,434.72**

Budget to Actual Summary

Expenditures – Water Fund

Water Fund Expenditures Budgeted:	$1,039,100.00
Water Fund Expenditures Expended YTD:	$497,854.16
Percentage of Budget Expended:	47.91%
Remaining Water Fund Budgeted to Expend:	$541,245.84

Revenues – Sewer Fund

Sewer Revenue Budgeted:	$183,325.00
Sewer Revenue Budget Received YTD:	$119,654.15
Percentage of Budget Received:	65.27%
Remaining Revenue to be Received in FY 2025:	$63,670.85

Expenditures – Sewer Fund

Sewer Fund Expenditures Budgeted:	$183,325.00
Sewer Fund Expenditures Expended YTD:	$80,358.16
Percentage of Budget Expended:	43.83%
Remaining Water Fund Budgeted to Expend:	$102,966.84

Budget to Actual Summary

Revenues – Capital Fund

Capital Revenue Budgeted:	$44,077,214.36
Capital Revenue Budget Received YTD:	$946,648.01
Percentage of Budget Received:	2.15%
Remaining Revenue to be Received in FY 2025:	$43,130,566.35

Expenditures – Capital Fund

Capital Fund Expenditures Budgeted:	$44,077,214.36
Capital Fund Expenditures Expended YTD:	$2,104,424.73
Percentage of Budget Expended:	4.77%
Remaining Capital Fund Budgeted to Expend:	$41,972,789.63

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
GENERAL FUND						
001-311100	Ad Valorem Taxes	11,130.16	562,795.06	600,164.00	37,368.94	93.77%
001-311200	Delinquent Ad Valorem Taxes	.00	.00	10.00	10.00	.00
001-312410	Local Option Gas Tax	6,205.80	40,409.01	75,000.00	34,590.99	53.88%
001-312600	Discretionary Tax	30,292.74	137,964.25	190,000.00	52,035.75	72.61%
001-314100	Electric Service Tax	9,867.00	63,010.87	92,000.00	28,989.13	68.49%
001-314400	Natural Gas Service Tax	95.85	3,342.47	4,600.00	767.00	83.33%
001-315100	Communications Service Tax	8,196.83	51,033.49	66,000.01	14,966.52	77.32%
001-316100	Prof. & Occup. License Tax	.00	.00	50.00	50.00	.00
001-323100	Electricity Franchise	14,221.83	102,484.20	150,000.00	47,515.80	68.32%
001-323400	Gas Franchise	.00	4,397.94	4,200.00	913.95-	121.76%
001-329504	Permit Fire Reivew Fee	.00	.00	1,000.00	1,000.00	.00
001-329505	Reinspection Fees	525.00	4,500.00	20,000.00	15,500.00	22.50%
001-329506	Plan Review	4,534.58	94,376.79	150,000.00	55,623.21	62.92%
001-329507	Building Permit Fees	9,071.48	251,604.83	375,000.00	123,395.17	67.09%
001-329508	Administrative Fee	3,581.81	94,607.97	125,000.00	30,392.03	75.69%
001-329509	State Permit Surcharge	307.84	8,762.22	13,000.00	4,237.78	67.40%
001-329510	Zoning/Permit Appl Fees	2,502.50	15,598.63	20,000.00	4,401.37	77.99%
001-329515	Row Utilization Fees	250.00	750.00	1,500.00	750.00	50.00%
001-335150	Alcoholic Beverage License	.00	223.74	500.00	276.26	44.75%
001-335180	1/2 Cent Sales Tax	11,911.20	74,980.05	130,000.00	55,019.95	57.68%
001-335190	State Revenue Sharing	5,071.92	36,007.42	65,000.00	28,992.58	55.40%
001-337700	Grants & Donations	.00	.00	500.00	500.00	.00
001-338000	Library Interlocal w/ Lake Co	3,261.44	29,352.96	35,000.00	5,647.04	83.87%
001-338100	One Cent Gas Tax - Lake Co.	639.21	4,556.89	6,500.00	1,943.11	70.11%
001-341210	Notary, Copy, Fax Fees	702.08	8,811.74	250.00	8,561.74-	3524.70%
001-341215	Public Record Requests	.00	71.05	50.00	21.05-	142.10%
001-341220	Mva Traffic Signal Maintenance	.00	.00	2,300.00	2,300.00	.00
001-341500	Lien Search Charge	125.00	650.00	1,500.00	825.00	45.00%
001-343400	Garbage Service Charges	29,759.92	197,691.72	295,000.00	97,308.28	67.01%
001-343410	Garbage Late Fee	54.99-	1,586.96	1,200.00	386.96-	132.25%
001-347220	Montverde Day	.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	10.00	10.00	100.00	90.00	10.00%
001-351100	Court Fines - Dept Hwy Safety	360.60	2,890.47	3,800.00	909.53	76.07%
001-352100	Library Fines	26.70	225.50	150.00	75.50-	150.33%
001-354200	Code Compliance Fines	.00	1,776.00	15,000.00	13,224.00	11.84%
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	2,573.04	85,506.89	16,000.00	69,506.89-	534.42%
001-362100	17406 7Th Street Rental	.00	.00	14,000.00	14,000.00	.00
001-362260	Rental Income - Cell Tower	.00	43,758.41	41,000.00	2,758.41-	106.73%
001-362300	Post Office Rental Revenue	1,663.75	13,310.00	18,100.00	4,790.00	73.54%
001-364100	Asset Sales (Equip/Veh/Mchnry)	.00	.00	50,000.00	50,000.00	.00
001-366000	Donations	477.00	2,477.00	.00	2,477.00-	.00
001-366240	Community Building Rental	.00	.00	3,500.00	3,500.00	.00
001-366245	Contributions To Cemetry	200.00	225.00	50.00	175.00-	450.00%
001-369900	Other Revenues	7.03	698.87	40,000.00	39,301.13	1.75%
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:		157,517.32	2,039,766.94	2,827,134.01	786,135.53	72.19%
GENERAL FUND Revenue Total:		157,517.32	2,039,766.94	2,827,134.01	786,135.53	72.19%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
Net Total GENERAL FUND:		157,517.32	2,039,766.94	2,827,134.01	786,135.53	72.19%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
PARKS & REC IMPACT FEE FUND						
140-347200	Impact Fee Revenue	.00	31,989.79	65,000.00	33,010.21	49.22%
140-347201	Fund Balance Forward	.00	.00	92,000.00	92,000.00	.00
Total Revenue:		.00	31,989.79	157,000.00	125,010.21	20.38%
PARKS & REC IMPACT FEE FUND Revenue Total:		.00	31,989.79	157,000.00	125,010.21	20.38%
Net Total PARKS & REC IMPACT FEE FUND:		.00	31,989.79	157,000.00	125,010.21	20.38%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
ROAD & STREET IMPACT FEE FUND						
160-324218	Road & Streets Impact Fees	2,632.00	33,087.18	75,000.00	41,912.82	44.12%
160-324219	Road & Streets Impact Fees	.00	.00	50,000.00	50,000.00	.00
Total Revenue:		2,632.00	33,087.18	125,000.00	91,912.82	26.47%
ROAD & STREET IMPACT FEE FUND Revenue Total:		2,632.00	33,087.18	125,000.00	91,912.82	26.47%
Net Total ROAD & STREET IMPACT FEE FUND:		2,632.00	33,087.18	125,000.00	91,912.82	26.47%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND						
170-324250	Admin Impact Fee - Library	6,157.00	90,375.16	50,000.00	40,375.16-	180.75%
170-324251	Admin Impact Fee Library C Fwd	.00	.00	240,000.00	240,000.00	.00
Total Revenue:		6,157.00	90,375.16	290,000.00	199,624.84	31.16%
ADMINISTRATIVE IMPACT FEE FUND Revenue Total:		6,157.00	90,375.16	290,000.00	199,624.84	31.16%
Net Total ADMINISTRATIVE IMPACT FEE FUND:		6,157.00	90,375.16	290,000.00	199,624.84	31.16%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - BOAT RAMP						
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 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
FOSGATE TRAIL CONNECTION						
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 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
WATER						
400-343300	Water Service Chrgs - Potable	54,150.32	317,605.70	565,000.00	247,394.30	56.21%
400-343301	Bulk Water Sales	.00	17,454.00	4,500.00	12,954.00-	387.87%
400-343310	Irrigation Water Service Chrgs	32,172.65	182,288.22	175,000.00	7,288.22-	104.16%
400-343330	Administrative Fee	1,190.87	12,446.83	15,000.00	2,343.17	84.38%
400-343331	Water Meter Install Charges	.00	151,200.00	175,000.00	23,800.00	86.40%
400-343390	Water Late Fees	206.01-	5,040.32	4,000.00	1,040.32-	126.01%
400-343600	Surcharge	3,109.61	17,889.66	.00	17,889.66-	.00
400-361100	Interest Earnings	1,102.74	8,740.55	500.00	8,240.55-	1748.11%
400-369900	Other Revenues	.00	.00	100,100.00	100,100.00	.00
Total Revenue:		91,520.18	712,665.28	1,039,100.00	326,224.72	68.61%
WATER Revenue Total:		91,520.18	712,665.28	1,039,100.00	326,224.72	68.61%
Net Total WATER:		91,520.18	712,665.28	1,039,100.00	326,224.72	68.61%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
WATER IMPACT FEE FUND						
410-324210	Water Impact Fees	500.00-	27,186.63	300,000.00	272,813.37	9.06%
410-324211	Water Impact Fees - Carry Fwd	.00	.00	624,000.00	624,000.00	.00
Total Revenue:		500.00-	27,186.63	924,000.00	896,813.37	2.94%
WATER IMPACT FEE FUND Revenue Total:		500.00-	27,186.63	924,000.00	896,813.37	2.94%
Net Total WATER IMPACT FEE FUND:		500.00-	27,186.63	924,000.00	896,813.37	2.94%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL-WATER ENTERPRISE						
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 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)						
421-343307	Sewer Connection Fees	.00	23,800.00	50,000.00	26,200.00	47.60%
421-343320	Sewer Service Charge	14,760.36	86,772.85	120,000.00	33,227.15	72.31%
421-343390	Sewer Late Fees	96.99	1,043.19	750.00	293.19-	139.09%
421-343500	Surcharges Out of Town Limits	1,228.50	8,038.11	12,500.00	4,461.89	64.30%
421-361100	Interest Earnings	.00	.00	25.00	25.00	.00
421-369900	Other Revenues	.00	.00	50.00	50.00	.00
Total Revenue:		16,085.85	119,654.15	183,325.00	63,670.85	65.27%
SEWER-ENTERPRISE (WASTE WATER) Revenue Total:		16,085.85	119,654.15	183,325.00	63,670.85	65.27%
Net Total SEWER-ENTERPRISE (WASTE WATER):		16,085.85	119,654.15	183,325.00	63,670.85	65.27%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - SEWER ENTERPRISE						
422-334350	Grants - Sewer	.00	.00	19,823,318.00	19,823,318.00	.00
422-334355	Intragovernmental Carry Fwd	.00	.00	3,607,840.81	3,607,840.81	.00
422-334356	Sewer Grants (DEP)	.00	455,000.00	4,000,000.00	3,545,000.00	11.38%
Total Revenue:		.00	455,000.00	27,431,158.81	26,976,158.81	1.66%
CAPITAL - SEWER ENTERPRISE Revenue Total:		.00	455,000.00	27,431,158.81	26,976,158.81	1.66%
Net Total CAPITAL - SEWER ENTERPRISE:		.00	455,000.00	27,431,158.81	26,976,158.81	1.66%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - STORM WATER						
430-334360	Grants	.00	35,000.00	375,000.00	340,000.00	9.33%
430-334361	State Appropriation	.00	.00	1,500,000.00	1,500,000.00	.00
430-334362	LCWA	.00	20,528.40	.00	20,528.40-	.00
430-369900	Other Revenues	.00	.00	.00	.00	.00
Total Revenue:		.00	55,528.40	1,875,000.00	1,819,471.60	2.96%
CAPITAL - STORM WATER Revenue Total:		.00	55,528.40	1,875,000.00	1,819,471.60	2.96%
Net Total CAPITAL - STORM WATER:		.00	55,528.40	1,875,000.00	1,819,471.60	2.96%

Account Number	Account Title	2025 May Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - LIBRARY						
500-324660	Intragovernmental Grant - Lib	.00	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:		.00	436,119.61	1,321,055.55	884,935.94	33.01%
CAPITAL - LIBRARY Revenue Total:		.00	436,119.61	1,321,055.55	884,935.94	33.01%
Net Total CAPITAL - LIBRARY:		.00	436,119.61	1,321,055.55	884,935.94	33.01%
Net Grand Totals:		273,412.35	4,001,373.14	49,722,773.37	45,719,958.69	8.05%

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 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
GENERAL FUND								
TOWN COUNCIL								
001-511-240	Workers Compensation		.00	252.04	666.00	666.00	413.96	37.84%
001-511-342	Council Stipends		2,745.08	24,651.89	44,500.00	44,500.00	19,848.11	55.40%
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		.00	6,065.51	8,690.00	8,690.00	2,624.49	69.80%
001-511-460	Repairs & Maintenance		.00	.00	100.00	100.00	100.00	.00
001-511-470	Printing & Copying		343.05	702.15	500.00	500.00	202.15-	140.43%
001-511-490	Other Current Charges		55.72	184.81	1,800.00	1,800.00	1,615.19	10.27%
001-511-491	Council Workshop & Comm Meals		19.79	9,746.21	18,000.00	18,000.00	8,253.79	54.15%
001-511-510	Office Supplies		.00	371.55	500.00	500.00	128.45	74.31%
001-511-520	Operating Supplies		.00	1,077.08	2,500.00	2,500.00	1,422.92	43.08%
001-511-521	Uniforms & Clothing		.00	784.54	800.00	800.00	15.46	98.07%
001-511-540	Subscriptions & Memberships		2,250.00	5,159.25	4,500.00	4,500.00	659.25-	114.65%
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:			5,413.64	48,995.03	96,056.00	96,056.00	47,060.97	51.01%
FINANCE & ADMINISTRATIVE								
001-513-120	Regular Salaries & Wages		9,689.13	75,129.25	109,561.00	109,561.00	34,431.75	68.57%
001-513-121	Employee Christmas and Perform		.00	11,910.06	12,500.00	12,500.00	589.94	95.28%
001-513-140	Overtime		416.59	2,411.77	8,500.00	8,500.00	6,088.23	28.37%
001-513-210	FICA Matching		809.58	6,408.69	8,878.67	8,878.67	2,469.98	72.18%
001-513-220	Retirement Plan		1,903.66	14,924.35	21,000.00	21,000.00	6,075.65	71.07%
001-513-230	Health Insurance		1,993.30	13,874.78	24,000.00	24,000.00	10,125.22	57.81%
001-513-234	Short-Term Disability		102.10	714.32	950.00	950.00	235.68	75.19%
001-513-240	Workers Compensation		.00	703.90	1,860.00	1,860.00	1,156.10	37.84%
001-513-310	Professional Services		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-513-320	Accounting & Auditing		.00	4,000.00	19,500.00	19,500.00	15,500.00	20.51%
001-513-340	Contractual Services		498.85	7,000.65	14,500.00	14,500.00	7,499.35	48.28%
001-513-400	Travel		81.24	81.24	1,500.00	1,500.00	1,418.76	5.42%
001-513-410	Telephone		127.80	1,445.81	3,000.00	3,000.00	1,554.19	48.19%
001-513-411	Internet		100.00	752.00	2,500.00	2,500.00	1,748.00	30.08%
001-513-420	Postage & Freight		.00	3,200.25	3,000.00	3,000.00	200.25-	106.68%
001-513-430	Utilities		493.30	2,837.47	5,500.00	5,500.00	2,662.53	51.59%
001-513-440	Rentals & Leases Building Repr		.00	3,411.54	7,500.00	7,500.00	4,088.46	45.49%
001-513-450	Insurance		.00	14,230.93	20,625.00	20,625.00	6,394.07	69.00%
001-513-460	Repair & Maintenance		.00	10,127.98	9,500.00	9,500.00	627.98-	106.61%
001-513-470	Printing & Copying		899.70	1,227.25	3,500.00	3,500.00	2,272.75	35.06%
001-513-490	Other Current Charges		52.75	1,823.46	2,500.00	2,500.00	676.54	72.94%
001-513-492	Employee Meals & Appreciation		69.18	2,274.01	3,500.00	3,500.00	1,225.99	64.97%
001-513-495	Bank Finance Charges		20.00	391.56	400.00	400.00	8.44	97.89%
001-513-510	Office Supplies		205.56	1,564.45	5,000.00	5,000.00	3,435.55	31.29%
001-513-513	TM Allowance		203.08	1,726.18	4,400.00	4,400.00	2,673.82	39.23%
001-513-520	Operating Supplies		.00	1,026.54	2,800.00	2,800.00	1,773.46	36.66%
001-513-521	Uniforms & Clothing		.00	703.84	1,200.00	1,200.00	496.16	58.65%
001-513-522	Small Tools & Equipment		.00	.00	500.00	500.00	500.00	.00
001-513-540	Subscriptions, Membership		15.00	851.91	2,900.00	2,900.00	2,048.09	29.38%
001-513-550	Seminars And Training		50.00	1,237.14	4,000.00	4,000.00	2,762.86	30.93%
001-513-605	Capital - Town Hall	Roof & Stone	.00	111,300.64	.00	.00	111,300.64-	.00
Total FINANCE & ADMINISTRATIVE:			17,730.82	297,291.97	307,574.67	307,574.67	10,282.70	96.66%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
LEGAL COUNSEL								
001-514-310	Professional Services		4,485.00	24,610.00	72,500.00	72,500.00	47,890.00	33.94%
001-514-510	Office Supplies		.00	.00	500.00	500.00	500.00	.00
Total LEGAL COUNSEL:			4,485.00	24,610.00	73,000.00	73,000.00	48,390.00	33.71%
PERMITTING								
001-519-120	Regular Salaries & Wages		8,382.34	67,573.85	100,821.00	100,821.00	33,247.15	67.02%
001-519-140	Overtime		1,000.83	6,638.34	9,500.00	9,500.00	2,861.66	69.88%
001-519-210	FICA Matching		717.59	5,857.75	8,439.56	8,439.56	2,581.81	69.41%
001-519-220	Retirement Plan		1,656.26	13,311.14	19,400.00	19,400.00	6,088.86	68.61%
001-519-230	Health Insurance		2,248.70	16,797.73	23,000.00	23,000.00	6,202.27	73.03%
001-519-234	Short-Term Disability		78.88	579.81	748.00	748.00	168.19	77.51%
001-519-240	Workers Compensation		.00	316.38	836.00	836.00	519.62	37.84%
001-519-310	Professional Services		.00	34,204.33	24,000.00	24,000.00	10,204.33-	142.52%
001-519-315	Building Official Fees		.00	208,427.73	350,000.00	350,000.00	141,572.27	59.55%
001-519-340	Contractual Services-Citizense		361.85	11,455.70	14,000.00	14,000.00	2,544.30	81.83%
001-519-350	Municode		725.02	3,636.41	4,800.00	4,800.00	1,163.59	75.76%
001-519-410	Telephone		51.29	801.43	2,000.00	2,000.00	1,198.57	40.07%
001-519-411	Internet		100.00	751.00	2,000.00	2,000.00	1,249.00	37.55%
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		.00	4,108.45	5,775.00	5,775.00	1,666.55	71.14%
001-519-470	Printing & Copying		345.05	908.39	750.00	750.00	158.39-	121.12%
001-519-490	Other Current Charges		.00	499.57	250.00	250.00	249.57-	199.83%
001-519-495	Bank Finance Charges		224.39	5,605.72	3,500.00	3,500.00	2,105.72-	160.16%
001-519-510	Office Supplies		68.53	397.70	1,500.00	1,500.00	1,102.30	26.51%
001-519-513	TM Allowances		138.46	1,176.91	3,300.00	3,300.00	2,123.09	35.66%
001-519-520	Operating Supplies		.00	1,617.51	500.00	500.00	1,117.51-	323.50%
001-519-521	Uniforms & Clothing		.00	1,093.69	250.00	250.00	843.69-	437.48%
001-519-540	Subscriptions, Membership		.00	785.82	500.00	500.00	285.82-	157.16%
001-519-550	Seminars And Training		.00	937.15	3,500.00	3,500.00	2,562.85	26.78%
Total PERMITTING:			16,099.19	387,997.73	583,069.56	583,069.56	195,071.83	66.54%
PUBLIC SAFETY								
001-520-240	Workers Compensation		.00	187.32	495.00	495.00	307.68	37.84%
001-520-343	Contract Srvcs Highway Patrol		1,083.08-	71,635.12	100,000.00	100,000.00	28,364.88	71.64%
001-520-344	Contract Srvcs LCSO or HP		8,396.83	8,396.83	50,000.00	50,000.00	41,603.17	16.79%
001-520-410	Telephone		91.73	374.81	500.00	500.00	125.19	74.96%
001-520-411	Internet		34.23	4,508.07	6,500.00	6,500.00	1,991.93	69.35%
001-520-430	Utilities		207.02	975.93	1,600.00	1,600.00	624.07	61.00%
001-520-442	Equipment Leases (Vehicles)		.00	13,487.40	13,500.00	13,500.00	12.60	99.91%
001-520-450	Insurance		.00	1,539.85	2,112.00	2,112.00	572.15	72.91%
001-520-460	Repair & Maintenance		.00	1,533.12	1,500.00	1,500.00	33.12-	102.21%
001-520-490	Other Current Charges		87.00	1,188.44	500.00	500.00	688.44-	237.69%
001-520-493	Volunteer Appreciation		15.00	15.00	650.00	650.00	635.00	2.31%
001-520-520	Operating Supplies		.00	514.53	500.00	500.00	14.53-	102.91%
001-520-521	Uniforms & Clothing		.00	.00	500.00	500.00	500.00	.00
001-520-524	Fuel		.00	86.99	2,000.00	2,000.00	1,913.01	4.35%
Total PUBLIC SAFETY:			7,748.73	104,443.41	180,357.00	180,357.00	75,913.59	57.91%
FIRE CONTROL\POST OFFICE								
001-522-450	Insurance		.00	5,448.75	7,920.00	7,920.00	2,471.25	68.80%
001-522-460	Repair & Maintenance		.00	3,529.67	10,000.00	10,000.00	6,470.33	35.30%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
Total FIRE CONTROL\POST OFFICE:			.00	8,978.42	17,920.00	17,920.00	8,941.58	50.10%
CODE COMPLIANCE								
001-524-120	Regular Salaries & Wages		486.92	4,138.82	6,430.00	6,430.00	2,291.18	64.37%
001-524-210	FICA Matching		39.36	339.22	491.90	491.90	152.68	68.96%
001-524-220	Retirement Plan		141.20	1,200.20	1,864.70	1,864.70	664.50	64.36%
001-524-230	Health Insurance		61.10	481.50	1,430.00	1,430.00	948.50	33.67%
001-524-234	Short-Term Disability		4.36	34.88	122.00	122.00	87.12	28.59%
001-524-240	Workers Compensation		.00	77.58	205.00	205.00	127.42	37.84%
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	90.00	5,000.00	5,000.00	4,910.00	1.80%
001-524-420	Postage & Freight		.00	90.25	900.00	900.00	809.75	10.03%
001-524-450	Insurance		.00	2,561.47	3,520.00	3,520.00	958.53	72.77%
001-524-490	Other Current Charges		.00	.00	250.00	250.00	250.00	.00
001-524-510	Office Supplies		39.00	39.00	100.00	100.00	61.00	39.00%
001-524-513	TM ALLOWANCE		27.70	235.45	660.00	660.00	424.55	35.67%
001-524-550	Seminars And Training		.00	83.94	500.00	500.00	416.06	16.79%
Total CODE COMPLIANCE:			799.64	10,072.31	26,473.60	26,473.60	16,401.29	38.05%
GARBAGE/SOLID WASTE SERVICES								
001-534-340	Contractual Services		20,698.34	150,297.41	255,000.00	255,000.00	104,702.59	58.94%
001-534-490	Bad Debt		.00	.00	500.00	500.00	500.00	.00
Total GARBAGE/SOLID WASTE SERVICES:			20,698.34	150,297.41	255,500.00	255,500.00	105,202.59	58.82%
PUBLIC WORKS								
001-539-120	Regular Salaries & Wages		2,615.48	21,100.52	33,103.00	33,103.00	12,002.48	63.74%
001-539-140	Overtime		183.37	986.33	4,500.00	4,500.00	3,513.67	21.92%
001-539-210	FICA Matching		225.66	1,847.77	2,876.63	2,876.63	1,028.86	64.23%
001-539-220	Retirement Plan		404.22	3,219.73	5,140.91	5,140.91	1,921.18	62.63%
001-539-230	Health Insurance		614.86	4,857.68	7,689.00	7,689.00	2,831.32	63.18%
001-539-234	Short-Term Disability		31.64	253.13	222.00	222.00	31.13-	114.02%
001-539-240	Workers Compensation		.00	302.76	800.00	800.00	497.24	37.85%
001-539-340	Contractual Services		361.85	928.71	3,500.00	3,500.00	2,571.29	26.53%
001-539-400	Travel		.00	.00	250.00	250.00	250.00	.00
001-539-410	Telephone		91.73	374.81	560.00	560.00	185.19	66.93%
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		.00	5,977.34	8,580.00	8,580.00	2,602.66	69.67%
001-539-460	Repair & Maintenance		.00	3,069.30	12,000.00	12,000.00	8,930.70	25.58%
001-539-464	Hurricane Repairs		.00	231,663.06	.00	.00	231,663.06-	.00
001-539-490	Other Current Charges		3.84	594.01	1,000.00	1,000.00	405.99	59.40%
001-539-510	Office Supplies		68.52	160.26	200.00	200.00	39.74	80.13%
001-539-520	Operating Supplies		.00	2,347.79	2,500.00	2,500.00	152.21	93.91%
001-539-521	Uniforms & Clothing		.00	317.30	750.00	750.00	432.70	42.31%
001-539-522	Small Tools & Equipment		.00	3,856.55	2,500.00	2,500.00	1,356.55-	154.26%
001-539-524	Fuel		250.55	3,993.98	6,000.00	6,000.00	2,006.02	66.57%
001-539-540	Subscriptions, Membership		.00	271.25	250.00	250.00	21.25-	108.50%
001-539-640	Machinery & Equipment		.00	9,342.00	35,000.00	35,000.00	25,658.00	26.69%
Total PUBLIC WORKS:			4,851.72	322,264.28	155,721.54	155,721.54	166,542.74-	206.95%
ROAD & STREET FACILITIES								
001-541-120	Regular Salaries & Wages		2,714.24	22,190.01	35,386.00	35,386.00	13,195.99	62.71%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-541-140	Overtime		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-541-210	FICA Matching		246.28	1,965.42	3,089.53	3,089.53	1,124.11	63.62%
001-541-220	Retirement Plan		438.80	3,379.09	5,129.02	5,129.02	1,749.93	65.88%
001-541-230	Health Insurance		1,046.62	8,246.65	8,800.00	8,800.00	553.35	93.71%
001-541-234	Short-Term Disability		36.92	295.36	448.00	448.00	152.64	65.93%
001-541-240	Workers Compensation		.00	227.06	600.00	600.00	372.94	37.84%
001-541-310	Professional Services		.00	.00	2,000.00	2,000.00	2,000.00	.00
001-541-340	Contractual Services		1,200.00	22,308.13	20,000.00	20,000.00	2,308.13-	111.54%
001-541-430	Utilities		.00	847.02	6,500.00	6,500.00	5,652.98	13.03%
001-541-431	Street Lighting - Power		2,947.72	33,348.21	48,000.00	48,000.00	14,651.79	69.48%
001-541-450	Insurance		.00	7,115.92	10,230.00	10,230.00	3,114.08	69.56%
001-541-460	Repair & Maintenance		.00	2,701.29	20,000.00	20,000.00	17,298.71	13.51%
001-541-462	Lakes Drain Repair/Maintenance		.00	4,627.00	7,800.00	7,800.00	3,173.00	59.32%
001-541-463	Stormwater		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-541-490	Other Current Charges		2,150.00	2,762.23	2,500.00	2,500.00	262.23-	110.49%
001-541-520	Operating Supplies		138.21	2,187.07	2,500.00	2,500.00	312.93	87.48%
001-541-521	Uniforms & Clothing		.00	525.98	500.00	500.00	25.98-	105.20%
001-541-523	Decorations And Flags		.00	3,225.00	12,000.00	12,000.00	8,775.00	26.88%
001-541-530	Road Materials & Supplies		.00	5,365.20	12,500.00	12,500.00	7,134.80	42.92%
001-541-630	Infrastructure-Street Repair		18,831.95	71,719.95	160,428.93	160,428.93	88,708.98	44.71%
001-541-640	Vehicle, Equipment & Machinery		.00	.00	42,500.00	42,500.00	42,500.00	.00
Total ROAD & STREET FACILITIES:			29,750.74	193,036.59	408,411.48	408,411.48	215,374.89	47.27%
CEMETERY								
001-569-240	Workers Compensation		.00	133.22	352.00	352.00	218.78	37.85%
001-569-420	Postage & Freight		.00	1,118.24	125.00	125.00	993.24-	894.59%
001-569-450	Insurance		.00	2,033.27	2,860.00	2,860.00	826.73	71.09%
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
Total CEMETERY:			.00	3,284.73	6,687.00	6,687.00	3,402.27	49.12%
LIBRARY								
001-571-120	Regular Salaries & Wages		5,968.87	46,419.23	83,100.00	83,100.00	36,680.77	55.86%
001-571-140	Overtime		.00	422.91	3,200.00	3,200.00	2,777.09	13.22%
001-571-210	FICA Matching		453.80	3,698.55	6,601.95	6,601.95	2,903.40	56.02%
001-571-220	Retirement Plan		813.56	6,384.61	10,960.10	10,960.10	4,575.49	58.25%
001-571-230	Health Insurance		277.52	2,280.40	5,000.00	5,000.00	2,719.60	45.61%
001-571-234	Short-Term Disability		46.62	372.96	770.00	770.00	397.04	48.44%
001-571-240	Workers Compensation		.00	154.02	407.00	407.00	252.98	37.84%
001-571-340	Contractual Services		1,051.14-	3,730.01	19,000.00	19,000.00	15,269.99	19.63%
001-571-400	Travel		46.48	46.48	250.00	250.00	203.52	18.59%
001-571-410	Telephone		51.28	51.28	2,400.00	2,400.00	2,348.72	2.14%
001-571-411	Internet		100.00	749.00-	2,500.00	2,500.00	3,249.00	-29.96%
001-571-420	Postage & Freight		.00	.00	250.00	250.00	250.00	.00
001-571-430	Utilities		289.18	1,298.81	3,000.00	3,000.00	1,701.19	43.29%
001-571-450	Insurance		.00	6,718.02	9,020.00	9,020.00	2,301.98	74.48%
001-571-460	Repair & Maintenance		.00	81.00	2,000.00	2,000.00	1,919.00	4.05%
001-571-480	Promotional Activities		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-571-490	Other Current Charges		.00	604.48	500.00	500.00	104.48-	120.90%
001-571-510	Office Supplies		68.52	403.29	3,500.00	3,500.00	3,096.71	11.52%
001-571-520	Operating Supplies		.00	1,554.69	3,500.00	3,500.00	1,945.31	44.42%
001-571-521	Uniforms & Clothing		.00	390.15	250.00	250.00	140.15-	156.06%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-571-540	Subscriptions, Membership		.00	577.44	500.00	500.00	77.44-	115.49%
001-571-640	Vehicle, Equipment & Machinery		.00	.00	18,000.00	18,000.00	18,000.00	.00
001-571-660	Library Books & Material		.00	600.91	18,000.00	18,000.00	17,399.09	3.34%
Total LIBRARY:			7,064.69	75,040.24	194,209.05	194,209.05	119,168.81	38.64%
PARKS & RECREATION								
001-572-240	Workers Compensation		.00	1,097.46	2,900.00	2,900.00	1,802.54	37.84%
001-572-340	Contractual Services		800.00	20,080.70	18,000.00	18,000.00	2,080.70-	111.56%
001-572-345	Contract Mowing/Landscaping	Service	4,600.00	47,594.93	82,000.00	82,000.00	34,405.07	58.04%
001-572-410	Telephone		51.28	51.28	250.00	250.00	198.72	20.51%
001-572-411	Internet		100.00	751.00	2,000.00	2,000.00	1,249.00	37.55%
001-572-430	Utilities		.00	4,097.25	6,200.00	6,200.00	2,102.75	66.08%
001-572-440	Rentals & Leases		.00	.00	250.00	250.00	250.00	.00
001-572-450	Insurance		.00	17,439.18	23,920.00	23,920.00	6,480.82	72.91%
001-572-460	Repair & Maintenance		.00	5,474.07	25,000.00	25,000.00	19,525.93	21.90%
001-572-470	Printing & Copying		395.05	752.00	500.00	500.00	252.00-	150.40%
001-572-490	Other Current Charges		.00	1,683.30	2,465.11	2,465.11	781.81	68.28%
001-572-520	Operating Supplies		14,325.41	17,239.31	15,000.00	15,000.00	2,239.31-	114.93%
001-572-524	Fuel		115.84	823.89	1,000.00	1,000.00	176.11	82.39%
001-572-605	Capital Outlay-Benches, Tables	, Amenities	.00	36,766.97	40,000.00	40,000.00	3,233.03	91.92%
001-572-606	Capital Projects-Stage & Gazeb		.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
Total PARKS & RECREATION:			20,587.58	153,851.34	375,485.11	375,485.11	221,633.77	40.97%
SPECIAL EVENTS								
001-574-240	Workers Compensation		.00	249.76	660.00	660.00	410.24	37.84%
001-574-450	Insurance		.00	1,987.59	2,809.00	2,809.00	821.41	70.76%
001-574-481	Montverde Day		602.90	60,038.26	88,500.00	88,500.00	28,461.74	67.84%
001-574-482	Light Up Montverde		.00	23,448.83	28,000.00	28,000.00	4,551.17	83.75%
001-574-483	Fall & Spring Concert Series		.00	6,800.00	7,500.00	7,500.00	700.00	90.67%
001-574-484	Easter Event		98.93	3,410.47	5,000.00	5,000.00	1,589.53	68.21%
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	9,372.88	31,438.39	9,000.00	9,000.00	22,438.39-	349.32%
Total SPECIAL EVENTS:			10,074.71	131,494.62	146,669.00	146,669.00	15,174.38	89.65%
GENERAL FUND Expenditure Total:			145,304.80	1,911,658.08	2,827,134.01	2,827,134.01	915,475.93	67.62%
Net Total GENERAL FUND:			145,304.80-	1,911,658.08-	2,827,134.01-	2,827,134.01-	915,475.93-	67.62%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
PARKS & REC IMPACT FEE FUND								
PARKS & RECREATION								
140-572-490	Other Revenues		.00	750.00	.00	.00	750.00-	.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	.00	80,588.06	.00	.00	80,588.06-	.00
140-572-635	Parks & Rec Impact	- Butterfly	44,502.05	65,000.00	65,000.00	65,000.00	.00	100.00%
Total PARKS & RECREATION:			44,502.05	146,338.06	157,000.00	157,000.00	10,661.94	93.21%
PARKS & REC IMPACT FEE FUND Expenditure Total:			44,502.05	146,338.06	157,000.00	157,000.00	10,661.94	93.21%
Net Total PARKS & REC IMPACT FEE FUND:			44,502.05-	146,338.06-	157,000.00-	157,000.00-	10,661.94-	93.21%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
ROAD & STREET IMPACT FEE FUND								
Department: 541								
160-541-460	Road & Streets Impact Fees		500.00	2,210.00	75,000.00	75,000.00	72,790.00	2.95%
160-541-465	Road & Streets Impact Fees Bal		964.50	37,044.50	50,000.00	50,000.00	12,955.50	74.09%
Total Department: 541:			1,464.50	39,254.50	125,000.00	125,000.00	85,745.50	31.40%
ROAD & STREET IMPACT FEE FUND Expenditure Total:			1,464.50	39,254.50	125,000.00	125,000.00	85,745.50	31.40%
Net Total ROAD & STREET IMPACT FEE FUND:			1,464.50-	39,254.50-	125,000.00-	125,000.00-	85,745.50-	31.40%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND								
Department: 571								
170-571-490	Other Revenues		.00	750.00	.00	.00	750.00-	.00
170-571-605	Admin Impact Fee Library C Fwd		47,498.17	107,306.89	240,000.00	240,000.00	132,693.11	44.71%
170-571-635	Admin Impact Fee - Library		.00	4,017.38	50,000.00	50,000.00	45,982.62	8.03%
Total Department: 571:			47,498.17	112,074.27	290,000.00	290,000.00	177,925.73	38.65%
ADMINISTRATIVE IMPACT FEE FUND Expenditure Total:			47,498.17	112,074.27	290,000.00	290,000.00	177,925.73	38.65%
Net Total ADMINISTRATIVE IMPACT FEE FUND:			47,498.17-	112,074.27-	290,000.00-	290,000.00-	177,925.73-	38.65%

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

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - BOAT RAMP								
PARKS & RECREATION								
330-572-605	Intragovernmental Lake County	Parks	.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	DEP Res 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 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - LEAD SERVICE LINE								
WATER UTILITY SERVICES								
341-533-460	REPAIR & MAINTENANCE		3,000.00	44,487.00	.00	.00	44,487.00-	.00
Total WATER UTILITY SERVICES:			3,000.00	44,487.00	.00	.00	44,487.00-	.00
CAPITAL - LEAD SERVICE LINE Expenditure Total:			3,000.00	44,487.00	.00	.00	44,487.00-	.00
Net Total CAPITAL - LEAD SERVICE LINE:			3,000.00-	44,487.00-	.00	.00	44,487.00	.00

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL – VULNERABILITY								
WATER UTILITY SERVICES								
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 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
FOSGATE TRAIL CONNECTION								
PARKS & RECREATION								
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 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - IMPACT FEE STUDY								
FINANCE & ADMINISTRATIVE								
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 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
WATER								
WATER UTILITY SERVICES								
400-533-120	Regular Salaries & Wages		20,010.63	151,372.69	286,000.00	286,000.00	134,627.31	52.93%
400-533-140	Overtime		3,532.05	18,531.34	12,500.00	12,500.00	6,031.34-	148.25%
400-533-210	FICA Matching		1,670.10	12,728.02	22,835.25	22,835.25	10,107.23	55.74%
400-533-220	Retirement Plan		3,522.06	26,646.86	40,648.91	40,648.91	14,002.05	65.55%
400-533-230	Health Insurance		4,087.92	28,522.75	43,560.00	43,560.00	15,037.25	65.48%
400-533-234	Short-Term Disability		212.92	1,491.02	2,400.00	2,400.00	908.98	62.13%
400-533-240	Workers Compensation		.00	2,346.33	6,200.00	6,200.00	3,853.67	37.84%
400-533-310	Professional Services		.00	37,075.52	6,500.00	6,500.00	30,575.52-	570.39%
400-533-320	Accounting & Auditing		.00	.00	15,000.00	15,000.00	15,000.00	.00
400-533-340	Contractual Services		8,201.65	56,346.68	97,569.90	97,569.90	41,223.22	57.75%
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		229.68	2,445.78	4,500.00	4,500.00	2,054.22	54.35%
400-533-411	Internet		100.00	5,169.70	8,500.00	8,500.00	3,330.30	60.82%
400-533-420	Postage & Freight		.00	488.36	3,500.00	3,500.00	3,011.64	13.95%
400-533-430	Utilities		4,086.42	25,640.17	38,000.00	38,000.00	12,359.83	67.47%
400-533-440	Rentals & Leases		174.36	261.54	3,000.00	3,000.00	2,738.46	8.72%
400-533-450	Insurance		.00	43,649.45	63,800.00	63,800.00	20,150.55	68.42%
400-533-460	Repair & Maintenance		.00	24,927.56	45,000.00	45,000.00	20,072.44	55.39%
400-533-465	Repair & Replace (Retain)		.00	.00	.00	.00	.00	.00
400-533-470	Printing & Copying		345.05	704.14	1,200.00	1,200.00	495.86	58.68%
400-533-490	Other Current Charges		65.00	890.82	2,500.00	2,500.00	1,609.18	35.63%
400-533-495	Bank Finance Charges		1,261.81	9,630.05	10,000.00	10,000.00	369.95	96.30%
400-533-510	Office Supplies		68.52	323.04	1,500.00	1,500.00	1,176.96	21.54%
400-533-513	TM Allowance		193.82	1,647.47	3,960.00	3,960.00	2,312.53	41.60%
400-533-520	Operating Supplies		1,939.86	10,421.96	22,000.00	22,000.00	11,578.04	47.37%
400-533-521	Uniforms & Clothing		.00	831.53	750.00	750.00	81.53-	110.87%
400-533-522	Small Tools & Equipment		.00	169.92	5,000.00	5,000.00	4,830.08	3.40%
400-533-524	Fuel		121.70	1,947.28	4,500.00	4,500.00	2,552.72	43.27%
400-533-540	Subscriptions, Membership		.00	3,365.81	1,500.00	1,500.00	1,865.81-	224.39%
400-533-550	Seminars And Training		.00	5,622.87	2,279.94	2,279.94	3,342.93-	246.62%
400-533-577	Bulk Water		1,777.22	12,318.61	50,396.00	50,396.00	38,077.39	24.44%
400-533-605	Irrigation Water		.00	8,265.00	100,000.00	100,000.00	91,735.00	8.27%
400-533-609	Water Meter Replacement		1,495.00	4,071.89	130,000.00	130,000.00	125,928.11	3.13%
Total WATER UTILITY SERVICES:			53,095.77	497,854.16	1,039,100.00	1,039,100.00	541,245.84	47.91%
WATER Expenditure Total:			53,095.77	497,854.16	1,039,100.00	1,039,100.00	541,245.84	47.91%
Net Total WATER:			53,095.77-	497,854.16-	1,039,100.00-	1,039,100.00-	541,245.84-	47.91%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
WATER IMPACT FEE FUND								
Department: 533								
410-533-605	Water Impact Fees		.00	104,220.00	300,000.00	300,000.00	195,780.00	34.74%
410-533-635	Water Impact Fees - Carry Fwd		.00	266,733.50	624,000.00	624,000.00	357,266.50	42.75%
Total Department: 533:			.00	370,953.50	924,000.00	924,000.00	553,046.50	40.15%
WATER IMPACT FEE FUND Expenditure Total:			.00	370,953.50	924,000.00	924,000.00	553,046.50	40.15%
Net Total WATER IMPACT FEE FUND:			.00	370,953.50-	924,000.00-	924,000.00-	553,046.50-	40.15%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL-WATER ENTERPRISE								
WATER UTILITY SERVICES								
420-533-634	SHAFI Grant		18,484.43	192,322.43	12,970,000.00	12,970,000.00	12,777,677.57	1.48%
420-533-640	Water Impact Machinery & Equip		.00	.00	.00	.00	.00	.00
Total WATER UTILITY SERVICES:			18,484.43	192,322.43	12,970,000.00	12,970,000.00	12,777,677.57	1.48%
CAPITAL-WATER ENTERPRISE Expenditure Total:			18,484.43	192,322.43	12,970,000.00	12,970,000.00	12,777,677.57	1.48%
Net Total CAPITAL-WATER ENTERPRISE:			18,484.43-	192,322.43-	12,970,000.00-	12,970,000.00-	12,777,677.57-	1.48%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)								
SEWER UTILITY ENTERPRISE								
421-535-120	Regular Salaries & Wages		2,644.08	21,071.08	34,058.00	34,058.00	12,986.92	61.87%
421-535-210	FICA Matching		224.19	1,776.41	2,605.44	2,605.44	829.03	68.18%
421-535-220	Retirement Plan		472.85	3,700.74	4,325.37	4,325.37	624.63	85.56%
421-535-230	Health Insurance		551.82	4,139.96	11,154.00	11,154.00	7,014.04	37.12%
421-535-234	Short-Term Disability		24.92	187.10	300.00	300.00	112.90	62.37%
421-535-239	Other Employer Contributions		.00	.00	100.00	100.00	100.00	.00
421-535-240	Workers Compensation		.00	158.19	418.00	418.00	259.81	37.84%
421-535-340	Contractual Services		.00	.00	2,069.20	2,069.20	2,069.20	.00
421-535-430	Utilities		.00	421.74	2,500.00	2,500.00	2,078.26	16.87%
421-535-460	Repair & Maintenance Res		.00	574.09	62,724.99	62,724.99	62,150.90	0.92%
421-535-470	Printing & Copying		1,227.06	1,764.11	1,500.00	1,500.00	264.11-	117.61%
421-535-513	TM Allowance		27.70	235.45	1,320.00	1,320.00	1,084.55	17.84%
421-535-521	Uniforms & Clothing		.00	181.66	250.00	250.00	68.34	72.66%
421-535-576	Bulk Sewer Charges To Clermont		9,962.02	46,147.63	60,000.00	60,000.00	13,852.37	76.91%
Total SEWER UTILITY ENTERPRISE:			15,134.64	80,358.16	183,325.00	183,325.00	102,966.84	43.83%
SEWER-ENTERPRISE (WASTE WATER) Expenditure Total:			15,134.64	80,358.16	183,325.00	183,325.00	102,966.84	43.83%
Net Total SEWER-ENTERPRISE (WASTE WATER):			15,134.64-	80,358.16-	183,325.00-	183,325.00-	102,966.84-	43.83%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - SEWER ENTERPRISE								
SEWER UTILITY ENTERPRISE								
422-535-310	Professional Services		.00	225.00	.00	.00	225.00-	.00
422-535-630	Intragovernmental Carry Fwd		.00	7,692.14	3,607,840.81	3,607,840.81	3,600,148.67	0.21%
422-535-634	Grants - Sewer		.00	204,544.32	19,823,318.00	19,823,318.00	19,618,773.68	1.03%
422-535-635	Sewer Grants (DEP)		455,000.00	455,000.00	4,000,000.00	4,000,000.00	3,545,000.00	11.38%
Total SEWER UTILITY ENTERPRISE:			455,000.00	667,461.46	27,431,158.81	27,431,158.81	26,763,697.35	2.43%
CAPITAL - SEWER ENTERPRISE Expenditure Total:			455,000.00	667,461.46	27,431,158.81	27,431,158.81	26,763,697.35	2.43%
Net Total CAPITAL - SEWER ENTERPRISE:			455,000.00-	667,461.46-	27,431,158.81-	27,431,158.81-	26,763,697.35-	2.43%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - STORM WATER								
WATER UTILITY SERVICES								
430-533-634	Grants		4,250.00	102,600.00	375,000.00	375,000.00	272,400.00	27.36%
430-533-635	State Appropriation		47,563.60	170,340.80	1,500,000.00	1,500,000.00	1,329,659.20	11.36%
Total WATER UTILITY SERVICES:			51,813.60	272,940.80	1,875,000.00	1,875,000.00	1,602,059.20	14.56%
CAPITAL - STORM WATER Expenditure Total:			51,813.60	272,940.80	1,875,000.00	1,875,000.00	1,602,059.20	14.56%
Net Total CAPITAL - STORM WATER:			51,813.60-	272,940.80-	1,875,000.00-	1,875,000.00-	1,602,059.20-	14.56%

Account Number	Account Title	Expanded Title	2025 May Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - LIBRARY								
LIBRARY								
500-571-120	Regular Salaries & Wages		2,273.20	34,046.00	.00	.00	34,046.00-	.00
500-571-140	Overtime		.00	30.00	.00	.00	30.00-	.00
500-571-210	FICA Matching		173.90	2,772.07	.00	.00	2,772.07-	.00
500-571-410	Telephone		45.44	363.52	.00	.00	363.52-	.00
500-571-605	Intragovernmental Grant - Lib		56,963.93	734,240.72	895,745.20	895,745.20	161,504.48	81.97%
500-571-635	MV ARPA Funds (w/ Interest)		.00	200,247.73	425,310.35	425,310.35	225,062.62	47.08%
Total LIBRARY:			59,456.47	971,700.04	1,321,055.55	1,321,055.55	349,355.51	73.55%
CAPITAL - LIBRARY Expenditure Total:			59,456.47	971,700.04	1,321,055.55	1,321,055.55	349,355.51	73.55%
Net Total CAPITAL - LIBRARY:			59,456.47-	971,700.04-	1,321,055.55-	1,321,055.55-	349,355.51-	73.55%
Net Grand Totals:			894,754.43-	9,416,475.22-	49,722,773.37-	49,722,773.37-	40,306,298.15-	18.94%

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)
May 31, 2025

Account: 999101000
Bank Account Number: 1625217

Bank Statement Balance:	5,833,764.98	Book Balance Previous Month:	5,916,897.28
Outstanding Deposits:	2,512.28	Total Receipts:	303,244.10
Outstanding Checks:	1,619,986.50	Total Disbursements:	2,001,677.29
Bank Adjustments:	2,173.33	Book Adjustments:	.00
Bank Balance:	4,218,464.09	Book Balance:	4,218,464.09
		Proof (Bank balance less book balance):	.00

Outstanding Deposits Section

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
1208	1,401.65	1209	1,110.63				
Grand Totals:							2,512.28

Deposits cleared: 94 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	22252	45.00	22929	12.37
23364	85.00	23545	35.00	23674	165.00	23681	60.00
23747	1,197.65	23824	10.00	23887	35.00	24376	411.75
24811	3.10	24833	82.20	24862	15.00	24865	718.80-
24865	718.80	24895	4,298.67	24903	360.00	24942	600.00
24944	143.53	24953	1,557,307.78	24955	15.00	24957	127.72
24959	1,146.36	24969	2,779.07	24970	15,743.65	24971	300.00
24972	691.23	24973	500.00	24974	1,777.22	24975	14,843.18
24976	2,231.89	24977	3,000.00	24978	98.93	24979	3,551.25
24980	8,357.68						
Grand Totals:							1,619,986.50

Checks cleared: 129 items Checks Oustanding: 37 items

Bank Adjustments Section

Description	Amount	Description	Amount
This willl clear in June	2,214.44	Florida Blue from April	13.43-
Dental from April	27.66-	Colonial life from April	.02-
Grand Totals:			2,173.33

Book Adjustments Section

UNITED SOUTHERN BANK

PO Drawer 29
Umatilla FL 32784

Statement Ending 05/30/2025

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	$5,833,764.98

PUBLIC FUNDS INTERES - XXXXXX5217

Account Summary

Date	Description	Amount
05/01/2025	**Beginning Balance**	**$6,107,477.98**
	87 Credit(s) This Period	$329,978.30
	130 Debit(s) This Period	$603,691.30
05/30/2025	**Ending Balance**	**$5,833,764.98**

Interest Summary

Description	Amount
Interest Earned From 05/01/2025 Through 05/30/2025	
Annual Percentage Yield Earned	0.75%
Interest Days	30
Interest Earned	$3,675.78
Interest Paid This Period	$3,675.78
Interest Paid Year-to-Date	$19,531.55

United Southern Bank's Hold Policy will be changing effective July 1st, 2025. Please see attached updated Funds Availability Policy Disclosure.

Account Activity

Post Date	Description	Debits	Credits	Balance
05/01/2025	**Beginning Balance**			**$6,107,477.98**
05/01/2025	REMOTE DEPOSIT		$813.52	$6,108,291.50
05/01/2025	MERCHANT BANKCD DEPOSIT 496254713886		$3,319.70	$6,111,611.20
05/01/2025	CHECK # 24846	$1,072.17		$6,110,539.03
05/01/2025	CHECK # 24864	$1,950.00		$6,108,589.03
05/01/2025	CHECK # 24821	$2,125.00		$6,106,464.03
05/01/2025	CHECK # 24889	$2,750.00		$6,103,714.03
05/02/2025	MERCHANT BANKCD DEPOSIT 496254713886		$3,052.59	$6,106,766.62
05/02/2025	CHECK # 24854	$3.36		$6,106,763.26
05/02/2025	CHECK # 24887	$289.50		$6,106,473.76
05/02/2025	CHECK # 24897	$434.00		$6,106,039.76
05/02/2025	CHECK # 24900	$12,000.00		$6,094,039.76
05/05/2025	REMOTE DEPOSIT		$3,240.68	$6,097,280.44
05/05/2025	MERCHANT BANKCD DEPOSIT 496510043888		$152.63	$6,097,433.07
05/05/2025	MERCHANT BANKCD DEPOSIT 496254713886		$945.04	$6,098,378.11

EQUAL HOUSING LENDER Member FDIC

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

WITHDRAWALS OUTSTANDING NOT CHARGED TO ACCOUNT

No.	$	
TOTAL	$	

BEFORE YOU START

PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.

YOU SHOULD HAVE ADDED IF ANY OCCURRED:

1. Loan advances
2. Credit memos
3. Other automatic deposits
4. Interest paid

YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED:

1. Automatic loan payments
2. Automatic savings transfers
3. Service charges
4. Debit memos
5. Other automatic deductions and payments

BALANCE SHOWN ON THIS STATEMENT $ _____

ADD

DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) $ _____

$ _____

TOTAL $ _____

SUBTRACT -

WITHDRAWALS OUTSTANDING $ _____

BALANCE $ _____

SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE (IF ANY) SHOWN ON THIS STATEMENT

Please examine immediately and report if incorrect, if no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Telephone or write us at the telephone number or address located on the front of this statement as soon as you can. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number (if any).
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
(3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

USB cares about your privacy. For your convenience our Privacy Notice is available at https://www.unitedsouthernbank.com/privacy.htm. If you would like a printed copy, please contact customer service at 352-669-2121.

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
05/05/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,063.54	$6,099,441.65
05/05/2025	MERCHANT BANKCD DEPOSIT 496254713886		$3,392.15	$6,102,833.80
05/05/2025	MERCHANT BANKCD DEPOSIT 496510043888	$224.39		$6,102,609.41
05/05/2025	MERCHANT BANKCD DEPOSIT 496254713886	$1,241.81		$6,101,367.60
05/05/2025	CHECK # 24792	$48.30		$6,101,319.30
05/05/2025	CHECK # 24883	$448.00		$6,100,871.30
05/05/2025	CHECK # 24840	$480.95		$6,100,390.35
05/05/2025	CHECK # 24869	$1,142.83		$6,099,247.52
05/05/2025	CHECK # 24844	$1,775.00		$6,097,472.52
05/05/2025	CHECK # 24899	$1,876.05		$6,095,596.47
05/05/2025	CHECK # 24850	$2,100.00		$6,093,496.47
05/05/2025	CHECK # 24894	$2,261.25		$6,091,235.22
05/05/2025	CHECK # 24891	$3,600.00		$6,087,635.22
05/05/2025	CHECK # 24886	$4,631.96		$6,083,003.26
05/05/2025	CHECK # 24893	$8,857.38		$6,074,145.88
05/06/2025	REMOTE DEPOSIT		$1,087.75	$6,075,233.63
05/06/2025	REMOTE DEPOSIT		$25,088.63	$6,100,322.26
05/06/2025	MERCHANT BANKCD DEPOSIT 496254713886		$682.79	$6,101,005.05
05/06/2025	MERCHANT BANKCD DEPOSIT 496599721883		$740.00	$6,101,745.05
05/06/2025	MERCHANT BANKCD DEPOSIT 496510043888		$3,917.93	$6,105,662.98
05/06/2025	CHECK # 24859	$7,532.50		$6,098,130.48
05/06/2025	CHECK # 24898	$8,628.36		$6,089,502.12
05/06/2025	CHECK # 24901	$206.73		$6,089,295.39
05/06/2025	CHECK # 24849	$230.00		$6,089,065.39
05/06/2025	CHECK # 24847	$271.00		$6,088,794.39
05/06/2025	CHECK # 24874	$303.19		$6,088,491.20
05/06/2025	CHECK # 24871	$661.00		$6,087,830.20
05/06/2025	CHECK # 24779	$1,500.00		$6,086,330.20
05/06/2025	CHECK # 24892	$7,320.72		$6,079,009.48
05/07/2025	MERCHANT BANKCD DEPOSIT 496510043888		$77.63	$6,079,087.11
05/07/2025	MERCHANT BANKCD DEPOSIT 496599721883		$370.00	$6,079,457.11
05/07/2025	MERCHANT BANKCD DEPOSIT 496254713886		$24,486.44	$6,103,943.55
05/07/2025	CHECK # 24843	$68.25		$6,103,875.30
05/07/2025	CHECK # 24907	$290.00		$6,103,585.30
05/07/2025	CHECK # 24853	$433.50		$6,103,151.80
05/07/2025	CHECK # 24857	$610.00		$6,102,541.80
05/07/2025	CHECK # 24896	$1,276.40		$6,101,265.40
05/07/2025	CHECK # 24876	$1,500.00		$6,099,765.40
05/07/2025	CHECK # 24856	$1,532.50		$6,098,232.90
05/07/2025	CHECK # 24858	$1,809.26		$6,096,423.64
05/07/2025	CHECK # 24878	$4,043.75		$6,092,379.89
05/07/2025	CHECK # 24880	$8,620.09		$6,083,759.80
05/07/2025	CHECK # 24868	$15,934.95		$6,067,824.85
05/07/2025	CHECK # 24879	$23,250.00		$6,044,574.85

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
05/07/2025	CHECK # 24877	$57,406.40		$5,987,168.45
05/08/2025	MERCHANT BANKCD DEPOSIT 496510043888		$179.47	$5,987,347.92
05/08/2025	MERCHANT BANKCD DEPOSIT 496254713886		$2,029.41	$5,989,377.33
05/08/2025	CHECK # 24867	$71.25		$5,989,306.08
05/08/2025	CHECK # 24863	$545.00		$5,988,761.08
05/08/2025	CHECK # 24848	$745.50		$5,988,015.58
05/09/2025	MERCHANT BANKCD DEPOSIT 496510043888		$735.69	$5,988,751.27
05/09/2025	MERCHANT BANKCD DEPOSIT 496254713886		$3,412.63	$5,992,163.90
05/09/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	$5.00		$5,992,158.90
05/09/2025	IRS USATAXPYMT 270552930792448	$7,442.93		$5,984,715.97
05/09/2025	TOWN OF MONTVERD PAYROLL 0	$24,394.34		$5,960,321.63
05/09/2025	CHECK # 24860	$349.75		$5,959,971.88
05/09/2025	CHECK # 24885	$1,092.50		$5,958,879.38
05/12/2025	REMOTE DEPOSIT		$5,093.02	$5,963,972.40
05/12/2025	MERCHANT BANKCD DEPOSIT 496510043888		$179.47	$5,964,151.87
05/12/2025	MERCHANT BANKCD DEPOSIT 496254713886		$843.33	$5,964,995.20
05/12/2025	MERCHANT BANKCD DEPOSIT 496254713886		$2,319.64	$5,967,314.84
05/12/2025	MERCHANT BANKCD DEPOSIT 496254713886		$3,593.81	$5,970,908.65
05/12/2025	FMPTF ACH Collec 8612673	$5,554.18		$5,965,354.47
05/12/2025	CHECK # 24817	$31.90		$5,965,322.57
05/12/2025	CHECK # 24851	$256.05		$5,965,066.52
05/12/2025	CHECK # 24861	$1,834.00		$5,963,232.52
05/13/2025	REMOTE DEPOSIT		$2,095.00	$5,965,327.52
05/13/2025	PER PAUL PHONE REQ. TRANS FRM ACCT ENDING * * 7890		$169.95	$5,965,497.47
05/13/2025	PER PAUL PHONE REQ. TRANS FRM ACCT ENDING * * 7890. VJ-16.		$4,540.01	$5,970,037.48
05/13/2025	MERCHANT BANKCD DEPOSIT 496599721883		$185.00	$5,970,222.48
05/13/2025	MERCHANT BANKCD DEPOSIT 496510043888		$440.50	$5,970,662.98
05/13/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,022.01	$5,971,684.99
05/13/2025	CHECK # 24855	$371.50		$5,971,313.49
05/13/2025	CHECK # 24872	$1,622.82		$5,969,690.67
05/13/2025	CHECK # 24852	$4,504.55		$5,965,186.12
05/13/2025	CHECK # 24881	$13,580.00		$5,951,606.12
05/14/2025	REMOTE DEPOSIT		$1,291.70	$5,952,897.82
05/14/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,324.33	$5,954,222.15
05/14/2025	MERCHANT BANKCD DEPOSIT 496510043888		$2,262.07	$5,956,484.22
05/15/2025	REMOTE DEPOSIT		$1,360.54	$5,957,844.76
05/15/2025	REMOTE DEPOSIT		$27,532.00	$5,985,376.76
05/15/2025	MERCHANT BANKCD DEPOSIT 496510043888		$592.53	$5,985,969.29
05/15/2025	MERCHANT BANKCD DEPOSIT 496254713886		$2,201.63	$5,988,170.92
05/15/2025	SUMTER ELECTRIC AP PAYMENT 3417		$3,105.29	$5,991,276.21
05/15/2025	TOWN OF MONTVERD ACH Offset 1625217		$21,931.21	$6,013,207.42
05/15/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	$5.00		$6,013,202.42

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
05/15/2025	CHECK # 24937	$27,457.00		$5,985,745.42
05/15/2025	CHECK # 24904	$34.77		$5,985,710.65
05/15/2025	CHECK # 24927	$2,526.00		$5,983,184.65
05/16/2025	MERCHANT BANKCD DEPOSIT 496599721883		$113.50	$5,983,298.15
05/16/2025	MERCHANT BANKCD DEPOSIT 496510043888		$976.02	$5,984,274.17
05/16/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,468.52	$5,985,742.69
05/16/2025	STATE OF FLORIDA PAYMENTS 157928980648974		$14,636.06	$6,000,378.75
05/16/2025	FLA DEPT REVENUE C01 17862149	$32.77		$6,000,345.98
05/16/2025	CHECK # 24922	$4,925.00		$5,995,420.98
05/16/2025	CHECK # 24919	$197.40		$5,995,223.58
05/16/2025	CHECK # 24938	$618.00		$5,994,605.58
05/16/2025	CHECK # 24930	$1,080.00		$5,993,525.58
05/19/2025	MERCHANT BANKCD DEPOSIT 496254713886		$994.67	$5,994,520.25
05/19/2025	MERCHANT BANKCD DEPOSIT 496254713886		$2,195.52	$5,996,715.77
05/19/2025	STATE OF FLORIDA PAYMENTS 157928980652501		$5,071.92	$6,001,787.69
05/19/2025	MERCHANT BANKCD DEPOSIT 496254713886		$9,137.95	$6,010,925.64
05/19/2025	DE Florida Other EDI PYMNTS AP0002322030		$20,983.54	$6,031,909.18
05/19/2025	CHECK # 24921	$260.00		$6,031,649.18
05/19/2025	CHECK # 24908	$411.75		$6,031,237.43
05/19/2025	CHECK # 24929	$964.50		$6,030,272.93
05/19/2025	CHECK # 24915	$1,685.06		$6,028,587.87
05/19/2025	CHECK # 24925	$1,916.45		$6,026,671.42
05/19/2025	CHECK # 24926	$2,000.00		$6,024,671.42
05/19/2025	CHECK # 24936	$6,325.00		$6,018,346.42
05/19/2025	CHECK # 24917	$8,360.00		$6,009,986.42
05/19/2025	CHECK # 24911	$9,962.02		$6,000,024.40
05/19/2025	CHECK # 24932	$10,202.23		$5,989,822.17
05/19/2025	CHECK # 24910	$10,273.00		$5,979,549.17
05/19/2025	CHECK # 24941	$20,698.34		$5,958,850.83
05/20/2025	REMOTE DEPOSIT		$1,012.10	$5,959,862.93
05/20/2025	REMOTE DEPOSIT		$4,986.77	$5,964,849.70
05/20/2025	MERCHANT BANKCD DEPOSIT 496599721883		$23.00	$5,964,872.70
05/20/2025	MERCHANT BANKCD DEPOSIT 496510043888		$2,631.01	$5,967,503.71
05/20/2025	STATE OF FLORIDA PAYMENTS 157928980655692		$8,196.83	$5,975,700.54
05/20/2025	MERCHANT BANKCD DEPOSIT 496254713886		$9,433.42	$5,985,133.96
05/20/2025	CHECK # 24866	$169.35		$5,984,964.61
05/20/2025	CHECK # 24928	$174.36		$5,984,790.25
05/20/2025	CHECK # 24918	$345.85		$5,984,444.40
05/20/2025	CHECK # 24913	$448.00		$5,983,996.40
05/20/2025	CHECK # 24923	$750.00		$5,983,246.40
05/20/2025	CHECK # 24940	$1,009.84		$5,982,236.56
05/20/2025	CHECK # 24934	$2,072.02		$5,980,164.54
05/20/2025	CHECK # 24916	$3,600.00		$5,976,564.54
05/20/2025	CHECK # 24909	$4,800.00		$5,971,764.54

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
05/21/2025	REMOTE DEPOSIT		$543.90	$5,972,308.44
05/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		$3,478.26	$5,975,786.70
05/21/2025	MERCHANT BANKCD DEPOSIT 496510043888		$5,380.03	$5,981,166.73
05/21/2025	CHECK # 24924	$50.00		$5,981,116.73
05/21/2025	CHECK # 24933	$240.00		$5,980,876.73
05/22/2025	MERCHANT BANKCD DEPOSIT 496599721883		$370.00	$5,981,246.73
05/22/2025	MERCHANT BANKCD DEPOSIT 496510043888		$1,196.26	$5,982,442.99
05/22/2025	MERCHANT BANKCD DEPOSIT 496254713886		$4,148.10	$5,986,591.09
05/22/2025	Colonial Life Pay-In for 106889086462411	$796.67		$5,985,794.42
05/22/2025	BLUECROSSFLORIDA PREMIUM 7633710	$11,052.80		$5,974,741.62
05/22/2025	CHECK # 24935	$500.00		$5,974,241.62
05/22/2025	CHECK # 24961	$1,068.00		$5,973,173.62
05/22/2025	CHECK # 24956	$2,189.55		$5,970,984.07
05/22/2025	CHECK # 24912	$88,282.00		$5,882,702.07
05/23/2025	MERCHANT BANKCD DEPOSIT 496510043888		$133.24	$5,882,835.31
05/23/2025	MERCHANT BANKCD DEPOSIT 496599721883		$370.00	$5,883,205.31
05/23/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,145.88	$5,884,351.19
05/23/2025	STATE OF FLORIDA PAYMENTS 157928980666721		$11,911.20	$5,896,262.39
05/23/2025	STATE OF FLORIDA PAYMENTS 157928980666313		$15,656.68	$5,911,919.07
05/23/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	$5.00		$5,911,914.07
05/23/2025	UNITED HEALTHCAR EDI PAYMTS 744641274733	$352.73		$5,911,561.34
05/23/2025	IRS USATAXPYMT 270554311509203	$5,728.78		$5,905,832.56
05/23/2025	FLA DEPT REVENUE CRC XXXXX3594	$7,966.76		$5,897,865.80
05/23/2025	TOWN OF MONTVERD PAYROLL 0	$21,596.78		$5,876,269.02
05/23/2025	CHECK # 24931	$2,426.87		$5,873,842.15
05/23/2025	CHECK # 24914	$4,992.10		$5,868,850.05
05/27/2025	REMOTE DEPOSIT		$5,813.83	$5,874,663.88
05/27/2025	MERCHANT BANKCD DEPOSIT 496510043888		$77.62	$5,874,741.50
05/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		$572.26	$5,875,313.76
05/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		$654.20	$5,875,967.96
05/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,114.81	$5,877,082.77
05/27/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,807.19	$5,878,889.96
05/27/2025	STATE OF FLORIDA PAYMENTS 157928980670607		$6,205.80	$5,885,095.76
05/27/2025	FMPTF ACH Collec 8639741	$2,919.39		$5,882,176.37
05/27/2025	CHECK # 24943	$48.30		$5,882,128.07
05/27/2025	CHECK # 24964	$50.00		$5,882,078.07
05/27/2025	CHECK # 24905	$270.00		$5,881,808.07
05/27/2025	CHECK # 24950	$484.00		$5,881,324.07
05/27/2025	CHECK # 24952	$566.35		$5,880,757.72
05/27/2025	CHECK # 24946	$1,400.00		$5,879,357.72
05/27/2025	CHECK # 24962	$1,495.00		$5,877,862.72
05/27/2025	CHECK # 24958	$1,725.00		$5,876,137.72
05/28/2025	REMOTE DEPOSIT		$675.38	$5,876,813.10
05/28/2025	REMOTE DEPOSIT		$5,473.50	$5,882,286.60

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
05/28/2025	MERCHANT BANKCD DEPOSIT 496599721883		$235.00	$5,882,521.60
05/28/2025	MERCHANT BANKCD DEPOSIT 496254713886		$294.32	$5,882,815.92
05/28/2025	MERCHANT BANKCD DEPOSIT 496510043888		$731.41	$5,883,547.33
05/28/2025	CHECK # 24954	$39.00		$5,883,508.33
05/28/2025	CHECK # 24920	$102.68		$5,883,405.65
05/28/2025	CHECK # 24948	$220.50		$5,883,185.15
05/28/2025	CHECK # 24965	$488.09		$5,882,697.06
05/28/2025	CHECK # 24949	$780.74		$5,881,916.32
05/28/2025	CHECK # 24845	$950.00		$5,880,966.32
05/28/2025	CHECK # 24966	$1,500.00		$5,879,466.32
05/28/2025	CHECK # 24960	$4,100.04		$5,875,366.28
05/28/2025	CHECK # 24939	$6,192.96		$5,869,173.32
05/29/2025	DEPOSIT		$664.60	$5,869,837.92
05/29/2025	MERCHANT BANKCD DEPOSIT 496599721883		$258.00	$5,870,095.92
05/29/2025	MERCHANT BANKCD DEPOSIT 496510043888		$526.29	$5,870,622.21
05/29/2025	MERCHANT BANKCD DEPOSIT 496254713886		$1,085.02	$5,871,707.23
05/29/2025	CHECK # 24945	$74.93		$5,871,632.30
05/29/2025	CHECK # 24947	$165.61		$5,871,466.69
05/29/2025	CHECK # 24963	$319.78		$5,871,146.91
05/29/2025	CHECK # 24906	$547.50		$5,870,599.41
05/29/2025	CHECK # 24951	$1,809.26		$5,868,790.15
05/29/2025	CHECK # 24967	$4,250.00		$5,864,540.15
05/29/2025	CHECK # 24968	$47,473.60		$5,817,066.55
05/30/2025	MERCHANT BANKCD DEPOSIT 496599721883		$420.00	$5,817,486.55
05/30/2025	MERCHANT BANKCD DEPOSIT 496510043888		$704.49	$5,818,191.04
05/30/2025	MERCHANT BANKCD DEPOSIT 496254713886		$793.00	$5,818,984.04
05/30/2025	LAKE COUNTY TAX VENDOR 218		$11,130.16	$5,830,114.20
05/30/2025	Monthly ACH Fee ACH Fee 16 MONTVERDE	$25.00		$5,830,089.20
05/30/2025	INTEREST		$3,675.78	$5,833,764.98
05/30/2025	**Ending Balance**			**$5,833,764.98**

Checks Cleared

Check Nbr	Date	Amount
24779	05/06/2025	$1,500.00
24792*	05/05/2025	$48.30
24817*	05/12/2025	$31.90
24821*	05/01/2025	$2,125.00
24840*	05/05/2025	$480.95
24843*	05/07/2025	$68.25
24844	05/05/2025	$1,775.00
24845	05/28/2025	$950.00
24846	05/01/2025	$1,072.17
24847	05/06/2025	$271.00
24848	05/08/2025	$745.50
24849	05/06/2025	$230.00
24850	05/05/2025	$2,100.00
24851	05/12/2025	$256.05
24852	05/13/2025	$4,504.55
24853	05/07/2025	$433.50
24854	05/02/2025	$3.36
24855	05/13/2025	$371.50
24856	05/07/2025	$1,532.50
24857	05/07/2025	$610.00
24858	05/07/2025	$1,809.26
24859	05/06/2025	$7,532.50
24860	05/09/2025	$349.75
24861	05/12/2025	$1,834.00
24863*	05/08/2025	$545.00
24864	05/01/2025	$1,950.00
24866*	05/20/2025	$169.35
24867	05/08/2025	$71.25
24868	05/07/2025	$15,934.95
24869	05/05/2025	$1,142.83
24871*	05/06/2025	$661.00
24872	05/13/2025	$1,622.82
24874*	05/06/2025	$303.19
24876*	05/07/2025	$1,500.00
24877	05/07/2025	$57,406.40
24878	05/07/2025	$4,043.75
24879	05/07/2025	$23,250.00
24880	05/07/2025	$8,620.09
24881	05/13/2025	$13,580.00

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Checks Cleared (continued)

Check Nbr	Date	Amount
24883*	05/05/2025	$448.00
24885*	05/09/2025	$1,092.50
24886	05/05/2025	$4,631.96
24887	05/02/2025	$289.50
24889*	05/01/2025	$2,750.00
24891*	05/05/2025	$3,600.00
24892	05/06/2025	$7,320.72
24893	05/05/2025	$8,857.38
24894	05/05/2025	$2,261.25
24896*	05/07/2025	$1,276.40
24897	05/02/2025	$434.00
24898	05/06/2025	$8,628.36
24899	05/05/2025	$1,876.05
24900	05/02/2025	$12,000.00
24901	05/06/2025	$206.73
24904*	05/15/2025	$34.77
24905	05/27/2025	$270.00
24906	05/29/2025	$547.50
24907	05/07/2025	$290.00
24908	05/19/2025	$411.75
24909	05/20/2025	$4,800.00
24910	05/19/2025	$10,273.00
24911	05/19/2025	$9,962.02
24912	05/22/2025	$88,282.00
24913	05/20/2025	$448.00
24914	05/23/2025	$4,992.10
24915	05/19/2025	$1,685.06
24916	05/20/2025	$3,600.00
24917	05/19/2025	$8,360.00
24918	05/20/2025	$345.85
24919	05/16/2025	$197.40
24920	05/28/2025	$102.68
24921	05/19/2025	$260.00
24922	05/16/2025	$4,925.00
24923	05/20/2025	$750.00
24924	05/21/2025	$50.00
24925	05/19/2025	$1,916.45
24926	05/19/2025	$2,000.00
24927	05/15/2025	$2,526.00
24928	05/20/2025	$174.36
24929	05/19/2025	$964.50
24930	05/16/2025	$1,080.00
24931	05/23/2025	$2,426.87
24932	05/19/2025	$10,202.23
24933	05/21/2025	$240.00
24934	05/20/2025	$2,072.02
24935	05/22/2025	$500.00
24936	05/19/2025	$6,325.00
24937	05/15/2025	$27,457.00
24938	05/16/2025	$618.00
24939	05/28/2025	$6,192.96
24940	05/20/2025	$1,009.84
24941	05/19/2025	$20,698.34
24943*	05/27/2025	$48.30
24945*	05/29/2025	$74.93
24946	05/27/2025	$1,400.00
24947	05/29/2025	$165.61
24948	05/28/2025	$220.50
24949	05/28/2025	$780.74
24950	05/27/2025	$484.00
24951	05/29/2025	$1,809.26
24952	05/27/2025	$566.35
24954*	05/28/2025	$39.00
24956*	05/22/2025	$2,189.55
24958*	05/27/2025	$1,725.00
24960*	05/28/2025	$4,100.04
24961	05/22/2025	$1,068.00
24962	05/27/2025	$1,495.00
24963	05/29/2025	$319.78
24964	05/27/2025	$50.00
24965	05/28/2025	$488.09
24966	05/28/2025	$1,500.00
24967	05/29/2025	$4,250.00
24968	05/29/2025	$47,473.60

* Indicates skipped check number

Overdraft and Returned Item Fees

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

Funds Availability Policy Disclosure

YOUR ABILITY TO WITHDRAW FUNDS

This policy statement applies to "transaction" accounts. Transaction accounts, in general, are accounts which permit an unlimited number of payments to third persons and an unlimited number of telephone and preauthorized transfers to other accounts of yours with us. Checking accounts are the most common transaction accounts. Feel free to ask us whether any of your other accounts might also be under this policy.

Our policy is to make funds from your cash and check deposits available to you on the first business day after the day we receive your deposit. Electronic direct deposits will be available on the day we receive the deposit. Once the funds are available, you can withdraw them in cash, and we will use the funds to pay checks that you have written.

Please remember that even after we have made funds available to you, and you have withdrawn the funds, you are still responsible for checks you deposit that are returned to us unpaid and for any other problems involving your deposit.

For determining the availability of your deposits, every day is a business day, except Saturdays, Sundays, and federal holidays. If you make a deposit before 4:00 P.M. on a business day that we are open, we will consider that day to be the day of your deposit, except for ATM Deposits. ATM deposit cutoff time is 3:00 P.M. on the same days listed above. However, if you make a deposit after 4:00 P.M., an ATM deposit after 3:00 P.M., or on a day we are not open, we will consider that the deposit was made on the next business day we are open. Deposits to night drop boxes are considered received when they are removed from the deposit box. Deposits to a night drop box are removed at the beginning of each business day. If you make a deposit to a night drop box during business hours, your deposit will not be removed until the morning of the next business day. Availability time periods for deposits to night drop boxes begin to run when the deposit is removed from the box, and not when you make the deposit.

If we cash a check for you that is drawn on another bank, we may withhold the availability of a corresponding amount of funds that are already in your account. Those funds will be available at the time funds from the check we cashed would have been available if you had deposited it.

If we accept for deposit a check that is drawn on another bank, we may make funds from the deposit available for withdrawal immediately but delay your availability to withdraw a corresponding amount of funds that you have on deposit in another account with us. The funds in the other account would then not be available for withdrawal until the time periods that are described elsewhere in this disclosure for the type of check that you deposited.

LONGER DELAYS MAY APPLY

Case-by-case delays. In some cases, we will not make all the funds that you deposit by check available to you on the first business day aftert he day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second business day after thed ay of your deposit. The first $275 of your deposits, however, will be available on the first business day.

If we are not going to make all the funds from your deposit available on the first business day, we will notify you at the time you make your deposit. We will also tell you when the funds will be available. If your deposit is not made directly to one of our employees, or if we decide to take this action after you have left the premises, we will mail you the notice by the day after we receive your deposit.

If you will need the funds from a deposit right away, you should ask us when the funds will be available.

Safeguard exceptions. In addition, funds you deposit by check may be delayed for a longer period under the following circumstances:

We believe a check you deposited will not be paid.

You deposit checks totaling more than $6,725 on any one day. You redeposit a check that has previously been returned unpaid.

You have overdrawn your account repeatedly in the last six months.

There is an emergency, such as failure of computer or communications equipment.

We will notify you if we delay your ability to withdraw funds for any of these reasons, and we will tell you when the funds will be available. They will generally be available no later than the seventh business day after the day of your deposit.

SPECIAL RULES FOR NEW ACCOUNTS

If you are a new customer, the following special rules will apply during the first 30 days your account is open.

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first $6,725 of a day's total deposits of cashier's, certified, teller's, travelers, and federal, state, and local government checks will be available on the first business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over $6,725 will be available on the ninth business day after the day of your deposit. If your deposit of these checks (other than a U.S. Treasury check) is not made in person to one o four employees, the first $6,725 will not be available until the second business day after the day of your deposit.

Funds from all other check deposits will be available on the ninth business day after the day of your deposit.

FOREIGN CHECKS

Checks drawn on financial institutions located outside the U.S. (foreign checks) cannot be processed the same as checks drawn on U.S. financial institutions. Foreign checks are exempt from the policies outlined in this disclosure. Generally, the availability of funds for deposits of foreign checks will be delayed for the time it takes us to collect the funds from the financial institutions upon which it is drawn.

ATM DEPOSITS

The first $50 of funds you deposit to an ATM will be made available on the same day. The remaining funds of your deposit made to any USB ATM will be made available on the first business day after the day of your deposit. Longer delays of up to seven (7) business days may be invoked on deposited funds received at any USB ATM.

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UNITED SOUTHERN BANK

PO Drawer 29
Umatilla FL 32784

Statement Ending 05/30/2025

TOWN OF MONTVERDE
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	XXXXXX7890	$1,000.38

PUBLIC FUNDS INTERES - XXXXXX7890

Account Summary

Date	Description	Amount
05/01/2025	**Beginning Balance**	**$1,000.37**
	3 Credit(s) This Period	$4,709.97
	2 Debit(s) This Period	$4,709.96
05/30/2025	**Ending Balance**	**$1,000.38**

Interest Summary

Description	Amount
Interest Earned From 05/01/2025 Through 05/30/2025	
Annual Percentage Yield Earned	0.01%
Interest Days	30
Interest Earned	$0.01
Interest Paid This Period	$0.01
Interest Paid Year-to-Date	$0.05

United Southern Bank's Hold Policy will be changing effective July 1st, 2025. Please see attached updated Funds Availability Policy Disclosure.

Account Activity

Post Date	Description	Debits	Credits	Balance
05/01/2025	**Beginning Balance**			**$1,000.37**
05/07/2025	REMOTE DEPOSIT		$169.95	$1,170.32
05/08/2025	REMOTE DEPOSIT		$4,540.01	$5,710.33
05/13/2025	PER PAUL PHONE REQ. TRANS TO ACCT ENDING * * * 5217	$169.95		$5,540.38
05/13/2025	PER PAUL PHONE REQ. TRANS TO ACCT ENDING * * * 5217. VJ-16.	$4,540.01		$1,000.37
05/30/2025	INTEREST		$0.01	$1,000.38
05/30/2025	**Ending Balance**			**$1,000.38**

Overdraft and Returned Item Fees

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

EQUAL HOUSING LENDER Member FDIC

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

WITHDRAWALS OUTSTANDING NOT CHARGED TO ACCOUNT

No.	$	
TOTAL	$	

BEFORE YOU START

PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.

YOU SHOULD HAVE ADDED IF ANY OCCURRED:
1. Loan advances
2. Credit memos
3. Other automatic deposits
4. Interest paid

YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED:
1. Automatic loan payments
2. Automatic savings transfers
3. Service charges
4. Debit memos
5. Other automatic deductions and payments

BALANCE SHOWN ON THIS STATEMENT $ _____

ADD

DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY) $ _____

$ _____

TOTAL $ _____

SUBTRACT -

WITHDRAWALS OUTSTANDING $ _____

BALANCE $ _____

SHOULD AGREE WITH YOUR REGISTER BALANCE AFTER DEDUCTING SERVICE CHARGE (IF ANY) SHOWN ON THIS STATEMENT

Please examine immediately and report if incorrect, if no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Telephone or write us at the telephone number or address located on the front of this statement as soon as you can. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number (if any).
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
(3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

USB cares about your privacy. For your convenience our Privacy Notice is available at https://www.unitedsouthernbank.com/privacy.htm. If you would like a printed copy, please contact customer service at 352-669-2121.

Funds Availability Policy Disclosure

YOUR ABILITY TO WITHDRAW FUNDS

This policy statement applies to "transaction" accounts. Transaction accounts, in general, are accounts which permit an unlimited number of payments to third persons and an unlimited number of telephone and preauthorized transfers to other accounts of yours with us. Checking accounts are the most common transaction accounts. Feel free to ask us whether any of your other accounts might also be under this policy.

Our policy is to make funds from your cash and check deposits available to you on the first business day after the day we receive your deposit. Electronic direct deposits will be available on the day we receive the deposit. Once the funds are available, you can withdraw them in cash, and we will use the funds to pay checks that you have written.

Please remember that even after we have made funds available to you, and you have withdrawn the funds, you are still responsible for checks you deposit that are returned to us unpaid and for any other problems involving your deposit.

For determining the availability of your deposits, every day is a business day, except Saturdays, Sundays, and federal holidays. If you make a deposit before 4:00 P.M. on a business day that we are open, we will consider that day to be the day of your deposit, except for ATM Deposits. ATM deposit cutoff time is 3:00 P.M. on the same days listed above. However, if you make a deposit after 4:00 P.M., an ATM deposit after 3:00 P.M., or on a day we are not open, we will consider that the deposit was made on the next business day we are open. Deposits to night drop boxes are considered received when they are removed from the deposit box. Deposits to a night drop box are removed at the beginning of each business day. If you make a deposit to a night drop box during business hours, your deposit will not be removed until the morning of the next business day. Availability time periods for deposits to night drop boxes begin to run when the deposit is removed from the box, and not when you make the deposit.

If we cash a check for you that is drawn on another bank, we may withhold the availability of a corresponding amount of funds that are already in your account. Those funds will be available at the time funds from the check we cashed would have been available if you had deposited it.

If we accept for deposit a check that is drawn on another bank, we may make funds from the deposit available for withdrawal immediately but delay your availability to withdraw a corresponding amount of funds that you have on deposit in another account with us. The funds in the other account would then not be available for withdrawal until the time periods that are described elsewhere in this disclosure for the type of check that you deposited.

LONGER DELAYS MAY APPLY

Case-by-case delays. In some cases, we will not make all the funds that you deposit by check available to you on the first business day aftert he day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second business day after thed ay of your deposit. The first $275 of your deposits, however, will be available on the first business day.

If we are not going to make all the funds from your deposit available on the first business day, we will notify you at the time you make your deposit. We will also tell you when the funds will be available. If your deposit is not made directly to one of our employees, or if we decide to take this action after you have left the premises, we will mail you the notice by the day after we receive your deposit.

If you will need the funds from a deposit right away, you should ask us when the funds will be available.

Safeguard exceptions. In addition, funds you deposit by check may be delayed for a longer period under the following circumstances:

We believe a check you deposited will not be paid.

You deposit checks totaling more than $6,725 on any one day. You redeposit a check that has previously been returned unpaid.

You have overdrawn your account repeatedly in the last six months.

There is an emergency, such as failure of computer or communications equipment.

We will notify you if we delay your ability to withdraw funds for any of these reasons, and we will tell you when the funds will be available. They will generally be available no later than the seventh business day after the day of your deposit.

SPECIAL RULES FOR NEW ACCOUNTS

If you are a new customer, the following special rules will apply during the first 30 days your account is open.

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first $6,725 of a day's total deposits of cashier's, certified, teller's, travelers, and federal, state, and local government checks will be available on the first business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over $6,725 will be available on the ninth business day after the day of your deposit. If your deposit of these checks (other than a U.S. Treasury check) is not made in person to one o four employees, the first $6,725 will not be available until the second business day after the day of your deposit.

Funds from all other check deposits will be available on the ninth business day after the day of your deposit.

FOREIGN CHECKS

Checks drawn on financial institutions located outside the U.S. (foreign checks) cannot be processed the same as checks drawn on U.S. financial institutions. Foreign checks are exempt from the policies outlined in this disclosure. Generally, the availability of funds for deposits of foreign checks will be delayed for the time it takes us to collect the funds from the financial institutions upon which it is drawn.

ATM DEPOSITS

The first $50 of funds you deposit to an ATM will be made available on the same day. The remaining funds of your deposit made to any USB ATM will be made available on the first business day after the day of your deposit. Longer delays of up to seven (7) business days may be invoked on deposited funds received at any USB ATM.

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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
05/06/2025	PC	05/09/2025	525	GIFFORD, KATHLEEN P	3		999-101000	1,556.75-	D
05/06/2025	PC	05/09/2025	526	DAITNARAYAN, DIAWANTIE	8		999-101000	2,127.18-	D
05/06/2025	PC	05/09/2025	527	COWAN, BILLIE	16		999-101000	799.16-	D
05/06/2025	PC	05/09/2025	528	MACK, CHARLES	36		999-101000	3,024.44-	D
05/06/2025	PC	05/09/2025	529	LARINO, DOMINGO	58		999-101000	1,178.74-	D
05/06/2025	PC	05/09/2025	530	JOHNSON, SANDRA	63		999-101000	2,704.77-	D
05/06/2025	PC	05/09/2025	531	SMITH, ALLEN	66		999-101000	1,976.84-	D
05/06/2025	PC	05/09/2025	532	YANG, MAI	67		999-101000	2,485.39-	D
05/06/2025	PC	05/09/2025	533	MILEY, HILARY	68		999-101000	729.22-	D
05/06/2025	PC	05/09/2025	534	WYNKOOP, JOSEPH	69		999-101000	923.50-	D
05/06/2025	PC	05/09/2025	535	ARELLANO, JOHN	72		999-101000	1,460.32-	D
05/06/2025	PC	05/09/2025	536	WOMACK, CAROL	73		999-101000	507.92-	D
05/06/2025	PC	05/09/2025	537	GAFFNEY, COREY	75		999-101000	1,533.54-	D
05/06/2025	PC	05/09/2025	538	MORGANELLI, JOSEPH	76		999-101000	461.75-	D
05/06/2025	PC	05/09/2025	539	MCINTYRE, MELISSA	77		999-101000	1,720.71-	D
05/06/2025	PC	05/09/2025	540	TREPANIER, CAROLINE	78		999-101000	1,204.11-	D
05/20/2025	PC	05/23/2025	541	GIFFORD, KATHLEEN P	3		999-101000	1,556.75-	D
05/20/2025	PC	05/23/2025	542	DAITNARAYAN, DIAWANTIE	8		999-101000	1,690.19-	D
05/20/2025	PC	05/23/2025	543	COWAN, BILLIE	16		999-101000	674.18-	D
05/20/2025	PC	05/23/2025	544	MACK, CHARLES	36		999-101000	2,509.24-	D
05/20/2025	PC	05/23/2025	545	LARINO, DOMINGO	58		999-101000	3,778.74-	D
05/20/2025	PC	05/23/2025	546	JOHNSON, SANDRA	63		999-101000	2,248.00-	D
05/20/2025	PC	05/23/2025	547	SMITH, ALLEN	66		999-101000	1,631.99-	D
05/20/2025	PC	05/23/2025	548	YANG, MAI	67		999-101000	1,988.45-	D
05/20/2025	PC	05/23/2025	549	MILEY, HILARY	68		999-101000	645.08-	D
05/20/2025	PC	05/23/2025	550	ARELLANO, JOHN	72		999-101000	591.04-	D
05/20/2025	PC	05/23/2025	551	GAFFNEY, COREY	75		999-101000	1,298.01-	D
05/20/2025	PC	05/23/2025	552	MCINTYRE, MELISSA	77		999-101000	1,433.21-	D
05/20/2025	PC	05/23/2025	553	TREPANIER, CAROLINE	78		999-101000	1,370.58-	D
05/20/2025	PC	05/23/2025	554	Timothy Latini	79		999-101000	181.32-	D
05/06/2025	PC	05/09/2025	24908	HARTLE, ALLAN	74		999-101000	411.75-	
05/06/2025	CDPT	05/07/2025	1010420	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp ROTH 45	999-101000	9,254.18-	
05/06/2025	CDPT	05/07/2025	1010421	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	7,442.93-	
05/20/2025	CDPT	05/23/2025	1010422	Colonial Life Processing Center	5	Insurance	999-101000	796.67-	
05/20/2025	CDPT	05/23/2025	1010423	Florida Blue	2	Health Insurance Premiums Health	999-101000	11,066.23-	
05/20/2025	CDPT	05/23/2025	1010424	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp ROTH 45	999-101000	2,919.39-	
05/20/2025	CDPT	05/23/2025	1010425	Florida Retirement System	3	Retirement Contributions	999-101000	7,966.76-	
05/20/2025	CDPT	05/23/2025	1010426	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	5,728.78-	
05/20/2025	CDPT	05/23/2025	1010427	UHS Premium Billing (Dental)	6	Dental Insurance	999-101000	349.87-	
05/20/2025	CDPT	05/23/2025	1010428	UHS Premium Billing (Vision)	7	Vision Insurance Vision Pay Perio	999-101000	30.52-	
Grand Totals:								91,958.20-	
			40						

D = Direct Deposit

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
ADMINISTRATIVE IMPACT FEE FUND										
05/25	05/13/2025	24912	643	Colonial Tile & Design Center	00001012	1	170-571-605	.00	24,948.00	24,948.00
05/25	05/13/2025	24917	612	Israel Grimaldo	1478	1	170-571-605	.00	1,200.00	1,200.00
05/25	05/13/2025	24917	612	Israel Grimaldo	1479	1	170-571-605	.00	1,740.00	1,740.00
05/25	05/13/2025	24917	612	Israel Grimaldo	1480	1	170-571-605	.00	1,070.00	1,070.00
05/25	05/13/2025	24917	612	Israel Grimaldo	1481	1	170-571-605	.00	2,200.00	2,200.00
05/25	05/13/2025	24930	562	Rafaeline Rodriguez	841	1	170-571-605	.00	1,080.00	1,080.00
05/25	05/21/2025	24946	170	Crest Concrete	1700	1	170-571-605	.00	1,400.00	1,400.00
05/25	05/21/2025	24959	681	Southern Stoneworks	2056	1	170-571-605	.00	1,146.36	1,146.36
05/25	05/21/2025	24966	485	Willdan Financial Services	010-62248	1	170-571-605	.00	500.00	500.00
05/25	05/22/2025	24970	288	Chase	1942-May25	3	170-571-605	.00	1,719.54	1,719.54
05/25	05/22/2025	24970	288	Chase	1942-May25	4	170-571-605	.00	526.40	526.40
05/25	05/22/2025	24970	288	Chase	1942-May25	5	170-571-605	.00	201.88	201.88
05/25	05/22/2025	24970	288	Chase	1942-May25	9	170-571-605	.00	36.05	36.05
05/25	05/22/2025	24970	288	Chase	1942-May25	10	170-571-605	.00	551.00	551.00
05/25	05/22/2025	24970	288	Chase	1942-May25	12	170-571-605	.00	1,716.97	1,716.97
05/25	05/22/2025	24970	288	Chase	1942-May25	13	170-571-605	.00	18.58	18.58
05/25	05/22/2025	24970	288	Chase	1942-May25	14	170-571-605	.00	129.59	129.59
05/25	05/22/2025	24970	288	Chase	1942-May25	16	170-571-605	.00	17.98	17.98
05/25	05/22/2025	24970	288	Chase	1942-May25	18	170-571-605	.00	2,393.93	2,393.93
05/25	05/22/2025	24970	288	Chase	1942-May25	27	170-571-605	.00	237.00	237.00
05/25	05/22/2025	24970	288	Chase	1942-May25	30	170-571-605	.00	2,499.95	2,499.95
05/25	05/22/2025	24970	288	Chase	1942-May25	31	170-571-605	.00	2,164.94	2,164.94
Total ADMINISTRATIVE IMPACT FEE FUND:								.00		47,498.17
CAPITAL - STORM WATER										
05/25	05/21/2025	24967	255	Woodard & Curran	249151	1	430-533-634	.00	4,250.00	4,250.00
05/25	05/21/2025	24968	255	Woodard & Curran	249150	1	430-533-635	.00	47,473.60	47,473.60
05/25	05/22/2025	24971	23	Courtney Ayers	2195	2	430-533-635	.00	90.00	90.00
Total CAPITAL - STORM WATER:								.00		51,813.60
CAPITAL - LEAD SERVICE LINE										
05/25	05/22/2025	24977	255	Woodard & Curran	249214	1	341-533-460	.00	3,000.00	3,000.00

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 CAPITAL - LEAD SERVICE LINE:								.00		3,000.00
CAPITAL - LIBRARY										
05/25	05/13/2025	24910	324	Builders Firstsource	77906056	1	500-571-605	.00	10,273.00	10,273.00
05/25	05/13/2025	24916	529	HD Cameras USA	4793	1	500-571-605	.00	3,600.00	3,600.00
05/25	05/13/2025	24932	576	Rozar Enterprizes Inc	3328	1	500-571-605	.00	10,000.00	10,000.00
05/25	05/13/2025	24932	576	Rozar Enterprizes Inc	3329	1	500-571-605	.00	202.23	202.23
05/25	05/13/2025	24936	305	Superior Fence and Rail of Lake	20240813TO	2	500-571-605	.00	6,325.00	6,325.00
05/25	05/13/2025	24937	99	Town of Monteverde	562025	1	500-571-605	.00	14,156.00	14,156.00
05/25	05/13/2025	24937	99	Town of Monteverde	562025	2	500-571-605	.00	4,512.00	4,512.00
05/25	05/13/2025	24937	99	Town of Monteverde	562025	3	500-571-605	.00	6,157.00	6,157.00
05/25	05/13/2025	24937	99	Town of Monteverde	562025	4	500-571-605	.00	2,632.00	2,632.00
05/25	05/21/2025	24942	641	Ace Glass Service Inc	37337	1	500-571-605	.00	600.00	600.00
05/25	05/21/2025	24944	479	City Electric Supply Clermont	CLR/212253	1	500-571-605	.00	143.53	143.53
05/25	05/21/2025	24958	651	Slick Sliders LLC	1049	1	500-571-605	.00	1,725.00	1,725.00
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	7	500-571-410	.00	45.44	45.44
05/25	05/22/2025	24970	288	Chase	1942-May25	32	500-571-605	.00	3,361.83-	3,361.83-
Total CAPITAL - LIBRARY:								.00		57,009.37
CAPITAL - SEWER ENTERPRISE										
05/25	05/21/2025	24953	58	Lake County BOCC	RTN-ARPA2	2	422-535-635	.00	455,000.00	455,000.00
Total CAPITAL - SEWER ENTERPRISE:								.00		455,000.00
CAPITAL-WATER ENTERPRISE										
05/25	05/22/2025	24971	23	Courtney Ayers	2195	1	420-533-634	.00	90.00	90.00
05/25	05/22/2025	24975	255	Woodard & Curran	249213	1	420-533-634	.00	5,757.00	5,757.00
05/25	05/22/2025	24975	255	Woodard & Curran	249293	1	420-533-634	.00	9,086.18	9,086.18
05/25	05/22/2025	24979	255	Woodard & Curran	249291	1	420-533-634	.00	3,551.25	3,551.25
Total CAPITAL-WATER ENTERPRISE:								.00		18,484.43
GENERAL FUND										
05/25	05/13/2025	24909	3	AJ's Lawn Care	5072025	1	001-572-345	.00	4,800.00	4,800.00
05/25	05/13/2025	24912	643	Colonial Tile & Design Center	00001045	2	001-541-630	.00	16,137.02	16,137.02
05/25	05/13/2025	24912	643	Colonial Tile & Design Center	00001045	3	001-541-630	.00	2,694.93	2,694.93
05/25	05/13/2025	24913	430	Deanco Building Solutions, Inc	140585	1	001-520-490	.00	87.00	87.00

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
05/25	05/13/2025	24913	430	Deanco Building Solutions, Inc	140585	2	001-513-340	.00	137.00	137.00
05/25	05/13/2025	24913	430	Deanco Building Solutions, Inc	140585	4	001-571-340	.00	87.00	87.00
05/25	05/13/2025	24914	27	Duke Energy	2018-May25	1	001-513-430	.00	493.30	493.30
05/25	05/13/2025	24914	27	Duke Energy	2513-May25	1	001-520-430	.00	207.02	207.02
05/25	05/13/2025	24914	27	Duke Energy	3126-May25	1	001-541-431	.00	119.42	119.42
05/25	05/13/2025	24914	27	Duke Energy	3340-May25	1	001-571-430	.00	216.18	216.18
05/25	05/13/2025	24915	29	Embroidery Works - Photograph -	723273	1	001-574-486	.00	1,685.06	1,685.06
05/25	05/13/2025	24917	612	Israel Grimaldo	1478	2	001-541-490	.00	2,150.00	2,150.00
05/25	05/13/2025	24918	128	Jose Nelson Brierly	05062025	1	001-520-343	.00	92.05	92.05
05/25	05/13/2025	24918	128	Jose Nelson Brierly	05082025	1	001-520-343	.00	253.80	253.80
05/25	05/13/2025	24919	55	Kathleen Gifford	5032025	1	001-574-486	.00	197.40	197.40
05/25	05/13/2025	24920	57	Lake Apopka Natural Gas District	3337-APR25	1	001-571-430	.00	73.00	73.00
05/25	05/13/2025	24921	222	Laser Engravables	INV-0130	1	001-574-486	.00	260.00	260.00
05/25	05/13/2025	24922	64	Law Office of Anita Geraci-Carver,	12529	1	001-514-310	.00	4,485.00	4,485.00
05/25	05/13/2025	24922	64	Law Office of Anita Geraci-Carver,	12530	1	001-202600	.00	220.00	220.00
05/25	05/13/2025	24922	64	Law Office of Anita Geraci-Carver,	12531	1	001-202600	.00	220.00	220.00
05/25	05/13/2025	24923	467	Miles Beyond Entertainment, LLC	1653	1	001-511-540	.00	750.00	750.00
05/25	05/13/2025	24925	136	Minuteman Press	14300	2	001-513-470	.00	554.80	554.80
05/25	05/13/2025	24925	136	Minuteman Press	14300	3	001-513-510	.00	205.56	205.56
05/25	05/13/2025	24925	136	Minuteman Press	14300	4	001-571-510	.00	68.52	68.52
05/25	05/13/2025	24925	136	Minuteman Press	14300	6	001-539-510	.00	68.52	68.52
05/25	05/13/2025	24925	136	Minuteman Press	14300	7	001-519-510	.00	68.53	68.53
05/25	05/13/2025	24926	361	Padilla's Landscaping	3576	1	001-572-340	.00	800.00	800.00
05/25	05/13/2025	24926	361	Padilla's Landscaping	3576	2	001-541-340	.00	1,200.00	1,200.00
05/25	05/13/2025	24927	610	Peter James Ellsworth	04282025	1	001-520-343	.00	472.95	472.95
05/25	05/13/2025	24927	610	Peter James Ellsworth	04292025	1	001-520-343	.00	477.90	477.90
05/25	05/13/2025	24927	610	Peter James Ellsworth	05042025	1	001-520-343	.00	477.00	477.00
05/25	05/13/2025	24927	610	Peter James Ellsworth	05052025	1	001-520-343	.00	474.75	474.75
05/25	05/13/2025	24927	610	Peter James Ellsworth	05062025	1	001-520-343	.00	623.40	623.40
05/25	05/13/2025	24931	406	Ricoh USA, Inc	1103305876	1	001-574-486	.00	11.50	11.50
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	1	001-511-470	.00	345.05	345.05
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	2	001-513-470	.00	345.05	345.05
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	3	001-519-470	.00	345.05	345.05
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	4	001-572-470	.00	345.05	345.05
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	7	001-574-486	.00	345.06	345.06
05/25	05/13/2025	24933	453	Sandra Johnson	6052025	1	001-574-486	.00	240.00	240.00
05/25	05/13/2025	24934	88	Seco Energy	0010-MAY25	1	001-541-431	.00	936.91	936.91
05/25	05/13/2025	24934	88	Seco Energy	2802-MAY25	1	001-541-431	.00	786.11	786.11
05/25	05/13/2025	24934	88	Seco Energy	5800-MAY25	1	001-541-431	.00	225.00	225.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
05/25	05/13/2025	24934	88	Seco Energy	9513-MAY25	1	001-541-431	.00	124.00	124.00
05/25	05/13/2025	24935	112	Summit Broadband	1024546520	2	001-572-411	.00	100.00	100.00
05/25	05/13/2025	24935	112	Summit Broadband	1024546520	3	001-513-411	.00	100.00	100.00
05/25	05/13/2025	24935	112	Summit Broadband	1024546520	4	001-519-411	.00	100.00	100.00
05/25	05/13/2025	24935	112	Summit Broadband	1024546520	5	001-571-411	.00	100.00	100.00
05/25	05/13/2025	24938	376	Umana Security Services, LLC	05012025	1	001-520-343	.00	234.00	234.00
05/25	05/13/2025	24938	376	Umana Security Services, LLC	05082025	1	001-520-343	.00	384.00	384.00
05/25	05/13/2025	24941	107	Waste Pro of Florida Inc.	0001456580	1	001-534-340	.00	2,231.00	2,231.00
05/25	05/13/2025	24941	107	Waste Pro of Florida Inc.	0001465801	1	001-534-340	.00	18,467.34	18,467.34
05/25	05/21/2025	24943	317	Aetna - Silverscript	6234-JUN25	1	001-571-230	.00	48.30	48.30
05/25	05/21/2025	24945	441	Claudia Wynkoop	5202025	1	001-574-486	.00	74.93	74.93
05/25	05/21/2025	24947	27	Duke Energy	2872-MAY25	1	001-541-431	.00	142.90	142.90
05/25	05/21/2025	24947	27	Duke Energy	4036-MAY25	1	001-541-431	.00	22.71	22.71
05/25	05/21/2025	24948	126	Florida Blue	7876-JUN25	1	001-571-230	.00	220.50	220.50
05/25	05/21/2025	24949	300	Gannett Medica Corp	0007090613	1	001-511-490	.00	55.72	55.72
05/25	05/21/2025	24949	300	Gannett Medica Corp	0007090613	2	001-519-350	.00	527.10	527.10
05/25	05/21/2025	24949	300	Gannett Medica Corp	0007090613	3	001-519-350	.00	197.92	197.92
05/25	05/21/2025	24951	152	I - Tech Support Inc.	0059935	1	001-513-340	.00	361.85	361.85
05/25	05/21/2025	24951	152	I - Tech Support Inc.	0059935	2	001-519-340	.00	361.85	361.85
05/25	05/21/2025	24951	152	I - Tech Support Inc.	0059935	3	001-539-340	.00	361.85	361.85
05/25	05/21/2025	24951	152	I - Tech Support Inc.	0059935	4	001-571-340	.00	361.86	361.86
05/25	05/21/2025	24952	289	Kyle A. Worfel	05122025	1	001-520-343	.00	240.70	240.70
05/25	05/21/2025	24952	289	Kyle A. Worfel	05142025	1	001-520-343	.00	325.65	325.65
05/25	05/21/2025	24953	58	Lake County BOCC	RTN-ARPA2	1	001-202400	.00	1,102,307.78	1,102,307.78
05/25	05/21/2025	24954	222	Laser Engravables	INV-0265	1	001-524-510	.00	39.00	39.00
05/25	05/21/2025	24955	269	Paul Larino	5012025	1	001-513-540	.00	15.00	15.00
05/25	05/21/2025	24956	610	Peter James Ellsworth	05132025	1	001-520-343	.00	624.75	624.75
05/25	05/21/2025	24956	610	Peter James Ellsworth	05142025	1	001-520-343	.00	471.60	471.60
05/25	05/21/2025	24956	610	Peter James Ellsworth	05152025	1	001-520-343	.00	472.95	472.95
05/25	05/21/2025	24956	610	Peter James Ellsworth	05192025	1	001-520-343	.00	620.25	620.25
05/25	05/21/2025	24957	453	Sandra Johnson	5152025	1	001-571-400	.00	23.24	23.24
05/25	05/21/2025	24957	453	Sandra Johnson	5152025	2	001-571-400	.00	23.24	23.24
05/25	05/21/2025	24957	453	Sandra Johnson	5152025	3	001-513-400	.00	25.48	25.48
05/25	05/21/2025	24957	453	Sandra Johnson	5152025	4	001-513-400	.00	25.76	25.76
05/25	05/21/2025	24957	453	Sandra Johnson	5152025	5	001-513-400	.00	30.00	30.00
05/25	05/21/2025	24960	95	The Home Depot Credit Services	2033200	1	001-572-520	.00	113.86	113.86
05/25	05/21/2025	24960	95	The Home Depot Credit Services	3024133	1	001-572-520	.00	229.21	229.21
05/25	05/21/2025	24960	95	The Home Depot Credit Services	3033157	1	001-572-520	.00	131.14	131.14
05/25	05/21/2025	24960	95	The Home Depot Credit Services	312981	1	001-572-520	.00	896.90	896.90

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
05/25	05/21/2025	24960	95	The Home Depot Credit Services	32892	1	001-572-520	.00	236.98	236.98
05/25	05/21/2025	24960	95	The Home Depot Credit Services	362968	1	001-572-520	.00	681.80	681.80
05/25	05/21/2025	24960	95	The Home Depot Credit Services	4612269	1	001-572-520	.00	43.58	43.58
05/25	05/21/2025	24960	95	The Home Depot Credit Services	5021600	1	001-572-520	.00	292.14	292.14
05/25	05/21/2025	24960	95	The Home Depot Credit Services	7022394	1	001-572-520	.00	146.16	146.16
05/25	05/21/2025	24960	95	The Home Depot Credit Services	8022282	1	001-572-520	.00	180.57	180.57
05/25	05/21/2025	24960	95	The Home Depot Credit Services	9315038	1	001-572-520	.00	997.76	997.76
05/25	05/21/2025	24960	95	The Home Depot Credit Services	9315042	1	001-572-520	.00	149.94	149.94
05/25	05/21/2025	24961	376	Umana Security Services, LLC	05122025	1	001-520-343	.00	459.00	459.00
05/25	05/21/2025	24961	376	Umana Security Services, LLC	05192025	1	001-520-343	.00	609.00	609.00
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	1	001-513-410	.00	36.07	36.07
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	3	001-539-410	.00	40.44	40.44
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	5	001-520-410	.00	40.44	40.44
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	8	001-513-410	.00	40.44	40.44
05/25	05/21/2025	24964	680	Virginia Holm	801	1	001-572-470	.00	50.00	50.00
05/25	05/21/2025	24965	110	Wex Bank	104779198	1	001-539-524	.00	250.55	250.55
05/25	05/21/2025	24965	110	Wex Bank	104779198	2	001-572-524	.00	115.84	115.84
05/25	05/22/2025	24969	8	Bank of America	9514-May25	3	001-541-520	.00	138.21	138.21
05/25	05/22/2025	24969	8	Bank of America	9514-May25	5	001-572-520	.00	466.20	466.20
05/25	05/22/2025	24970	288	Chase	1942-May25	1	001-574-486	.00	258.75	258.75
05/25	05/22/2025	24970	288	Chase	1942-May25	2	001-572-520	.00	51.23	51.23
05/25	05/22/2025	24970	288	Chase	1942-May25	6	001-511-491	.00	19.79	19.79
05/25	05/22/2025	24970	288	Chase	1942-May25	7	001-574-486	.00	2,407.41	2,407.41
05/25	05/22/2025	24970	288	Chase	1942-May25	8	001-574-486	.00	1,554.68	1,554.68
05/25	05/22/2025	24970	288	Chase	1942-May25	11	001-574-486	.00	77.56	77.56
05/25	05/22/2025	24970	288	Chase	1942-May25	15	001-574-486	.00	22.84	22.84
05/25	05/22/2025	24970	288	Chase	1942-May25	17	001-513-492	.00	38.22	38.22
05/25	05/22/2025	24970	288	Chase	1942-May25	19	001-513-550	.00	50.00	50.00
05/25	05/22/2025	24970	288	Chase	1942-May25	20	001-513-410	.00	51.29	51.29
05/25	05/22/2025	24970	288	Chase	1942-May25	21	001-519-410	.00	51.29	51.29
05/25	05/22/2025	24970	288	Chase	1942-May25	22	001-520-410	.00	51.29	51.29
05/25	05/22/2025	24970	288	Chase	1942-May25	23	001-539-410	.00	51.29	51.29
05/25	05/22/2025	24970	288	Chase	1942-May25	24	001-571-410	.00	51.28	51.28
05/25	05/22/2025	24970	288	Chase	1942-May25	25	001-572-410	.00	51.28	51.28
05/25	05/22/2025	24970	288	Chase	1942-May25	28	001-572-520	.00	116.70	116.70
05/25	05/22/2025	24970	288	Chase	1942-May25	29	001-572-520	.00	1,233.56	1,233.56
05/25	05/22/2025	24970	288	Chase	1942-May25	33	001-520-411	.00	34.23	34.23
05/25	05/22/2025	24970	288	Chase	1942-May25	34	001-513-492	.00	30.96	30.96
05/25	05/22/2025	24970	288	Chase	1942-May25	35	001-520-493	.00	15.00	15.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
05/25	05/22/2025	24970	288	Chase	1942-May25	37	001-539-490	.00	3.84	3.84
05/25	05/22/2025	24970	288	Chase	1942-May25	38	001-574-481	.00	602.90	602.90
05/25	05/22/2025	24971	23	Courtney Ayers	2195	3	001-574-486	.00	120.00	120.00
05/25	05/22/2025	24972	27	Duke Energy	2894-May25	1	001-541-431	.00	25.74	25.74
05/25	05/22/2025	24972	27	Duke Energy	4458-May25	1	001-541-431	.00	564.93	564.93
05/25	05/22/2025	24976	8	Bank of America	2709-May25	1	001-574-486	.00	501.35	501.35
05/25	05/22/2025	24976	8	Bank of America	2709-May25	3	001-574-486	.00	1,616.34	1,616.34
05/25	05/22/2025	24976	8	Bank of America	2709-May25	4	001-513-490	.00	52.75	52.75
05/25	05/22/2025	24978	8	Bank of America	6477-May25	1	001-574-484	.00	98.93	98.93
05/25	05/22/2025	24978	8	Bank of America	6477-May25	2	001-571-510	.00	40.79	40.79
05/25	05/22/2025	24978	8	Bank of America	6477-May25	3	001-571-510	.00	40.79-	40.79-
05/25	05/22/2025	24980	65	Lowe's	971619	1	001-572-520	.00	51.74	51.74
05/25	05/22/2025	24980	65	Lowe's	973923	1	001-572-520	.00	137.83	137.83
05/25	05/22/2025	24980	65	Lowe's	974096	1	001-572-520	.00	259.20	259.20
05/25	05/22/2025	24980	65	Lowe's	976980	1	001-572-520	.00	2,004.23	2,004.23
05/25	05/22/2025	24980	65	Lowe's	978344	1	001-572-520	.00	1,197.53	1,197.53
05/25	05/22/2025	24980	65	Lowe's	987992	1	001-572-520	.00	291.60	291.60
05/25	05/22/2025	24980	65	Lowe's	992887	1	001-572-520	.00	1,133.00	1,133.00
05/25	05/22/2025	24980	65	Lowe's	992941	1	001-572-520	.00	2,003.41	2,003.41
05/25	05/22/2025	24980	65	Lowe's	992967	1	001-572-520	.00	1,133.00	1,133.00
05/25	05/22/2025	24980	65	Lowe's	997840	1	001-572-520	.00	161.85	161.85
05/25	05/22/2025	24980	65	Lowe's	999031	1	001-572-520	.00	65.27-	65.27-
05/25	05/22/2025	24980	65	Lowe's	999077	1	001-572-520	.00	30.60	30.60
05/25	05/22/2025	24980	65	Lowe's	999954	1	001-572-520	.00	18.96	18.96
	Total GENERAL FUND:							.00		1,199,114.46
PARKS & REC IMPACT FEE FUND										
05/25	05/13/2025	24912	643	Colonial Tile & Design Center	00001045	1	140-572-635	.00	44,502.05	44,502.05
	Total PARKS & REC IMPACT FEE FUND:							.00		44,502.05
ROAD & STREET IMPACT FEE FUND										
05/25	05/13/2025	24929	325	Preferred Materials Inc	2311755	1	160-541-465	.00	964.50	964.50
05/25	05/21/2025	24966	485	Willdan Financial Services	010-62247	1	160-541-460	.00	500.00	500.00
	Total ROAD & STREET IMPACT FEE FUND:							.00		1,464.50

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SEWER-ENTERPRISE (WASTE WATER)											
05/25	05/13/2025	24911	396	City of Clermont-Utility Dept	2622396	1	421-535-576	.00	5,558.19	5,558.19	
05/25	05/13/2025	24911	396	City of Clermont-Utility Dept	2623533	1	421-535-576	.00	4,403.83	4,403.83	
05/25	05/13/2025	24925	136	Minuteman Press	14300	1	421-535-470	.00	494.00	494.00	
05/25	05/13/2025	24925	136	Minuteman Press	14330	1	421-535-470	.00	388.00	388.00	
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	6	421-535-470	.00	345.06	345.06	
Total SEWER-ENTERPRISE (WASTE WATER):								.00		11,189.08	
WATER											
05/25	05/22/2025	24865	389	Sensaphone	3202025	1	400-533-540	.00	299.40-	299.40-	V
05/25	05/22/2025	24865	389	Sensaphone	412025	1	400-533-540	.00	419.40-	419.40-	V
05/25	05/13/2025	24913	430	Deanco Building Solutions, Inc	140585	3	400-533-340	.00	137.00	137.00	
05/25	05/13/2025	24914	27	Duke Energy	1794-May25	1	400-533-430	.00	2,275.00	2,275.00	
05/25	05/13/2025	24914	27	Duke Energy	2018-May25	2	400-533-430	.00	493.29	493.29	
05/25	05/13/2025	24914	27	Duke Energy	2282-May25	1	400-533-430	.00	391.79	391.79	
05/25	05/13/2025	24914	27	Duke Energy	9320-May25	1	400-533-430	.00	796.10	796.10	
05/25	05/13/2025	24920	57	Lake Apopka Natural Gas District	4959-APR25	1	400-533-430	.00	29.68	29.68	
05/25	05/13/2025	24924	116	Miller and Miller	1807	1	400-533-490	.00	50.00	50.00	
05/25	05/13/2025	24925	136	Minuteman Press	14300	5	400-533-510	.00	68.52	68.52	
05/25	05/13/2025	24928	80	Pitney Bowes Global Financial	3107216505	1	400-533-440	.00	174.36	174.36	
05/25	05/13/2025	24931	406	Ricoh USA, Inc	5071327371	5	400-533-470	.00	345.05	345.05	
05/25	05/13/2025	24935	112	Summit Broadband	1024546520	1	400-533-411	.00	100.00	100.00	
05/25	05/13/2025	24939	105	Utility Service Co, Inc	619571	1	400-533-340	.00	3,096.48	3,096.48	
05/25	05/13/2025	24939	105	Utility Service Co, Inc	624806	1	400-533-340	.00	3,096.48	3,096.48	
05/25	05/13/2025	24940	119	Valli Information Systems, Inc	100238	1	400-533-340	.00	1,009.84	1,009.84	
05/25	05/21/2025	24950	206	Hawkins, Inc	7071593	1	400-533-520	.00	464.00	464.00	
05/25	05/21/2025	24950	206	Hawkins, Inc	7071593	2	400-533-520	.00	20.00	20.00	
05/25	05/21/2025	24951	152	I - Tech Support Inc.	0059935	5	400-533-340	.00	361.85	361.85	
05/25	05/21/2025	24962	104	Utility Repair Experts	1867	1	400-533-609	.00	1,495.00	1,495.00	
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	2	400-533-410	.00	36.07	36.07	
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	4	400-533-410	.00	40.44	40.44	
05/25	05/21/2025	24963	106	Verizon Wireless	6112620149	6	400-533-410	.00	40.44	40.44	
05/25	05/21/2025	24965	110	Wex Bank	104779198	3	400-533-524	.00	121.70	121.70	
05/25	05/22/2025	24969	8	Bank of America	9514-May25	1	400-533-540	.00	718.80	718.80	
05/25	05/22/2025	24969	8	Bank of America	9514-May25	2	400-533-520	.00	1,383.31	1,383.31	
05/25	05/22/2025	24969	8	Bank of America	9514-May25	4	400-533-520	.00	72.55	72.55	
05/25	05/22/2025	24970	288	Chase	1942-May25	26	400-533-410	.00	51.28	51.28	
05/25	05/22/2025	24970	288	Chase	1942-May25	36	400-533-490	.00	15.00	15.00	

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05/25	05/22/2025	24972	27	Duke Energy	9445-May25	1	400-533-430	.00	100.56	100.56
05/25	05/22/2025	24973	81	Plant Technicians, Inc	INV-2501543	1	400-533-340	.00	500.00	500.00
05/25	05/22/2025	24974	352	Town of Oakland	4776-MAY25	1	400-533-577	.00	1,777.22	1,777.22
05/25	05/22/2025	24976	8	Bank of America	2709-May25	2	400-533-410	.00	61.45	61.45
Total WATER:								.00		18,604.46
WATER IMPACT FEE FUND										
05/25	05/21/2025	24966	485	Willdan Financial Services	010-62249	1	410-324210	.00	500.00	500.00
Total WATER IMPACT FEE FUND:								.00		500.00
Grand Totals:								.00		1,908,180.12

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
001-202000	106.06	1,199,220.52-	1,199,114.46-
001-202400	1,102,307.78	.00	1,102,307.78
001-202600	440.00	.00	440.00
001-511-470	345.05	.00	345.05
001-511-490	55.72	.00	55.72
001-511-491	19.79	.00	19.79
001-511-540	750.00	.00	750.00
001-513-340	498.85	.00	498.85
001-513-400	81.24	.00	81.24
001-513-410	127.80	.00	127.80
001-513-411	100.00	.00	100.00
001-513-430	493.30	.00	493.30
001-513-470	899.85	.00	899.85
001-513-490	52.75	.00	52.75
001-513-492	69.18	.00	69.18
001-513-510	205.56	.00	205.56
001-513-540	15.00	.00	15.00
001-513-550	50.00	.00	50.00
001-514-310	4,485.00	.00	4,485.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
001-519-340	361.85	.00	361.85
001-519-350	725.02	.00	725.02
001-519-410	51.29	.00	51.29
001-519-411	100.00	.00	100.00
001-519-470	345.05	.00	345.05
001-519-510	68.53	.00	68.53
001-520-343	7,313.75	.00	7,313.75
001-520-410	91.73	.00	91.73
001-520-411	34.23	.00	34.23
001-520-430	207.02	.00	207.02
001-520-490	87.00	.00	87.00
001-520-493	15.00	.00	15.00
001-524-510	39.00	.00	39.00
001-534-340	20,698.34	.00	20,698.34
001-539-340	361.85	.00	361.85
001-539-410	91.73	.00	91.73
001-539-490	3.84	.00	3.84
001-539-510	68.52	.00	68.52
001-539-524	250.55	.00	250.55
001-541-340	1,200.00	.00	1,200.00
001-541-431	2,947.72	.00	2,947.72
001-541-490	2,150.00	.00	2,150.00
001-541-520	138.21	.00	138.21
001-541-630	18,831.95	.00	18,831.95
001-571-230	268.80	.00	268.80
001-571-340	448.86	.00	448.86
001-571-400	46.48	.00	46.48
001-571-410	51.28	.00	51.28
001-571-411	100.00	.00	100.00
001-571-430	289.18	.00	289.18
001-571-510	109.31	40.79-	68.52
001-572-340	800.00	.00	800.00
001-572-345	4,800.00	.00	4,800.00
001-572-410	51.28	.00	51.28
001-572-411	100.00	.00	100.00
001-572-470	395.05	.00	395.05
001-572-520	14,390.68	65.27-	14,325.41
001-572-524	115.84	.00	115.84
001-574-481	602.90	.00	602.90
001-574-484	98.93	.00	98.93

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
001-574-486	9,372.88	.00	9,372.88
140-202000	.00	44,502.05-	44,502.05-
140-572-635	44,502.05	.00	44,502.05
160-202000	.00	1,464.50-	1,464.50-
160-541-460	500.00	.00	500.00
160-541-465	964.50	.00	964.50
170-202000	.00	47,498.17-	47,498.17-
170-571-605	47,498.17	.00	47,498.17
341-202000	.00	3,000.00-	3,000.00-
341-533-460	3,000.00	.00	3,000.00
400-202000	718.80	19,323.26-	18,604.46-
400-533-340	8,201.65	.00	8,201.65
400-533-410	229.68	.00	229.68
400-533-411	100.00	.00	100.00
400-533-430	4,086.42	.00	4,086.42
400-533-440	174.36	.00	174.36
400-533-470	345.05	.00	345.05
400-533-490	65.00	.00	65.00
400-533-510	68.52	.00	68.52
400-533-520	1,939.86	.00	1,939.86
400-533-524	121.70	.00	121.70
400-533-540	718.80	718.80-	.00
400-533-577	1,777.22	.00	1,777.22
400-533-609	1,495.00	.00	1,495.00
410-202000	.00	500.00-	500.00-
410-324210	500.00	.00	500.00
420-202000	.00	18,484.43-	18,484.43-
420-533-634	18,484.43	.00	18,484.43
421-202000	.00	11,189.08-	11,189.08-
421-535-470	1,227.06	.00	1,227.06
421-535-576	9,962.02	.00	9,962.02
422-202000	.00	455,000.00-	455,000.00-
422-535-635	455,000.00	.00	455,000.00
430-202000	.00	51,813.60-	51,813.60-
430-533-634	4,250.00	.00	4,250.00
430-533-635	47,563.60	.00	47,563.60
500-202000	3,361.83	60,371.20-	57,009.37-
500-571-410	45.44	.00	45.44
500-571-605	60,325.76	3,361.83-	56,963.93

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
Grand Totals:	1,916,553.50	1,916,553.50-	.00

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Report type: GL detail
Check.Type = {<>} "Adjustment"

M = Manual Check, V = Void Check

CONSENT AGENDA

MONTVERDE TOWN COUNCIL
REGULAR MEETINGS MINUTES
MAY 13, 2025, AT 7:00 PM

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
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
Caroline Trepanier, Admin

CALL TO ORDER AND OPENING CEREMONIES

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

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

Selection of New Councilmember

Mayor Wynkoop invited the applicants to come up and speak with the Council. The applicants did not immediately respond.

Mayor Wynkoop invited Applicant Grant Roberts to come up and speak with the Council.

Mayor Wynkoop asked the Council if they had any questions for Grant Roberts.

The Council did not have any questions.

Mayor Wynkoop asked Grant Roberts where he saw the Town in five (5) years and what he saw as being of importance.

Applicant Grant Roberts stated that he would like all the empty spaces to have the allotted homes built out, he would also like improvements to the downtown district & to bring more business into the Town. He also spoke of the developments that will be built in the next five years and spoke of seeing the turnaround.

Vice Mayor Womack inquired about his approach to a problem and asked what he would do if presented with a challenge.

Grant Roberts stated that he would do a lot of research and mentioned that there are a lot of resources found online.

Councilmember Hartle asked Grant Roberts about the Comprehensive Plan, how he feels about the idea of Montverde possibly being a tourist spot and the advantages and disadvantages. He also asked how to offset revenue losses, and whether tourism would drive the cart or should we run away from it.

Grant Roberts stated that he did not think tourism would be too big due to our location and thinks there may be potential for agritourism.

Mayor Wynkoop asked what his top three (3) priorities would be as a council member.

Grant Roberts stated limiting growth & improving infrastructure.

Vice Mayor Womack stated that at times it can be difficult to see what is best as a resident and what is best for the town.

Grant Roberts stated that he can handle that.

Mayor Wynkoop mentioned that in Grant Roberts' application, it shows that he has been living in the Town for 33 years and asked about the good and bad he has seen.

Grant Roberts stated that the small-town element has faded slightly, and it is a little sad to see however, the Town has done a good job with limiting development compared to other towns, he mentioned Osgood's original plans and drawing back, and the stopping of the erosion of the small-town feel.

Mayor Wynkoop asked about the good he had seen.

Grant Roberts mentioned that it is good to see the Parks and the Butterfly Garden, the improvements to Kirk Park, the sidewalks, etc.

Councilmember Hartle explained his views on the different options faced while being a council member and stated that it is hard work, he also explained that he received the council packet Thursday and that it contained many pages to review within a short amount of time to make decisions on the Town.

Grant Roberts stated that he reviews the full agenda packets and attends almost every meeting.

There was a brief discussion.

Mayor Wynkoop explained to the public that each applicant filled out an application.

Applicant Jimmy Rogers, 17325 Second Street, Montverde stated that he grew up in Montverde and provided a brief background history.

Vice Mayor Womack asked about his approach to a problem.

Jimmy Rogers stated that he would also do research, he would look at other Town's municodes, comparable to size & region, to see what fits for the size and population of our Town. Stated that other Towns have similar changes and deal with the same issues.

Vice Mayor Womack stated that Montverde is unique and is not one size fits all.

Jimmy Rogers emphasized that it is unique and mentioned how much it has changed since he was growing up. Declared that it is for the best and that he works in construction and provides a brief description of his resume. He stated that his business works with Groveland & Clermont and that he understands how things work. He stated that everyone needs to voice their opinion as well as speak for and with everyone in the community.

Vice Mayor Womack mentioned Councilmember Hartle's previous statement, that often there is not a good choice, and that you must make a choice not based on your personal feelings but for the Town's benefit.

Mayor Wynkoop asked Jimmy Rogers what made him the best candidate.

Jimmy Rogers answered that he stepped up as he saw there was a need. He grew up in the community, he would like to see proper infrastructure, does not think any current resident should be burdened due to new development. He added that growth needs to happen and that it will happen, it cannot be stopped but it can be controlled and elaborated further.

Mayor Wynkoop asked Jimmy Rogers where he'd like to see the town in 5 years.

Jimmy Rogers explained the different ways he would like to see the Town.

Councilmember Hartle asked about alternative solutions for capital revenue besides raising taxes.

Jimmy Rogers explained his thoughts on alternative solutions.

Applicant Bryan Rubio 16548 Magnolia Terrace, Montverde, FL stated that he had previously explained who he was at the last council member appointment and that he does not have further questions.

Vice Mayor Womack stated that she admired the fact that Bryan Rubio is a research guy, asked how he separates feelings from what is best for the town.

Bryan Rubio stated that he tries to be objective and looks at things from every angle, looks at the root cause and further explains his answer.

Vice Mayor Womack asked about the current revenue.

Bryan Rubio provided an answer and mentioned the budget, the cost management and revenue and explained further.

Councilmember Hartle brought up managing resources and the newer streets in town being in Magnolia Terrace and being 20 years old. He asked Bryan Rubio how to pay for the street as he mentioned managing resources.

Bryan Rubio stated that from the aspects of pulling resources, would be from county or state level, and stated that we are not experts in grants, this needs to be addressed and that nothing is meant to last forever.

Councilmember Hartle stated that we cannot always count on the federal or local government for handouts and that sometimes we must be self-sufficient and that this puts you in a hard spot.

Bryan Rubio circled back to cost management and cost cutting and redirecting for improvements, streets etc.

Vice Mayor Womack asked for clarification on cost management, mentioning the dinners prior to the Town Council meetings or the Butterfly Garden which came from grant money, or the events for Christmas, Easter, or Montverde Day and if this is where Bryan would like to cut costs.

Bryan Rubio stated that he would not look at the smaller events but other things that are more money consuming, and that he would address first and find the balance on spending and strategic planning.

Mayor Wynkoop asked Bryan Rubio how he has been involved in the community up to this point.

Bryan Rubio stated that recently he had been a voice outside of the council and outside of the Town and that he had not volunteered or done anything with the Town however, that he had done some volunteering outside of the Town and mentioned some past volunteering experiences.

Mayor Wynkoop asked where he sees the Town in 5 years.

Bryan Rubio mentioned smart sensible growth and further explained his answer.

Mayor Wynkoop spoke of growth all around us, mentions Osgood that there will be half acre lots, Bella Collina, and the 37 acres near the mobile home park that borders Bella Collina and asked Bryan Rubio which other part of Town we should worry about at this time in terms of growth.

Bryan Rubio elaborated further on his previous growth answer and that he cannot think of any other specific area.

Mayor Wynkoop spoke about the upcoming vote for charter change and the density change and getting this in place, he explained that it would take four (4) out of five (5) votes on increasing density and further explained. He then asked Bryan Rubio if he supported the four (4) out of five (5) votes.

Bryan Rubio spoke of red tape and limiting terms for council members and stated that this would bring different perspectives.

Mayor Wynkoop added that the height limit protects the Town as nothing can be built higher than thirty-five (35) feet & asked if Bryan Rubio would support keeping it at thirty-five (35) feet.

Bryan Rubio answered that he would think to continue to control the growth and make it sustainable.

Mayor Wynkoop provided information regarding Live Local.

Councilmember Hartle addressed the good and bad terms of term limits. He stated that the voters are the smartest people and that they make the decisions based on your performance or lack thereof.

Bryan Rubio elaborated on his thoughts regarding the voting, term limits and bringing a fresh perspective.

Vice Mayor Womack asked what Bryan Rubio would consider the right term limit.

Bryan Rubio stated that he did not know, and it would be a discussion.

There was a brief discussion on term limits.

Applicant Marta Wladyczka stated that she was not born here, and asked Mayor Wynkoop where he sees the Town in five years.

Mayor Wynkoop stated where the residents take us.

Vice Mayor Womack stated that she hoped it would be like what we have today. Mentioned the Butterfly Garden and the picnics and further explained keeping the neighbor-to-neighbor contact.

Councilmember Hartle agreed with Vice Mayor Womack and provided his thoughts.

Mayor Wynkoop asked Marta Wladyczka where she saw the Town in five (5) years.

Marta Wladyczka said that she would like more sidewalks & spoke of the things that she loves about the Town and spoke of preserving the events.

Mayor Wynkoop asked about her understanding of the responsibilities of being a council person.

Marta Wladyczka said that we need to do our research, we need to be able to speak about various issues, talk to neighbors, listen to others, and learn.

Mayor Wynkoop asked why she felt that she would be the best candidate for this position.

Marta Wladyczka stated that we have a lot of qualified people and does not know that she is the best candidate but stated that she will be dedicated and that she will do her best by bringing her previous experience and knowledge, she will talk to people and listen to them as to try and bring everyone together.

Vice Mayor Womack asked about her approach to a problem.

Marta Wladyczka mentioned research, being able to change your mind, listening, speaking with people in the community and others.

Vice Mayor Womack stated that she liked that Marta could change her mind and mentioned that she received positive feedback through email and conversation from people in the community for each council member applicant.

Councilmember Hartle asked Marta Wladyczka how she saw sustainability without increasing taxes.

Marta Wladyczka provided her answer, and mentioned being frugal as well as maintaining what we have, etc.

Mayor Wynkoop asked what she believed to be the most important role of the council.

Marta Wladyczka stated that staying cool, levelheaded, listening and not getting too emotional are most important.

Mayor Wynkoop asked if she would be a good example.

Marta Wladyczka said that she would like to be and that she is not perfect but strives to be better every day.

Mayor Wynkoop asked if she had been involved in the community.

Marta Wladyczka mentioned having helped neighbors by fixing a fence, and a yard and further elaborated on this subject.

Vice Mayor Womack & Marta Wladyczka spoke of a recent town yoga experience.

Councilmember Hartle brought up Facebook Posts and asked if people who post negative comments should be held accountable.

Marta Wladyczka stated that people are entitled to their opinion, and people's perceptions are different, and asked how someone could be held accountable.

Councilmember Hartle further elaborated on his question.

Marta Wladyczka reiterated keeping a cool head and that people make mistakes. She brought up a social media post regarding her signs having been taken down after a recent Council meeting and stated that she would not prosecute nor would she do anything about it as the signs were returned.

Councilmember Hartle mentioned that it is human nature to judge by the things we hear, see and read, and that it sets your character and that character spoke to him.

Marta Wladyczka stated that sometimes jokes are made, and some people may not take them as a joke, and that it is important to distance yourself and try to get to know that person.

Thomas Johnson introduced himself and stated that he had been in Montverde for 8 years. He then provided his relevant experience and touched on his resume. He also stated that he is not on social media.

Mayor Wynkoop stated that Thomas Johnson just explained why he would be the best candidate and asked what he feels is the most important role for a council person.

Applicant Thomas Johnson said that the most important role is to listen with empathy, speak with sympathy, be a team player and be willing to go extra mile when time gets tough.

Vice Mayor Womack asked if being a team player meant that you would go along with all that she wanted.

Thomas Johnson said of course not, as we don't always agree on everything, and it is okay to disagree and that we just need to do it in a respectful manner.

Mayor Wynkoop asked Thomas Johnson where he sees the Town in five (5) years.

Thomas Johnson stated that it will be greater than it is now as the council will make sure to get the right people in place to make sure that the town stays sustainable, and that he sees the town being closer nit and further explained his answer.

Mayor Wynkoop asked what his top three (3) top priorities would be if you were to be on council.

Thomas Johnson stated that he would like to start a scholarship fund to help the needy, and he is willing to donate to start the fund. He also said that he feels they could get a workshop together to come up with a good scholarship fund, and to make sure that all the members are open and honest to increase the Town's trust. Being engaged, bringing a heightened awareness of what is going on behind the scenes and bringing it to the forefront before making any decisions.

Mayor Wynkoop asked how long he had been on the Planning and Zoning Committee.

Thomas Johnson said long enough to get gray hair, and long enough to learn to agree to disagree, and elaborated further.

Mayor Wynkoop asked what he felt his advantages were to being on the Planning and Zoning Committee for the last few years.

Thomas Johnson stated that he has a better understanding of the process, that practice makes perfect and that he has five (5) years of practice.

There was a brief discussion on Planning and Zoning

Councilmember Hartle brought up the tax situation, stated resources are limited, and that things needed to be addressed and asked how he would accomplish these.

Thomas Johnson answered that this is not something he could do on his own, that it takes a village, meaning the Council, and that they would have to do a workshop to rectify the matter.

Applicant Judy Ley, 17328 First Street, Montverde, FL introduced herself and mentioned that her husband is the council member that recently stepped down and she wanted to try to take his place as best as she can.

Mayor Wynkoop asked what her top three (3) priorities are.

Judy Ley stated that Montverde has grown very much, and she is unsure of an answer to this question.

Vice Mayor Womack asked July Ley about her approach to solving problems.

Judy Ley answered that she talks to people and uses social media and gathers all the information to form an opinion.

Vice Mayor Womack asked if Judy Ley can separate her own personal feelings from some of the difficult decisions that may have to be made while on the Council.

Judy Ley stated that she believed that she could and that she and her husband have not always agreed on things, each having their own opinion and that she can look at things objectively.

Mayor Wynkoop asked Judy Ley what she believed to be the most important role for a council person.

Judy Ley provided stated that the most important role is to get along with everybody, to be objective, to do your research, to listen. She also said that you must avoid conflict, and it is important not to be divided and further explained her answer.

Councilmember Hartle explained his background and what he brought to the table, and asked Judy Ley what she would bring to our Town.

Judy Ley answered that for the past twenty-five (25) years she has edited for Corey Porters nationwide, trials, arbitrations, depositions, and provided additional details of her resume, she also stated that she has been a soccer referee for 15 years and explained her background and experience.

Mayor Wynkoop stated that she answered his question about being involved in the community.

There is a brief discussion on making motions.

Vice Mayor Womack moved to nominate Thomas Johnson.
Mayor Wynkoop seconded.
2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)
Motion Failed.

Mayor Wynkoop moved to nominate Grant Roberts.
Vice Mayor Womack seconded.
2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)
Motion Failed.

Mayor Wynkoop moved to nominate Judy Ley.
Vice Mayor Womack seconded.
2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)
Motion Failed.

Mayor Wynkoop asked if anyone else wanted to make a motion.

No other motions were made.

Mayor Wynkoop consulted with Town Attorney Geraci-Carver regarding setting another date to appoint a new council member.

Town Attorney Geraci-Carver explained that we can go through the process in June and July and that the Caucus is in August.

Mayor Wynkoop made a motion to have another meeting to appoint a new council member in July 2025.

Councilmember Hartle stated that we have six (6) great candidates, stated to let the voters choose in November as to settle the dust.

Mayor Wynkoop provided his thoughts on this matter.

Vice Mayor Womack asked if there were many important matters on the upcoming agendas.

Town Attorney Geraci-Carver explained that the Budget and millage rate are important topics and underlined the Charter.

Councilmember Morganelli asked Town Attorney Geraci-Carver to read the Charter.

Town Attorney Geraci-Carver read the Charter on council appointment.

Mayor Wynkoop further explained the Charter.

There was an extensive discussion.

Mayor Wynkoop made a motion to have another meeting in July 2025 to appoint a new council member.
Councilmember Hartle seconded the motion.
3-4 (Councilmember Morganelli Voted Nay.)
Motion Passed.

Vice Mayor Womack asked Councilmember Hartle and Councilmember Morganelli for the reason they did not nominate a candidate tonight.

Councilmember Hartle stated that his thoughts were explained.

Councilmember Morganelli stated that he felt the candidate that would have met his criteria would have been a 2-2 tie and further explained his answer.

There was a brief discussion.

Town Manager Larino asked if the Council would like to have additional applicants apply.

CITIZENS QUESTION/COMMENT PERIOD

Mayor Wynkoop opened the public discussion.

Gerald Brown 15978 Winding Bluff, Willow Ridge, Montverde, FL asked for assistance, stated that they are the closest to the turnpike, stated that he received ninety (90) decibel sounds and discussed the issue regarding the height of the turnpike wall as well as the concerns, also discussed a 55% lawn grass rule and further elaborated on the findings of his research.

Mayor Wynkoop asked for clarification.

Town Manager Larino provided a detailed explanation of the percentage of grass and the conservation efforts. He also explained that it is for new subdivisions.

Town Planner Parks further explained the grass requirements & landscaping.

There was extensive discussion on the code and sod requirements.

Town Attorney Geraci-Carver stated that she will have to research and read the entire landscape code.

Vice Mayor Womack asked what they could do to help and asked for further explanation regarding the bamboo he previously mentioned.

Gerald Brown stated the reasons he felt bamboo would help with the noise.

Jimmy Rogers 17325 Second Ave, Montverde, FL recommended against bamboo as it takes a lot of water, stated we are on a sandhill ridge here in Florida, recommended native trees and further explained his thoughts.

Mayor Wynkoop asked Jimmy Rogers to explain what he does for a living.

Jimmy Rogers stated that he is an ISA Certified Arborist and detailed his experience and knowledge.

Gerald Brown stated why he still feels bamboo is best.

Mayor Wynkoop asked Town Manager Larino for an update on their previous conversation regarding contacting the builder for assistance regarding the turnpike sound issue.

Town Manager Larino provided an update, and stated that he did reach out to the Builder, Pulte Homes, and offered to go to one of the HOA meetings, he asked if they would like to go with him as to talk through solutions, and Pulte Homes stated that they were not interested in doing this and that they would like to speak with the residents and HOA directly. He also explained the steps that

he had taken to assist with the turnpike wall issue and provided his view on the best steps to be taken.

Town Planner Parks spoke of the many attempts to have a wall added, the current landscaping and that they will keep working on this.

There was extensive discussion regarding the turnpike wall.

Town Manager Larino asked Town Planner Parks to assist with contacting additional parties that may be able to assist.

There was additional discussion regarding the turnpike and how to assist.

Farmer Banks Helfrich, Clay Road District, South Lake County, shared a farming tip on loquats, and shared his thoughts that the citizens are the leaders and that the representatives they chose are the servants. He also spoke of the election process, democracy, and shared a personal story.

Judy Ley provided her views on the importance of appointing another council member.

Mike Whidden 17635 Broad Street, Montverde, FL stated that he agreed with Judy Ley and explained his thoughts on the need to appoint a new council member.

Mayor Wynkoop closed the Public Hearing

DEPARTMENT & COMMITTEE REPORTS

A. Town Manager Larino's Report.

Town Manager Larino spoke of the recent repairs, including replacement of the septic tank lines at the Beauty Salon, and repairs at the Post Office. He thanked the volunteers that helped with the 100 Year Celebration Picnic, as well as thanked the volunteers that helped with the Butterfly Garden. He also mentioned the intent to close the mini library on July 14th, to start the transition to the new library with a possible opening date sometime in August 2025. He also explained that a grant update would be provided soon.

Mayor Wynkoop asked about the county money.

Town Manager Larino provided an update on the county money.

Town Manager Larino provided an update of each item listed on the Capital Project Update List below.

There were discussions on the several items listed on the Capital Project Update List.

B. Town Manager Larino's Capital Project Update

1. Library
2. Library Emergency Generator
3. Outdoor Park Bathroom

4. Small Water Storage Tank and Pump House
5. Butterfly Garden
6. Community Building
7. Fire Station – County
8. Kirk Park Playground
9. Ridgewood Ave – ADA Ramps and Sidewalk Connections
10. Lakeside Ave Storm/Street Project
11. Porter and 1st Storm/Street Project
12. Boat Ramp and Storm Project
13. Truskett Park – Dock, Storm, FEMA Recovery
14. 455 Storm Street, Sidewalk Project
15. 8th, 9th, Temple: Street, Sidewalk, and Storm
16. Well # 1 Generator Replacement
17. Elevated Water Storage Tank
18. Redundant Upper Floridan Well
19. New Lower Floridan Well
20. Consumptive Use Permit
21. Water line Upsizing, Loops, and Hydrants
22. Sports Court – Completed
23. Kirk Park Stage – Completed
24. Baseball Field Conversion – Completed
25. Public Works Storage – Completed
26. Park Lighting – Completed

C. Fire Department Report.

D. Town Attorney Geraci-Carver Report.

E. Town Planner Parks Report.

Town Planner Parks discussed the "New Yard Pattern Book" and spoke of the efforts of managing growth, reason for sod requirements, alternative water conservation. He also provided property landscape examples & spoke of the direction that Lake County is taking.

F. Lake County Commission Report.
G. Town Council Reports.
H. Mayor Wynkoop Report.

Councilmember Hartle asked Town Manager Larino about tree maintenance, rotting wood on the old stage & a speed limit sign that needs repair.

APRIL FINANCE REPORT

Beginning Bank Balance	$ 6,065,852.69
Revenues	$ 835,096.23
Expenditures	$ 792,470.57
Ending Balance	$ 6,108,478.35
Pending Liabilities	$ 245,537.72
Available Cash	$ 5,862,940.63

CONSENT AGENDA

Councilmember Hartle moved to approve the Consent Agenda.
Councilmember Morganelli seconded the motion.
Consent Agenda Approved 4-0.

DISCUSSION AND ACTION ITEM

Community Building discussion moved to the next Town Council meeting.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

RESOLUTION No. 2025-175 A Resolution of the Town Council of the Town of Montverde, Florida, Approving the Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan dated April 2025 pursuant to the Resilient Florida Program Planning Grant, DEP Agreement No. 24PLN39; Providing an Effective Date.

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

Amanda Boone, Engineer with Woodard & Curran explained the Vulnerability Assessment & Adaptation Plan. She described the slides on the PowerPoint Presentation.

Town Manager Larino explained the reason for the Vulnerability Assessment Study.

Amanda Boone, Engineer with Woodard & Curran continued with her PowerPoint Presentation.

Councilmember Morganelli asked if Amanda Boone could point to any specific ways this plan could change permitting, zoning or capital planning in the next one to three years.

Town Manager Larino explained that it had an effect on capital planning, it would be in the capital improvement plan and further explained.

Councilmember Morganelli asked if this would be used to obtain future grants & asked if a stipulation can be added for the Council to vote on future grants first before we apply for them.

Town Manager Larino stated that the Council does not have any stipulation on grants.

Councilmember Morganelli asked if a stipulation could be added for this.

Town Manager Larino explained that if this is something that the Council wanted, a Resolution would have to be created.

There was a brief discussion on the grant process.

Councilmember Hartle asked if sink holes would be covered.

Scott Shannon Woodard & Curran explained that this specific grant is geared toward weather events.

Mayor Wynkoop opened the public hearing.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli asked if this would be used for a sewer system.

Town Manager Larino answered that this grant is for stormwater and vulnerability and further explained the grant.

Councilmember Hartle moved to approve Resolution 2025-175.
Womack seconded the motion.
Resolution 2025-175 Approved 4 to 0.

RESOLUTION No. 2025-174 A Resolution of the Town Council of the Town of Montverde, Florida adopting a Joint Planning Agreement with Lake County, Florida, as authorized pursuant to Sections 163.01 and 163.3171 Florida Statutes; Providing for directions to the Town Clerk and providing for an effective date.

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

Town Manager Larino asked to table Resolution No. 2025-174 for the next meeting and extensively elaborated on adopting a Joint Planning Agreement.

Town Attorney Geraci-Carver also explained the Joint Planning Agreement, the changes and keeping it uniform.

There was an elaborate discussion on the Joint Planning Agreement.

Town Manager Larino addressed concerns and provided an explanation of the Joint Planning Agreement (JPA).

Councilmember Hartle moved to Table Resolution No. 2025-174.
Wynkoop seconded the motion,
Resolution No. 2025-174 Tabled 4-0.

ORDINANCE No. 2024-41 An Ordinance of the Town of Montverde, Florida, Amending the Town of Montverde's Comprehensive Plan to Include changing in all elements of the Town's Comprehensive Plan The Planning Timeframes from five years to ten years and twenty years as required by SB 1604/Chapter 2023-31 Laws of Florida; Relocating archaeological protection language in the future land use element to the archaeological and historic resources element; increasing the minimum open space percentages required for each future land use designation in the future land use element; Requiring access management to be consistent with the Montverde Walks Plan; Removing a requirement to identify wetlands as conservation open space; Clarifying architectural design guidelines as permitted by state statutes will be added to the land development regulations to assist in compatibility between adjacent uses; Excluding jurisdictional wetlands from gross land area; Including the types of dwelling units that may be constructed in areas designated as affordable housing on the future land use maps; Including commercial district 2 (C-2) as a type of commercial future land use designation; Clarifying open space definition; adding public facilities as a future land use designation; Include reference to a Joint Planning Agreement; amend Table-2 in the future land use element relating to density and intensity of land use designations; Amending the capital improvements element and public facilities element as required by HB 1379/Chapter 2023-169 relating to water quality and upper Ocklawaha BMAP; Providing for conflicts; Providing for severability; Providing for inclusion in the Town of Montverde Comprehensive Plan; and Providing for approval and an effective date.

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

Town Planner Parks explained the Comprehensive Plan revisions & updates. He reviewed the Comp Plan timeline from the Planning & Zoning Meeting held September 17, 2024, through today's date of the final adoption of the plan.

Councilmember Morganelli asked a question on wetland conservation, incorporating C2 and public facilities into the Comp Plan.

Town Planner Parks explained that regarding wetland conservation, the plan is to make it more restrictive, cannot use wetlands for your open space, as you sort out the wetlands to begin with, and then do your other conservation open space.

There was further discussion on the wetlands.

Town Planner Parks explained the C-2 zoning, the zoning map and land use.

Councilmember Hartle asked the reason that we would want to add a C-2 zoning as we have a C-1 zoning.

Town Planner Parks stated that a C-2 was added years ago, there was a threat of adding adult entertainment and further explained the C-2 zoning.

There was a brief discussion on the C-2 zoning.

Town Manager Larino asked Town Planner Parks to clarify that no major changes have been made to the Comprehensive Plan since it was presented over six (6) months ago. He also explained to the Council that this is a living document and that the Council can come back and make changes. This document should be looked at often as it is the guiding document of what is allowed in the Town.

Town Planner Parks confirmed that no major changes were made. The policy had not changed & that they could come back and change the whole Comprehensive Plan at any time.

Councilmember Hartle asked about the part that spoke about the architectural and historical landmarks and the National Registry.

Town Planner Parks said that it stated that if you want to register additional homes as national historic landmarks, it is encouraged however, it is not required.

Councilmember Hartle asked Town Planner Parks about the archeological requirements should an Indian mound be found in a backyard, etc.

Town Planner Parks stated that this element and language had not been changed and that if they wanted the archaeological and cultural resources element changed, this could be changed, and they will verify this as he believes it pertains to new developments.

There was further discussion on the Comprehensive Plan and archaeological & historical findings.

Councilmember Morganelli asked how often the Comprehensive Plans are to be reviewed.

Town Planner Parks stated that they have the EAR (Evaluation and Appraisal Review) and that the planning period is ten (10) to twenty (20) years, and that it should be reviewed every seven (7) years and can be reviewed any time.

Town Manager Larino stated that the State Legislators wanted additional elements to be added this time.

There was further discussion on the Comprehensive Plan, the archaeological sites & conservation element.

Mayor Wynkoop opened the public hearing.

Matthew Bowman 1122 Imperial Eagle Street, Groveland Florida, stated that he liked the jurisdictional wetlands exclusions and he would have liked to see this in Groveland a long time ago.

Mayor Wynkoop closed the public hearing.

Vice Mayor Womack moved to adopt Ordinance No. 2024-41.
Councilmember Morganelli seconded the motion. Ordinance No. 2024-41 Approved 4-0.

REMINDERS AND ADJOURNMENT

Mayor Wynkoop made a motion to adjourn.
Councilmember Morganelli seconded the motion.
Meeting adjourned at 10:16 p.m.

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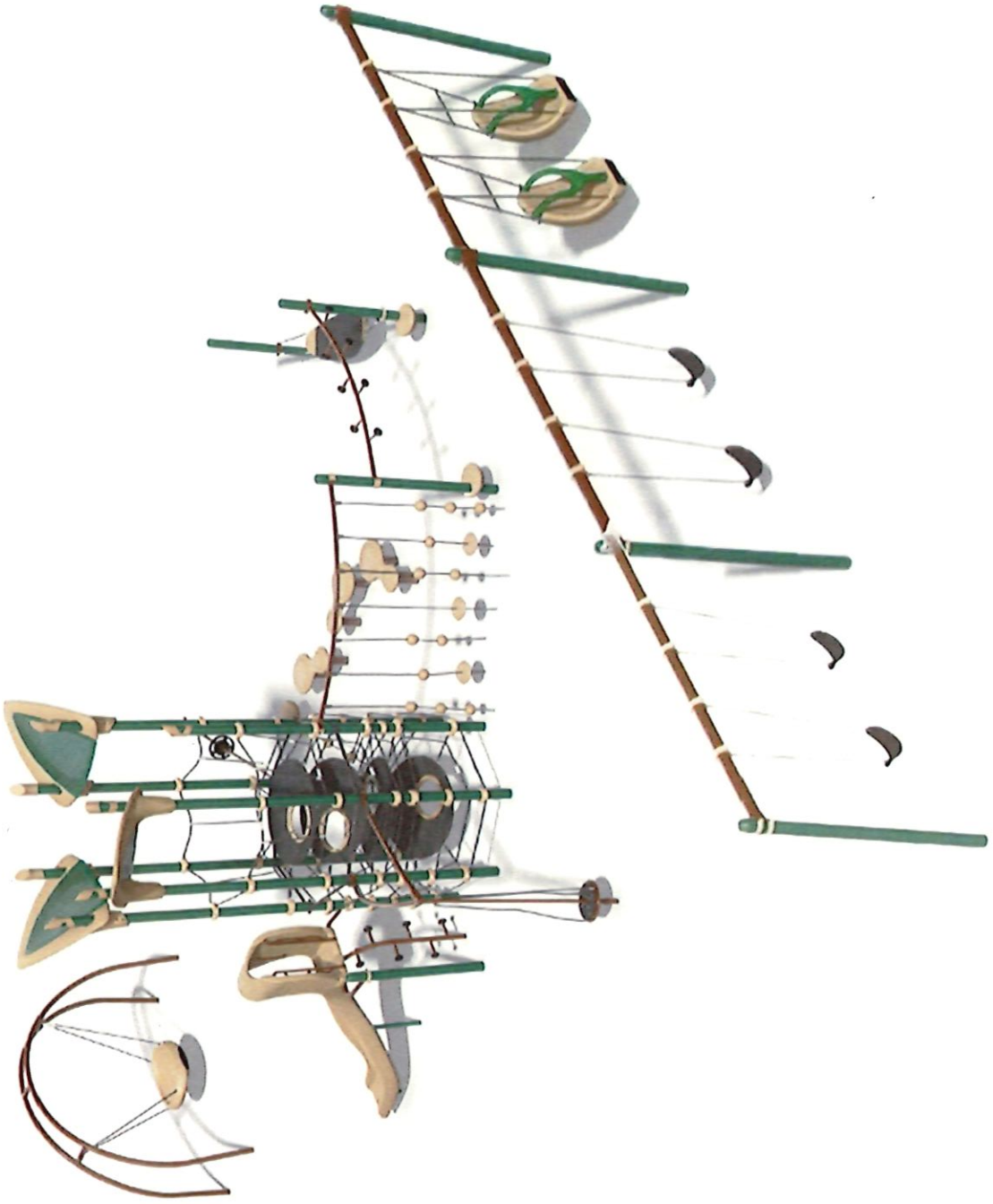
Joe Wynkoop, Mayor

ATTEST

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Sandy Johnson, Town Clerk

DISCUSSION AND ACTION ITEM



Staff Report

TO: Honorable Mayor and Town Council

FROM: Paul Larino

DATE: 06/04/2025

SUBJECT: Library Contractor / Vendor Approval

REQUESTED ACTION / RECOMMENDATION:

In accordance with the town's purchasing policy for project expenditure, I recommend that the council approve the following updated list of contractors/suppliers to provide services related to the construction of the library, with a twenty percent contingency, not to exceed the total budget price of $2,450,000.

BACKGROUND INFORMATION:

The town council approved the construction of the new library as part of the fiscal year (FY) budget. The request is for final approvals of the vendor and product.

FISCAL IMPACTS:

The project is funded in the FY 2024-2025 budget.

LIBRARY CONSTRUCTION VENDOR APPROVAL LIST						
Contractor/Vendor	Bid #	Division	Description	Contract Amount	Amount Paid to date	Remaining Obligation
Crest Concrete	2024-02	3	Concrete - Labor Only	$20,581.00	$28,264.30	-$7,683.30
Crest Concrete			Concrete - Additional Services	$1,400.00	$1,400.00	$1,400.00
R&R Construction	2024-03	4	Masonry Block - Labor Only	$28,969.14	$28,969.14	$0.00
Rodriguez Carpentry	2024-10	9	Finishes - Framing	$122,595.00	$122,595.00	$0.00
Rodriguez Carpentry			Framing - Extra			
Rodriguez Carpentry	2024-07		Exterior siding	$20,500.00	$20,500.00	$0.00
Rodriguez Carpentry	2024-07		Stone	$23,970.00	$23,970.00	$0.00
Rodriguez Carpentry	2024-07		Patio Roof and post	$6,400.00	$6,185.00	$215.00
Rodriguez Carpentry			Play house framing, connection to town hall	$3,700.00	$3,700.00	$0.00
Duncan Air	2024-05	23	Mechanical - HVAC	$146,892.00	$101,498.00	$45,394.00
Oviedo Clermont Roofing	2024-		Roof	$66,081.64	$66,460.44	-$378.80
Circle D	2024-04	22	Plumbing	$20,900.00	$16,069.00	$4,831.00
Rozar Enterprises	2024-06	26	Electrical	$125,145.00	$125,145.00	$0.00
Premium GM Services			Painting	$40,500.00	$36,450.00	$4,050.00
Premium GM Services			Drywall	$64,800.00	$64,800.00	$0.00
Premium GM Services			Stucco	$45,000.00	$45,000.00	$0.00
Premium GM Services			Library Trim	$13,500.00	$13,500.00	$0.00
Premium GM Services			Tongue n Groove	$16,000.00	$16,000.00	$0.00
Southern Foam Insulation			Insulation	$79,865.00	$76,385.00	$3,480.00
Brant & Sons	2024-10	9	Finishes - Acoustical	$25,000.00	$24,073.00	$927.00
Cummins Custom Cabinets			Cabinets and Circulation	$120,000.00	$25,833.00	$94,167.00
Lakeshore Tree Servies			Remove trees, trim trees	$2,000.00	$2,000.00	$0.00
Shelley's septic tank			Flagged tank	$175.00	$175.00	$0.00
MISC Town Hall Switch Over			Town Hall Office Conversions	$50,000.00	$0.00	$50,000.00
South Lake Loaders			Dirt movement, leveling	$4,690.75	$4,690.75	$0.00
Subtotal				$1,048,664.53	$853,662.63	$196,401.90
Materials:						
BFS			Ceiling Extension	$5,189.80	$5,189.80	$0.00
BFS			Commercial Doors	$82,181.00	$5,672.00	$76,509.00
BFS			Framing Materials	$110,000.00	$110,000.00	$0.00
BFS			Plywood	$22,145.61	$22,145.61	$0.00
BFS			Siding and trim	$12,344.79	$12,344.79	$0.00
BFS			Trusses	$31,837.00	$31,837.00	$0.00
BFS			Window Impact	$117,105.66	$111,000.00	$6,105.66
Big E Environmental				$850.00	$850.00	$0.00
Big Sky Roofing			Install white alum and soffit	$7,920.00	$7,920.00	$0.00
Carpet Tile Depot			Carpeting and tile	$36,011.10	$36,011.10	$0.00
City Electric			Electrical Supplies	$132,981.85	$132,981.85	$0.00
Demco, NBF Furniture, MISC			Furniture and Fixtures	$140,000.00	$0.00	$140,000.00
Fast Signs, Awards/More, MIS			Signage	$55,000.00	$0.00	$55,000.00
Amazon, MISC, Costco, Sams, BJ			Books and Opening Supplies	$65,000.00	$0.00	$65,000.00
Barberville Yard / Misc			Kids Furniture Outdoor	$25,000.00		
Duke Energy			Transformer	$7,951.34	$7,951.34	$0.00
Fireplace & Gas Services			Fireplace	$3,144.99	$3,144.99	$0.00
Lowes			Supplies	$12,121.10	$12,121.10	$0.00
Master Construction Products			Concrete Block	$37,748.78	$37,748.78	$0.00
Mid Florida Roofing			Metal Roof materials	$52,718.36	$51,220.53	$1,497.83
Old Castle Infrastructure			Duke Large 3 phase transformer pad and freight	$1,400.00	$1,400.00	$0.00
Preferred Materials			Concrete	$40,069.22	$40,069.22	$0.00
Sherwin Williams			Paint	$968.04	$968.04	$0.00
Smokey Valley Stone			Stone	$61,625.38	$61,625.38	$0.00

Contractor/Vendor	Bid #	Division	Description	Contract Amount	Amount Paid to date	Remaining Obligation
Superior Fence & Rail			Fence	$6,325.00	$6,325.00	$0.00
United Rentals			Forklift	$18,767.20	$18,767.20	$0.00
United Rentals			Scissor Lift	$6,491.28	$6,491.28	$0.00
Web Resource			Inground Mount +Shipping	$6,627.77	$6,627.77	$0.00
Janet Davis			Photos	$330.00	$330.00	$0.00
Donald Gregory			Remove oaks, demo, dig retention pond	$11,105.00	$11,105.00	$0.00
Chase			Supplies, Furniture	$30,826.38	$30,826.38	$0.00
Subtotal				$1,141,786.65	$725,222.98	$344,112.49
Architect/construction management						
GatorSktch				$130,910.00	$120,141.28	$10,768.72
John Arellano			Payroll, FICA, Bus cards, cell phor	$65,000.00	$44,200.32	$0.00
AD Morgan				$9,000.00	$9,000.00	$0.00
Town of Montverde Building Permit			Impact Fees and Permit Fees	$27,457.00	$27,457.00	$0.00
CESCO			boundary and plats	$13,200.00	$13,200.00	$0.00
Subtotal				$245,567.00	$213,998.60	$10,768.72
Running Total				$2,436,018.18	$1,792,884.21	$643,133.97
Total Budget				$2,450,000.00		
Total Remaining Project Budget				**$13,981.82**		

PROJECT: NEW LIBRARY

6/4/2025

Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY

Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
							Breakdown of Expenditures									
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
		PROJECT GC-22010														
11/13/2022	22-010-1	GATORSKTCH	ARCHITECTURAL SERVICES	11/17/2022	22031	12,633.20					12,633.20			12633.2		$ 2,131,322.80
1/4/2023	22-010-2	GATORSKTCH	ARCHITECTURAL SERVICES	1/9/2023	22146	7,500.00					7,500.00			20,133.20		$ 2,123,822.80
4/17/2023	22-010-3	GATORSKTCH	ARCHITECTURAL SERVICES	4/17/2023	22448	13,660.56					13,660.56			33,793.76		$ 2,110,162.24
6/30/2023	1	THE A.D. MORGAN CORP	VIA ARCHITECT/ENGINEER	7/10/2023	22669	9,000.00					9,000.00			42,793.76		$ 2,101,162.24
8/14/2023	22-010-04	GATORSKTCH	ARCHITECTURAL SERVICES	8/23/2023	22805	30,623.20					30,623.20			73,416.96		$ 2,070,539.04
10/9/2023	22-010-05	GATORSKTCH	ARCHITECTURAL SERVICES	10/19/2003	22954	30,837.84					30,837.84			104,254.80		$ 1,966,284.24
		Lake County Disbursement										11/14/2023	12/4/2023		$104,254.80	
10/10/2023	Payroll	Construction Manager	PAYROLL	9/23/2023		120.56			120.56					104,134.24		$ 1,966,163.68
10/10/2023	Payroll	Construction Manager	FICA	9/23/2023		9.24			9.24					104,143.48		$ 1,966,154.44
10/13/2023	Payroll	Construction Manager	PAYROLL	10/13/2023		375.20			375.20					104,518.68		$ 1,965,779.24
10/13/2023	Payroll	Construction Manager	FICA	10/13/2023		28.70			28.70					104,547.38		$ 1,965,750.54
10/26/2023	10262023	LAKESHORE TREE SERVICES, LLC	REMOVE OAK TREE & TRIM OTHERS	10/26/2023	23040	2,000.00			2,000.00					106,547.38		$ 1,963,750.54
11/10/2023	Payroll	Construction Manager	PAYROLL	11/10/2023		475.20			475.20					107,022.58		$ 1,963,275.34
11/10/2023	Payroll	Construction Manager	FICA	11/10/2023		36.35			36.35					107,058.93		$ 1,963,238.99
11/10/2023	192560	SHELLEY'S SEPTIC TANKS, INC	FLAG TANK	11/30/2023	23145	175.00			175.00					107,233.93		$ 1,963,063.99
11/24/2023	Payroll	Construction Manager	PAYROLL	11/24/2023		242.00			242.00					107,475.93		$ 1,962,821.99
11/24/2023	Payroll	Construction Manager	FICA	11/24/2023		18.51			18.51					107,494.44		$ 1,962,803.48
12/3/2023	9950861335	VERIZON WIRELESS	PHONE CONSTRUCTION MANAGER	1/17/2024		45.39			45.39					107,539.83		$ 1,962,758.09
12/5/2023	22-010-06	GATORSKTCH	ARCHITECTURAL SERVICES	1/17/2024	23265	1,525.66			1,525.66					109,065.43		$ 1,961,232.49
12/21/2023	Payroll	Construction Manager	PAYROLL	12/22/2024		185.20			185.20					109,250.63		$ 1,961,047.29
12/22/2023	Payroll	Construction Manager	FICA	12/22/2024		14.17			14.17					109,264.80		$ 1,961,033.17
1/3/2024	9953334385	VERIZON WIRELESS	PHONE CONSTRUCTION MANAGER	1/3/2024	23270	45.40			45.40					109,310.20		$ 1,960,987.72
1/19/2024	Payroll	Construction Manager	PAYROLL	1/19/2024		426.00			426.00					109,736.20		$ 1,960,561.72
1/19/2024	Payroll	Construction Manager	FICA	1/19/2024		32.59			32.59					109,768.79		$ 1,960,529.13
2/24/2024	9955802434	VERIZON WIRELESS	PHONE CONSTRUCTION MANAGER	1/17/2024	23353	45.40			45.40					109,814.19		$ 1,960,483.73
3/1/2024	Payroll	Construction Manager	PAYROLL	3/1/2024		122.00			122.00					109,936.19		$ 1,960,361.73
3/1/2024	Payroll	Construction Manager	FICA	3/1/2024		9.33			9.33					109,945.52		$ 1,960,352.40
3/3/2024	9958260737	VERIZON WIRELESS	PHONE CONSTRUCTION MANAGER	3/26/2024		45.40			45.40					109,990.92		$ 1,960,307.00
3/15/2024	Payroll	Construction Manager	PAYROLL	3/15/2024		450.80			450.80					110,441.72		$ 1,959,856.20
3/29/2024	Payroll	Construction Manager	FICA	3/15/2024		34.49			34.49					110,476.21		$ 1,959,821.71
3/29/2024	Payroll	Construction Manager	PAYROLL	3/15/2024		286.00			286.00					110,762.21		$ 1,959,535.71
3/29/2024	Payroll	Construction Manager	FICA	3/15/2024		21.88			21.88					110,784.09		$ 1,959,513.83
4/3/2024	INV336591	Master Construction Products	CONCRETE MATERIAL	4/3/2024	23502	3,398.02			3,398.02					114,182.11		$ 1,956,115.81
4/3/2024	432024	Smokey Valley	STONE	4/3/2024	23493	51,389.80			51,389.80					165,571.91		$ 1,904,726.01
4/3/2024	9960757958	VERIZON WIRELESS	PHONE CONSTRUCTION MANAGER	4/3/2024	23530	45.38			45.38					165,617.29		$ 1,904,680.63
4/4/2024	112 04-24	Big E Environmental, LLC	ENVIRONMENTAL	4/4/2024	23497	850.00			850.00					166,467.29		$ 1,903,830.63
4/10/2024	INV337034	Master Construction Products	CONCRETE MATERIAL	4/10/2024	23523	2,430.75			2,430.75					168,898.04		$ 1,901,445.26
4/10/2024	2108045	Preferred Materials Inc	CONCRETE MATERIAL	4/10/2024	23547	5,707.22			5,707.22					174,605.26		$ 1,895,738.04
4/17/2024	Payroll	Construction Manager	PAYROLL	4/12/2024		451.20			451.20					175,056.46		$ 1,895,286.84
4/12/2024	FICA	Construction Manager	FICA	4/12/2024		34.51			34.51					175,090.97		$ 1,895,252.33
4/26/2024	Payroll	Construction Manager	PAYROLL	4/26/2024		840.00			840.00					175,930.97		$ 1,894,412.33
4/26/2024	FICA	Construction Manager	FICA	4/26/2024		64.26			64.26					175,995.23		$ 1,894,348.07
5/3/2024	996325278G	Verizon	PHONE CONSTRUCTION MANAGER	5/3/2024	23641	45.38			45.38					176,040.61		$ 1,894,302.69
5/5/2024	INV22-010-7	GATORSKTCH -8/20 has not cleared bank contacted vendor	ARCHITECTURAL SERVICES	5/5/2024	23609	9,458.50			9,458.50					185,499.11		$ 1,884,844.19
5/10/2024	Payroll	Construction Manager	PAYROLL	5/10/2024		160.00			160.00					185,659.11		$ 1,884,684.19
5/10/2024	FICA	Construction Manager	FICA	5/10/2024		12.24			12.24					185,671.35		$ 1,884,671.95
5/14/2024	791	RAFAEL & REYES CONSTRUCTION	CONCRETE BLOCK CONTRACTOR	5/14/2024	23660	4,000.00			4,000.00					189,671.35		$ 1,880,671.95
5/24/2024	Payroll	Construction Manager	PAYROLL	5/24/2024		236.80			236.80					189,908.15		$ 1,880,435.15
5/24/2024	FICA	Construction Manager	PAYROLL	5/24/2024		18.11			18.11					189,926.26		$ 1,880,417.04
6/3/2024	996576030G	VERIZON WIRELESS	PHONE CONSTRUCTION MANAGER	6/3/2024	23723	45.38			45.38					189,971.64		$ 1,880,371.66
6/7/2024	Payroll	Construction Manager	PAYROLL	6/7/2024		247.20			247.20					190,218.84		$ 1,880,124.46
6/7/2024	FICA	Construction Manager	PAYROLL	6/7/2024		18.91			18.91					190,237.75		$ 1,880,105.55
6/21/2024	Payroll	Construction Manager	PAYROLL	6/7/2024		194.00			194.00					190,431.75		$ 1,879,911.55
6/21/2024	FICA	Construction Manager	PAYROLL	6/7/2024		14.84			14.84					190,446.59		$ 1,879,896.71
6/25/2024	199219	CITY ELECTRIC	ELECTRICAL SUPPLIES	6/25/2024	23759	604.74			604.74					191,051.33		$ 1,879,291.97
6/26/2024	23758	CIRCLE D PLUMBING	PLUMBING CONTRACTOR	6/26/2024	23758	7,552.00			7,552.00					198,603.33		$ 1,871,739.97
6/27/2024	CLR/199376	City Electric Supply Clermont		6/27/2024	23809	13.59			13.59					198,616.92		$ 1,871,726.38
7/5/2024	Payroll	Construction Manager	PAYROLL	7/5/2024		377.20			377.20					198,994.12		$ 1,871,349.18
7/5/2024	FICA	Construction Manager	PAYROLL	7/5/2024		28.86			28.86					199,022.98		$ 1,871,320.32
7/9/2024	23-11-4	GATORSKTCH	ARCHITECTURAL SERVICES	7/9/2024	23782	7,474.00			7,474.00					206,496.98		$ 1,863,846.32
7/12/2024	376204	Crest Concrete		7/12/2024	23905	1,943.20			1,943.20					208,440.18		$ 1,861,903.12
7/12/2024	2158292	Preferred Materials Inc		7/12/2024	23830	24,576.50			24,576.50					233,016.68		$ 1,837,326.62
7/15/2024	71398712	Builders Firstsource		7/15/2024	23838	1,170.00			1,170.00					234,186.68		$ 1,836,156.62
7/15/2024	INV3425099	Master Construction Products, Inc		7/15/2024	23888	15,049.77			15,049.77					249,236.45		$ 1,821,106.85
7/16/2024	1619	Crest Concrete		7/16/2024	23810	19,581.10			19,581.10					268,817.55		$ 1,801,525.75

PROJECT: NEW LIBRARY

6/4/2025

Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY

Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Breakdown of Expenditures: Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
7/18/2024	OLW/282180	City Electric Supply Clermont		7/18/2024	23857	2,558.70			2,558.70					271,376.25		$ 1,798,067.05
7/22/2024	73133112	Builders Firstsource		7/22/2024	23855	280.00			280.00					271,656.25		$ 1,798,687.05
7/23/2024	73133934	Builders Firstsource		7/23/2024	23855	556.90			556.90					272,213.15		$ 1,798,130.15
7/23/2024	INV343013	Master Construction Products, Inc		7/23/2024	23869	1,441.94			1,441.94					273,655.09		$ 1,796,688.21
7/23/2024	3030	Rozar Enterprizes Inc		7/23/2024	23871	23,472.00			23,472.00					297,127.09		$ 1,773,216.21
7/24/2024	INV343081	Master Construction Products, Inc		7/24/2024	23869	378.53			378.53					297,505.62		$ 1,772,837.68
7/24/2024	2165633	Preferred Materials Inc		7/24/2024	23870	219.00			219.00					297,724.62		$ 1,772,618.68
7/25/2024	2166988	Preferred Materials Inc		7/25/2024	23870	146.00			146.00					297,870.62		$ 1,772,472.68
7/26/2024	9968158378	Verizon Wireless	PHONE CONSTRUCTION MANAGER	7/26/2024	23826	45.40			45.40					297,916.02		$ 1,772,427.28
7/30/2024	73258823	Builders Firstsource		7/30/2024	23904	29,992.09			29,992.09					327,908.11		$ 1,742,435.19
7/31/2024	2168449	Preferred Materials Inc		7/30/2024	23890	5,848.50			5,848.50					333,756.61		$ 1,736,586.69
8/2/2024	73221856	Builders Firstsource		7/31/2024	23879	29,754.00			29,754.00					363,510.61		$ 1,706,832.69
8/2/2024	Payroll	Construction Manager	PAYROLL	8/2/2024		2,246.80			2,246.80					365,757.41		$ 1,704,585.89
8/3/2024	FICA	Construction Manager	PAYROLL	8/2/2024		171.88			171.88					365,929.29		$ 1,704,414.01
8/3/2024	Reim1320-309707	Construction Manager		8/3/2024	23885	178.52			178.52					366,107.81		$ 1,704,235.49
8/3/2024	9970618016	Verizon Wireless	PHONE CONSTRUCTION MANAGER	8/13/2024	23928	45.40			44.99					366,152.80		$ 1,704,190.50
8/8/2024	1622	Crest Concrete		8/8/2024	23914	2,890.00			2,890.00					369,042.80		$ 1,701,300.50
8/9/2024	73489448	Builders Firstsource		8/9/2024	23942	351.36			351.36					369,394.16		$ 1,700,949.14
8/9/2024	1624	Crest Concrete		8/9/2024	23933	3,850.00			3,850.00					373,244.16		$ 1,697,099.14
8/9/2024	2174486	Preferred Materials Inc		8/9/2024	23937	1,583.50			1,583.50					374,827.66		$ 1,695,515.64
8/12/2024	73528738	Builders Firstsource		8/12/2024	23942	3,085.95			3,085.95					378,813.61		$ 1,691,529.69
8/13/2024	1551	Oviedo-Clermont Roofing, Inc		8/13/2024	23930	23,128.58			23,128.58					401,942.19		$ 1,668,401.11
8/13/2024	20240813TOML	Superior Fence and Rail of Lake		8/13/2024	23938	6,325.00			6,325.00					408,267.19		$ 1,662,076.11
8/14/2024	73582823	Builders Firstsource		8/14/2024	23942	1,736.30			1,736.30					410,003.49		$ 1,660,339.81
8/15/2024	814	Rafael & Reyes Construction		8/15/2024	23950	22,069.14			22,069.14					432,072.63		$ 1,638,270.67
8/16/2024	73582515	Builders Firstsource		8/16/2024		4,759.68			4,759.68					436,832.31		$ 1,633,510.99
8/16/2024	73661382	Builders Firstsource		8/16/2024	23998	938.00			938.00					437,770.31		$ 1,632,572.99
8/16/2024	73577595	Credit posted wrong length sent	Credit posted wrong length sent	8/16/2024	23998	-3,569.76			-3,569.76					434,200.55		$ 1,636,142.75
8/16/2024	Payroll	Construction Manager	PAYROLL	8/16/2024		3,200.00			3,200.00					437,400.55		$ 1,632,942.75
8/16/2024	FICA	Construction Manager	PAYROLL	8/16/2024		303.46			303.46					437,704.01		$ 1,632,639.29
8/18/2024	687	Rafaeline Rodriguez		8/18/2024	23951	61,297.00			61,297.00					499,001.01		$ 1,571,342.29
8/19/2024	clr201580	City Electric Supply Clermont	Electrical	8/16/2024	24000	867.90			867.90					499,868.91		$ 1,570,474.39
8/21/2024	73710474	Builders Firstsource		8/21/2024		654.38			654.38					500,523.29		$ 1,569,820.01
8/22/2024	73752278	Builders Firstsource		8/22/2024	23998	1,879.20			1,879.20					502,402.49		$ 1,567,940.81
8/22/2024	1631	Crest Concrete	column filled with concrete big window	8/22/2024		1,100.00			1,100.00					503,502.49		$ 1,566,840.81
8/23/2024	974037	Construction Manager	zlip system tape roller	8/23/2024	24011	94.02			94.02					503,596.51		$ 1,566,746.79
8/29/2024	46068	Mid Florida Roofing	Metal roofing supplies	8/29/2024	23995	50,619.59			50,619.59					554,216.10		$ 1,516,127.20
8/30/2024	clr202171	City Electric Supply Clermont	Electrical	8/30/2024		2,065.48			2,065.48					556,281.58		$ 1,514,061.72
8/30/2024	PAYROLL	Construction Manager	PAYROLL	8/30/2024		3,129.20			3,129.20					559,410.78		$ 1,510,932.52
8/30/2024	8/30/2024	Construction Manager	FICA	8/30/2024		239.38			239.38					559,650.16		$ 1,510,693.14
8/31/2024	236502391-001	Correction Ac#- United Rentals 236502391-001		8/31/2024	23956	4,193.44			4,193.44					563,843.60		$ 1,506,499.70
9/3/2024	689	Rodriguez carpentry		9/4/2024	24019	41,297.00			41,297.00					605,140.60		$ 1,465,202.70
9/3/2024	236502391	United Rentals	Forklift	9/3/2024	24239	3,643.44			3,643.44					608,784.04		$ 1,461,559.26
9/3/2024		Verizon Wireless	PHONE CONSTRUCTION MANAGER	9/3/2024	24039	45.43			45.43					608,829.47		$ 1,461,513.83
9/4/2024	73976330	Builders Firstsource		9/4/2024		590.45			590.45					609,419.92		$ 1,460,923.38
9/5/2024	823	Rafael & Reyes Construction		9/4/2024		2,000.00			2,000.00					611,419.92		$ 1,458,923.38
9/9/2024	CLS202438	City Electric Supply Clermont	Electrical	9/9/2024	24062	631.06			631.06					612,050.98		$ 1,457,392.32
9/10/2024	74062481	Builders Firstsource		9/10/2024		480.00			480.00					613,430.98		$ 1,456,912.32
9/10/2024	CLR202503	City Electric Supply Clermont	Electrical	9/10/2024		798.53			798.53					614,229.51		$ 1,456,113.79
9/13/2024		Construction Manager	FICA	9/13/2024		1,669.20			1,669.20					615,898.71		$ 1,454,444.59
9/13/2024	FICA	Construction Manager	FICA	9/13/2024		127.69			127.69					616,026.40		$ 1,454,316.90
9/17/2024	74201595	Builders Firstsource		9/17/2024		461.00			461.00					616,487.40		$ 1,453,855.90
9/17/2024	22-010-8	Gatorskitch		9/17/2024		2,286.48			2,286.48					618,773.88		$ 1,451,569.42
9/17/2024	46270	Mid Florida Roofing		9/17/2024	24003	470.94			470.94					619,244.82		$ 1,451,098.48
9/18/2024	74227619	Builders Firstsource		9/18/2024	24097	280.50			280.50					619,525.32		$ 1,450,817.98
9/18/2024	CLR202912	City Electric Supply Clermont	Electrical	9/18/2024		466.50			466.50					619,991.82		$ 1,450,351.48
9/18/2024	W81605918	City Electric Supply Clermont	Electrical	9/18/2024		125.00			125.00					620,116.82		$ 1,450,226.48
9/19/2024	4117	Big Sky Roofing	Installed white alum and soffit	9/19/2024		2,024.00			2,024.00					622,140.82		$ 1,448,202.48
9/20/2024	CLR203041	City Electric Supply Clermont	Electrical	9/20/2024		36.86			36.86					622,177.68		$ 1,448,165.62
9/20/2024	374186364	Old Castle Infrastructure	Duke large 3 phase transformer pad	9/20/2024	24094	900.00			900.00					623,077.68		$ 1,447,265.62
9/20/2024	374186364	Old Castle Infrastructure	freight	9/20/2024		500.00			500.00					623,577.68		$ 1,446,765.62
9/20/2024	3106	Rozar Enterprizes Inc	Electrical	9/20/2024	24080	53,796.00			53,796.00					677,373.68		$ 1,392,969.62
9/23/2024	CLR203094	City Electric Supply Clermont	Electrical	9/23/2024	24077	121.49			121.49					677,495.17		$ 1,392,848.13
9/23/2024	23748157-002	United Rentals	Rental	9/23/2024	24103	1,622.82			1,622.82					679,117.99		$ 1,391,225.31
9/24/2024	CLR203138	City Electric Supply Clermont	Electrical	9/24/2024	24092	174.42			174.42					679,292.41		$ 1,391,050.89
9/24/2024	CLR203154	City Electric Supply Clermont	Electrical	9/24/2024	24098	200.92			200.92					679,493.33		$ 1,390,849.97
9/24/2024	CLR203184	City Electric Supply Clermont	Electrical	9/24/2024		550.85			550.85					680,044.18		$ 1,390,299.12

		PROJECT: NEW LIBRARY															
6/4/2025		Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY					Breakdown of Expenditures										
Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
9/25/2024	74366986	Builders Firstsource		9/25/2024		9,392.60			9,392.60					689,436.78		$ 1,380,906.52
9/25/2024	74404778	Builders Firstsource		9/25/2024	24107	197.80			197.80					689,634.58		$ 1,380,708.72
9/25/2024	CLR203229	City Electric Supply Clermont	Electrical	9/25/2024		212.02			212.02					689,847.50		$ 1,380,496.80
9/25/2024	CLR203218	City Electric Supply Clermont	Electrical	9/25/2024	24092	715.00			715.00					690,562.50		$ 1,379,780.80
9/25/2024	1573	Oviedo-Clermont Roofing, Inc	Roof	9/25/2024	24095	378.80			378.80					690,941.30		$ 1,379,402.00
9/27/2024	CLR203299	City Electric Supply Clermont	Electrical	9/27/2024		72.74			72.74					691,014.04		$ 1,379,329.26
9/27/2024	PAYROLL	Construction Manager	PAYROLL	9/13/2024		2,940.00			2,940.00					693,954.04		$ 1,376,389.26
9/27/2024		Construction Manager	Fica	9/13/2024		252.45			252.45					694,206.49		$ 1,376,136.81
9/30/2024	CLR203370	City Electric Supply Clermont	Electrical	9/30/2024	24108	707.79			707.79					694,914.28		$ 1,375,429.02
9/30/2024	CLR203348	City Electric Supply Clermont	Electrical	9/30/2024	24108	719.65			719.65					695,633.93		$ 1,374,709.37
10/1/2024	4323	Big Sky Roofing	Soffits library	10/1/2024	24255	5,896.00			5,896.00					701,529.93		$ 1,368,813.37
10/1/2024	CLR203405	City Electric Supply Clermont	Electrical	10/8/2024	24140	485.76			485.76					702,015.69		$ 1,368,327.61
10/1/2024	CLR203411	City Electric Supply Clermont	Electrical	10/9/2024	24140	433.09			433.09					702,448.78		$ 1,367,894.52
10/1/2024	CLR203444	City Electric Supply Clermont	Electrical	10/10/2024	24140	141.01			141.01					702,589.79		$ 1,367,753.51
10/1/2024	CLR203406	City Electric Supply Clermont	Electrical	10/11/2024	24140	13.89			13.89					702,603.68		$ 1,367,739.62
10/1/2024	CLR203409	City Electric Supply Clermont	Electrical	10/12/2024	24140	120.48			120.48					702,724.16		$ 1,367,619.14
10/1/2024	CLR203410	City Electric Supply Clermont	Electrical	10/13/2024	24140	469.61			469.61					703,193.77		$ 1,367,149.53
10/1/2024	5062-8	The Sherwin Williams Co	Paint	10/1/2024	24123	719.80			719.80					703,913.57		$ 1,366,429.73
10/1/2024	9522-3	The Sherwin Williams Co	Paint	10/1/2024	24123	238.73			238.73					704,152.30		$ 1,366,191.00
10/1/2024	236502391-003	United Rentals		10/14/2024	24239	3,643.44			3,643.44					707,795.74		$ 1,362,547.56
10/2/2024	CLR203496	City Electric Supply Clermont	Electrical	10/15/2024	24210	819.34			819.34					708,615.08		$ 1,361,728.22
10/4/2024	5533330870 1	Duke Energy	Electrical	10/17/2024	24142	7,951.34			7,951.34					716,566.42		$ 1,353,776.88
10/4/2024	4647	Mid Florida Metal Roofing Supply	Metal Roofing	10/18/2024	24148	630.00			630.00					717,196.42		$ 1,353,146.88
10/8/2024	10182024	Construction Manager	Flashing & Mortar Mix	10/26/2024	24145	526.45	sb $245		526.45					717,722.87		$ 1,352,620.43
10/11/2024	PAYROLL	Construction Manager	PAYROLL	10/19/2024		2,700.00			2,700.00					720,422.87		$ 1,349,920.43
10/11/2024	FICA	Construction Manager	Fica	10/20/2024		208.85			208.85					720,631.72		$ 1,349,711.58
10/14/2024	073795	Carpet Tile Depot	Carpet Tiles	10/21/2024	24157	35,920.52			35,920.52					756,552.24		$ 1,313,791.06
10/14/2024	10142024	Construction Manager	Home Depot Mortar	10/22/2024	24184	257.45			257.45					756,809.69		$ 1,313,533.61
10/14/2024	706	Rafaelina Rodriguez	Stone installation	10/23/2024	24231	11,985.00			11,985.00					768,794.69		$ 1,301,548.61
10/16/2024	1005916	Construction Manager	Siding	10/24/2024	24184	398.30			398.30					769,192.99		$ 1,301,150.31
10/17/2024	CLR204044	City Electric Supply Clermont	Electrical	10/25/2024	24219	361.84			361.84					769,554.83		$ 1,300,788.47
10/18/2024	3128	Bozar Enterprizes Inc	Electrical	10/27/2024	24193	32,328.00			32,328.00					801,882.83		$ 1,268,460.47
10/21/2024	237482157-003	United Rentals	Scissor Lift Rental	10/28/2024	24245	1,622.82			1,622.82					803,505.65		$ 1,266,837.65
10/24/2024	49469	Fireplace & Gas Services	Fireplace	10/29/2024	24286	3,144.99			3,144.99					806,650.64		$ 1,263,692.66
10/25/2024	PAYROLL	Construction Manager	PAYROLL	10/30/2024		1,860.00			1,860.00					808,510.64		$ 1,261,832.66
10/25/2024	FICA	Construction Manager	Fica	10/31/2024		261.63			261.63					808,772.27		$ 1,261,571.03
10/28/2024	548165693	Construction Manager	Lowes Reimb	11/1/2024	24246	252.61			252.61					809,024.88		$ 1,261,318.42
10/29/2024	708	Rafaelina Rodriguez	Siding	11/3/2024	24249	16,575.00			16,575.00					825,599.88		$ 1,244,743.42
10/29/2024	709	Rafaelina Rodriguez	Roof	11/4/2024	24250	1,890.00			1,890.00					827,489.88		$ 1,242,853.42
10/29/2024	236502391-004	United Rentals	Forklift Rental	11/2/2024	24278	3,643.44			3,643.44					831,133.32		$ 1,239,209.98
11/1/2024	6421	JBN Specialty Concrete	bathrooms	11/5/2024	24266	5,151.00			5,151.00					836,284.32		$ 1,234,058.98
11/4/2024	774993	Smokey Valley	Stone	11/6/2024	24275	10,235.58			10,235.58					846,519.90		$ 1,223,823.40
11/8/2024	PAYROLL	Construction Manager	PAYROLL	11/7/2024		2,978.80			2,978.80					849,498.70		$ 1,220,844.60
11/8/2024	FICA	Construction Manager	Fica	11/8/2024		227.88			227.88					849,726.58		$ 1,220,616.72
11/10/2024		Oviedo-Clermont Roofing, Inc	Roofing	11/10/2024	23930\24162	42,953.06			39,030.12					888,746.70		$ 1,181,596.60
11/22/2024	PAYROLL	Construction Manager	PAYROLL	11/9/2024		1,873.20			1,873.20					890,619.90		$ 1,179,723.40
11/22/2024	FICA	Construction Manager	Fica	11/10/2024		143.30			143.30					890,763.20		$ 1,179,580.10
12/9/2024	4982	SL Loader - DONALD M GREGORY	Dirt movement ground leveling	12/9/2024	24444	4,690.75			4,690.75					895,453.95		$ 1,174,889.35
10/03/224	9975435190	Verizon Wireless	PHONE CONSTRUCTION MANAGER	10/16/2024	24200	45.44			45.44					895,499.39		$ 1,174,843.91
7/5/2024	148343	CESCO	Boundary & Plat	7/5/2024	23909	9,203.85			9,203.85					904,703.24		$ 1,165,640.06
7/12/2024	10020207156	CREST CONCRETE	White Cap - resin & poly sprayer	7/12/2024	23971	719.98			719.98					905,423.22		$ 1,164,920.08
7/15/2024	342599	MASTERS CONSTRUCTION	Concrete Block	7/15/2024	23912	15,049.77			15,049.77					920,472.99		$ 1,149,870.31
7/22/2024	1942-Aug 24	CHASE	Carpeting and Tile	7/22/2024	23964	26.75			26.75					920,499.74		$ 1,149,843.56
7/22/2024	1942-Aug 24	CHASE	Carpeting and Tile	7/22/2024	23964	63.81			63.81					920,563.55		$ 1,149,779.75
8/4/2024	73486428	Builders Firstsource	Framing Materials	8/4/2024	24071	2,135.65			2,135.65					922,699.20		$ 1,147,644.10
8/5/2024	73383290	Builders Firstsource	Commercial doors	8/5/2024	24071	5,672.00			5,672.00					928,371.20		$ 1,141,972.10
8/5/2024	73413527	Builders Firstsource	Framing Materials	8/5/2024	24071	451.76			451.76					928,822.96		$ 1,141,520.34
8/6/2024	73398002	Builders Firstsource	Framing Materials	8/6/2024	24071	1,739.94			1,739.94					930,562.90		$ 1,139,780.40
8/7/2024	73481113	Builders Firstsource	Framing Materials	8/7/2024	24071	54.38			54.38					930,617.28		$ 1,139,726.02
8/7/2024	73484253	Builders Firstsource	Plywood	8/7/2024	24071	22,145.61			22,145.61					952,762.89		$ 1,117,580.41
8/7/2024	73486278	Builders Firstsource	Truss	8/7/2024	24071	556.90			556.90					953,319.79		$ 1,117,023.51
8/7/2024	73486189	Builders Firstsource	Truss	8/7/2024		-556.90			-556.90					952,762.89		$ 1,117,580.41
8/9/2024	149788	CESCO	Boundary & Plat	8/9/2024	23969	700.00			700.00					953,462.89		$ 1,116,880.41
8/26/2024	73801602	Builders Firstsource	Framing Materials	8/26/2024	24218	468.92			468.92					953,931.81		$ 1,116,411.49
8/26/2024	73803554	Builders Firstsource	Framing Materials	8/26/2024	24218	497.00			497.00					954,428.81		$ 1,115,914.49
8/27/2024	73852779	Builders Firstsource	Framing Materials	8/27/2024	24218	64.02			64.02					954,492.83		$ 1,115,850.47
8/29/2024	73890237	Builders Firstsource	Framing Materials	8/29/2024	24218	481.00			481.00					954,973.83		$ 1,115,369.47

PROJECT: NEW LIBRARY

6/4/2025

Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY

Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Breakdown of Expenditures: Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
9/3/2024	089	RAFAELINE RODRIGUEZ	Finishes - Framing	9/3/2024	24231	7,740.50			2,995.85						957,969.68	$ 1,115,309.47
9/9/2024	clr202438	CESCO	Boundary & Plat	9/9/2024	24171	13,200.00					13,200.00					$ 1,102,169.47
9/26/2024	clr203256	CITY ELECTRIC	Electric supplies	9/26/2024	24140	611.65					611.65					$ 1,101,557.82
9/30/2024	74480489	Builders Firstsource	Framing Materials	9/30/2024	24170	47.76					47.76					$ 1,101,510.06
9/30/2024	clr203356	CITY ELECTRIC	Electric supplies	9/30/2024	24140	4.86					4.86					$ 1,101,505.20
9/30/2024	clr203352	CITY ELECTRIC	Electric supplies	9/30/2024	24140	47.81					47.81					$ 1,101,457.39
10/15/2024	972903	LOWES	Weather Armor fence	10/15/2024	24366	2,850.00					2,850.00					$ 1,098,607.39
10/19/2024	991743	LOWES	Supplies	10/19/2024	24366	84.68					84.68					$ 1,098,522.71
10/23/2024	2210047	PREFERRED MATERIALS	Library Supplies	10/23/2024	24426	1,988.50					1,988.50					$ 1,096,534.21
10/24/2024	9840739	LOWES	Library Supplies	10/24/2024	24366	230.75					230.75					$ 1,096,303.46
10/29/2024	CLR204530	CITY ELECTRIC	Electrical Supplies	10/29/2024	24296	1,903.61					1,903.61					$ 1,094,399.85
10/31/2024	980107	LOWES	Stone	10/31/2024	24366	102.67					102.67					$ 1,094,297.18
11/5/2024	75113694	Builders Firstsource	Siding and trim	11/5/2024	24319	2,527.71					2,527.71					$ 1,091,769.47
11/5/2024	75153337	Builders Firstsource	Framing Materials	11/5/2024	24295	190.99					190.99					$ 1,091,578.48
11/5/2024	CLR204875	CITY ELECTRIC	Electrical Supplies	11/5/2024	24296	51.26					51.26					$ 1,091,527.22
11/7/2024	75185682	Builders Firstsource	Siding and trim	11/7/2024	24295	226.68					226.68					$ 1,091,300.54
11/7/2024	75185682	Builders Firstsource	Framing Materials	11/7/2024	24295	190.99					190.99					$ 1,091,109.55
11/8/2024	CLR205024	CITY ELECTRIC	Electrical Supplies	11/8/2024	24231	5,556.46					5,556.46					$ 1,085,553.09
11/11/2024	CLR205087	CITY ELECTRIC	Electrical Supplies	11/11/2024	24297	29.99					29.99					$ 1,085,523.10
11/11/2024	800	RAFAELINE RODRIGUEZ	Exterior siding	11/11/2024	24347	5,125.00					5,125.00					$ 1,080,398.10
11/11/2024	800	RAFAELINE RODRIGUEZ	stone	11/11/2024	24346	10,786.00					10,786.00					$ 1,069,612.10
11/12/2024	CLR205146	CITY ELECTRIC	Electrical Supplies	11/12/2024	24321	94.50					94.50					$ 1,069,517.60
11/13/2024	CLR205220	CITY ELECTRIC	Electrical Supplies	11/13/2024	24321	154.77					154.77					$ 1,069,362.83
11/18/2024	237482157-004	UNITED RENTALS	Scissor Lift	11/18/2024	24383	1,622.82					1,622.82					$ 1,067,740.01
11/19/2024	CLR205539	CITY ELECTRIC	Electrical Supplies	11/19/2024	24421	56.99					56.99					$ 1,067,683.02
11/21/2024	CLR205690	CITY ELECTRIC	Electrical Supplies	11/21/2024	24421	150.00					150.00					$ 1,067,533.02
11/24/2024	803	RAFAELINE RODRIGUEZ	Stone	11/24/2024	24347	2,397.00					2,397.00					$ 1,065,136.02
11/24/2024	803	RAFAELINE RODRIGUEZ	Stone materials - cement	11/24/2024	24347	570.00					570.00					$ 1,064,566.02
11/24/2024	803	RAFAELINE RODRIGUEZ	Extra service - on stone - not on contract	11/24/2024	24347	1,060.00					1,060.00					$ 1,063,506.02
11/25/2024	75496336	Builders Firstsource	Siding and trim	11/25/2024	24420	23.04					23.04					$ 1,063,482.98
11/25/2024	CLR811134	CITY ELECTRIC	Electrical Supplies	11/25/2024	24421	-43.79					-43.79					$ 1,063,526.77
11/25/2024	9977874129	VERIZON	PHONE CONSTRUCTION MANAGER	11/25/2024	24353	45.44					45.44					$ 1,063,481.33
11/26/2024	236502191-005	UNITED RENTALS	Forklift Variable Reach	11/26/2024	24410	3,643.44					3,643.44					$ 1,059,837.89
11/26/2024	556386	WEB RESOUCE LLC	Inground mount	11/26/2024	24460	6,194.82					6,194.82					$ 1,053,643.07
11/26/2024	556386	WEB RESOUCE LLC	Shipping	11/26/2024	24460	432.95					432.95					$ 1,053,210.12
11/27/2024	75505331	Builders Firstsource	Siding	11/27/2024	24420	100.80					100.80					$ 1,053,019.32
12/3/2024	75527466	Builders Firstsource	Ceiling Extension	12/3/2024	24439	5,189.80					5,189.80					$ 1,047,829.52
12/3/2024	6100280896	VERIZON	PHONE CONSTRUCTION MANAGER	12/3/2024	24459	45.44					45.44					$ 1,047,784.08
12/6/2024	12/3/2023	Construction Manager	PAYROLL	12/6/2024		2,040.00					2,040.00					$ 1,045,744.08
12/6/2024	12/3/2023	Construction Manager	FICA	12/6/2024		156.06					156.06					$ 1,045,588.02
12/9/2024	1660	CREST CONCRETE	Concrete work	12/9/2024	24442	1,400.00					1,400.00					$ 1,044,188.02
12/9/2024	1660	Construction Manager	FICA	12/9/2024		45.90					45.90					$ 1,044,142.12
12/10/2024	807	RAFAELINE RODRIGUEZ	siding install	12/10/2024	24427	2,900.00					2,900.00					$ 1,041,242.12
12/17/2024	12172024	CIRCLE D PLUMBING	Plumbing work	12/17/2024	24440	8,517.00					8,517.00					$ 1,032,725.12
12/17/2024	47429	MID FLORIDA METAL ROOFING	Roofing work	12/17/2024		-500.00					-500.00					$ 1,032,225.12
12/18/2024	22-010-9	GATORSKTCH	Library Design	12/18/2024	24473	4,141.90					4,141.90					$ 1,028,083.22
12/20/2024	12/17/2024	Construction Manager	PAYROLL	12/20/2024		2,150.80					2,150.80					$ 1,025,932.42
12/20/2024	12/17/2024	Construction Manager	FICA	12/20/2024		164.54					164.54					$ 1,025,767.88
9/27/2024	89757350	Builders Firstsource	Windows	9/27/2024	24319	111,314.01					111,314.01					$ 914,453.87
10/18/2024	35551675	Duncan Mechanical Services	HVAC	10/18/2024	24399	101,498.00					101,498.00					$ 812,955.87
11/21/2024	1356	Israel Grimaldo - Premium GM Services	Stucco	11/21/2024	24331	45,000.00					45,000.00					$ 767,955.87
11/26/2024	24-2233	Southern Foam Insulation	Insulation	11/26/2024	24456	76,385.00					76,385.00					$ 691,570.87
11/14/2023		$104,254.80 Lake County Reimbursement sent										11/14/2023	12/4/2023		$104,254.80	
2/4/2025		$422,798.60 Lake County Reimbursement sent				1,389,687.40					422,798.60					
		line 206 - county funds for $7740.50				4,744.65					4,744.65					
1/9/2025	1942-Dec24	Chase	Universal Fireshield	1/9/2025	24480	674.54					674.54					$ 690,896.33
1/9/2025	1942-Dec24	Chase	Capital - Library	1/9/2025	24480	66.13					66.13					$ 690,830.20
1/9/2025	1942-Dec24	Chase	Capital - Library-fountain	1/9/2025	24480	5,510.50					5,510.50					$ 685,319.70
1/9/2025	75548587	Builders Firstsource	Library-Windows	1/9/2025	24517	1,819.60					1,819.60					$ 683,500.10
1/9/2025	75550237	Builders Firstsource	Library- returned materials	1/9/2025	24517	-246.96					-246.96					$ 683,747.06
1/9/2025	75645322	Builders Firstsource	Library-Windows	1/9/2025	24517	550.00					550					$ 683,197.06
1/9/2025	75655909	Builders Firstsource	Library- returned materials	1/9/2025	24517	246.96					246.96					$ 682,950.10
1/9/2025	75995879	Builders Firstsource	Library-Commercial Doors - Added Item	1/9/2025	24517	315.00					315					$ 682,635.10
1/9/2025	237482157-005	United Rentals	Scissor lift rental 12/4/24 - 1/1/25	1/9/2025	24501	1,622.82					1,622.82					$ 681,012.28
1/9/2025	810	Rafaeline Rodriguez	Framing - Library	1/9/2025	24515	6,129.00					6,129.00					$ 674,883.28
1/9/2025	811	Rafaeline Rodriguez	Patio Roof & post - Library	1/9/2025	24515	3,500.00					3,500.00					$ 671,383.28

		PROJECT: NEW LIBRARY															
6/4/2025		Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY					Breakdown of Expenditures										
Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
1/9/2025	FZ55590	Daikin Comfort Technologies Distribution	Library - Mechanical - HVAC - Duncan Air	1/9/2025	24519	17,568.20					17,568.20					$ 653,815.08
1/9/2025	318291	Lake Apopka Natural Gas District	Library - PSC - gas for fireplace - activation fee	1/9/2025	24521	50.00					50					$ 653,765.08
1/9/2025	8267-0	The Sherwin Williams Co	Library - Paint - Premium GM	1/9/2025	24523	1,379.31					1,379.31					$ 652,385.77
1/9/2025	8301-7	The Sherwin Williams Co	Library - Paint - Premium GM	1/9/2025	24523	354.72					354.72					$ 652,031.05
1/14/2025	76149099	Builders Firstsource	Library-siding & trim	1/14/2025	24527	5,189.80					5,189.80					$ 646,841.25
1/14/2025	1456	Israel Grimaldo	Library - Painting	1/14/2025	24531	36,450.00					36,450.00					$ 610,391.25
1/14/2025	1455	Israel Grimaldo	Library - Drywall work	1/14/2025	24531	51,300.00	51,300.00									$ 559,091.25
1/14/2025	975201	Lowe's	Library - supplies	1/14/2025	24534	146.12					146.12					$ 558,945.13
1/14/2025	2131	Sundancer Distribution Inc	Library - gliders	1/14/2025	24540	2,624.40					2,624.40					$ 556,320.73
1/14/2025	6102726439	Verizon Wireless	721372848 Phone-007	1/14/2025	24543	45.44					45.44					$ 556,275.29
1/15/2025	CLR/203414	City Electric Supply Clermont	Electric supplies - Library	1/15/2025	24547	760.27					760.27					$ 555,515.02
1/15/2025	CLR/203448	City Electric Supply Clermont	Electric supplies - Library	1/15/2025	24547	15.56					15.56					$ 555,499.46
1/15/2025	CLR/203522	City Electric Supply Clermont	Electric supplies - Library	1/15/2025	24547	25.7					25.7					$ 555,473.76
1/15/2025	CLR/203541	City Electric Supply Clermont	Electric supplies - Library	1/15/2025	24547	853.37					853.37					$ 554,620.39
1/15/2025	CLR/204446	City Electric Supply Clermont	Electric supplies - Library	1/15/2025	24547	237.67					237.67					$ 554,382.72
1/15/2025	CLR/205943	City Electric Supply Clermont	Electric supplies - Library	1/15/2025	24547	147.99					147.99					$ 554,234.73
1/28/2025	6477-JAN25	Bank of America	Library-landscaping supplies	1/28/2025	24550	887.05					887.05					$ 553,347.68
1/28/2025	J1591-401	Brant & Son Inc	Library - Finishes- Acoustical	1/28/2025	24551	12,073.00					12,073.00					$ 541,274.68
1/28/2025	76300241	Builders Firstsource	Library-siding & trim	1/28/2025	24552	188.47					188.47					$ 541,086.21
1/28/2025	76300819	Builders Firstsource	Library-Commercial Doors - Added item	1/28/2025	24552	136.68					136.68					$ 540,949.53
1/28/2025	76355677	Builders Firstsource	Library-Commercial Doors	1/28/2025	24552	5,456.00					5,456.00					$ 535,493.53
1/28/2025	76355677	Builders Firstsource	Library-Commercial Doors	1/28/2025	24552	4,720.00					4,720.00					$ 530,773.53
1/28/2025	1162025	Circle D Plumbing, Inc	Plumbing - Library	1/28/2025	24553	25,120.00					25,120.00					$ 505,653.53
1/28/2025	237482157-006	United Rentals	Scissor lift rental 1/1/25 - 1/29/25	1/28/2025	24571	1,622.82					1,622.82					$ 504,030.71
1/29/2025	970332	Lowe's	Library - supplies	1/29/2025	24578	10.90					10.9					$ 504,019.81
1/29/2025	976017	Lowe's	Library - supplies	1/29/2025	24578	162.01					162.01					$ 503,857.80
1/29/2025	977410	Lowe's	Library - supplies - return	1/29/2025	24578	-157.26					-157.26					$ 504,015.06
1/29/2025	979145	Lowe's	Library - supplies	1/29/2025	24578	33.52					33.52					$ 503,981.54
1/29/2025	981905	Lowe's	Library - supplies	1/29/2025	24578	417.96					417.96					$ 503,563.58
1/29/2025	985694	Lowe's	Library - supplies	1/29/2025	24578	209.1					209.1					$ 503,354.48
1/29/2025	997618	Lowe's	Library - supplies	1/29/2025	24578	471.78					471.78					$ 502,882.70
1/3/2025	PAYROLL	Construction Manager	PAYROLL	1/3/2025		1,360.00					1,360.00					$ 501,522.70
1/3/2025	FICA	Construction Manager	Fica	1/3/2025		104.04					104.04					$ 501,418.66
1/17/2025	PAYROLL	Construction Manager	PAYROLL	1/17/2025		1,660.00					1,660.00					$ 499,758.66
1/17/2025	FICA	Construction Manager	Fica	1/17/2025		126.99					126.99					$ 499,631.67
2/11/2025	36656	Ace Glass Service Inc	Library - Glass -interior storefront	2/11/2025	24587	18,500.00					18,500.00					$ 481,131.67
2/11/2025	2112025	John Arellano	Reim- Library - Floors & Decor & Integrity Septic	2/11/2025	24595	559.99					559.99					$ 480,571.68
2/11/2025	1012247092-001	L & W Supply - Orlando South, FL	12" Rescue Metals Galvanized Corner Bead	2/11/2025	24598	612.48					612.48					$ 479,959.20
2/11/2025	1012247092-001	L & W Supply - Orlando South, FL	National ProForm All Purpose 50# Ctn	2/11/2025	24598	1,867.50					1,867.50					$ 478,091.70
2/11/2025	1012247092-001	L & W Supply - Orlando South, FL	GripRite Bugle Head Coarse Thread Sharp Point 5M #1SRCDWS	2/11/2025	24598	850.00					850					$ 477,241.70
2/11/2025	1012247092-001	L & W Supply - Orlando South, FL	250 USG Joint Tape 20/bx"	2/11/2025	24598	237.50					237.5					$ 477,004.20
2/11/2025	1012272278-001	L & W Supply - Orlando South, FL	Type S/8x4'x12' Type X Drywall"	2/11/2025	24598	5,203.44					5,203.44					$ 471,800.76
2/11/2025	1012272278-001	L & W Supply - Orlando South, FL	S/8x4'x 8 CT M2Tech Type X"	2/11/2025	24598	511.68					511.68					$ 471,289.08
2/11/2025	818	Rafaeline Rodriguez	Library - Storage Room, Benches, doors, framing - Extra	2/11/2025	24605	5,470.00					5,470.00					$ 465,819.08
2/11/2025	980	Colonial Tile & Design Center	Pavers and installation	2/11/2025	24615	26,567.20					26,567.20					$ 439,251.88
2/11/2025	1012247092-001	L & W Supply - Orlando South, FL	S/8x4'x 8 CT M2Tech Type X"	2/11/2025	24598	1,338.24					1,338.24					$ 437,913.64
2/11/2025	1012272224-001	L & W Supply - Orlando South, FL	Type S/8x4'x12' Type X Drywall"	2/11/2025	24598	6,177.60					6,177.60					$ 431,736.04
2/11/2025	1012368459-001	L & W Supply - Orlando South, FL	Type S/8x4'x12' Type X Drywall"	2/11/2025	24598	950.4					950.4					$ 430,785.64
2/11/2025	1012368459-001	L & W Supply - Orlando South, FL	S/8x4'x 8 CT M2Tech Type X"	2/11/2025	24598	590.4					590.4					$ 430,195.24
3/5/2025		Brant & Sons	Acoustical Library	3/5/2025	24551	12,073.00					12,073.00					$ 418,122.24
2/19/2025	6105165904	Verizon Wireless	721372848 Phone-007	2/19/2025	24625	45.44					45.44					$ 418,076.80
3/5/2025	76413908	Builders Firstsource	Library-Windows	3/5/2025	24634	$1,034.53					$1,034.53					$ 415,579.50
3/5/2025	76421392	Builders Firstsource	Library-framing	3/5/2025	24634	-$2,497.30					-$2,497.30					$ 418,076.80
3/5/2025	76463850	Builders Firstsource	Library-Windows	3/5/2025	24634	$298.00					$298.00					$ 417,778.80
1/25/2025	1942-Jan25	Chase	Library - Admin Impact - lights	1/30/2025	24664	$439.96	$439.96									$ 417,338.84
1/25/2025	1942-Jan25	Chase	Library - Admin Impact - lights	1/30/2025	24664	$158.00	$158.00									$ 417,180.84
1/25/2025	1942-Jan25	Chase	Library - Admin Impact - lights	1/30/2025	24583	$3,007.98	$3,007.98									$ 414,172.86
1/25/2025	1942-Jan25	Chase	Library - Admin Impact - lights	1/30/2025	24583	$1,579.20	$1,579.20									$ 412,593.66
3/6/2025	1942-FEB25	Chase	Library - lights	3/6/2025	24683	$1,336.90	$1,336.90									$ 411,256.76
3/6/2025	1942-FEB25	Chase	Library - fan rod	3/6/2025	24683	$45.98	$45.98									$ 411,210.78
3/6/2025	1942-FEB25	Chase	Library - furniture - admin impact	3/6/2025	24683	$2,647.51	$2,647.51									$ 408,563.27
3/6/2025	1942-FEB25	Chase	Library -return	3/6/2025	24683	-$311.22					-$311.22					$ 408,876.49
3/6/2025	1942-FEB25	Chase	Library - materials	3/6/2025	24683	$305.96					$305.96					$ 408,570.53
3/6/2025	1942-FEB25	Chase	Library - electrical	3/6/2025	24683	$168.89					$168.89					$ 408,401.64
3/6/2025	1942-FEB25	Chase	Library - materials	3/6/2025	24683	$95.92					$95.92					$ 408,305.72
3/6/2025	1942-FEB25	Chase	Library - lights	3/6/2025	24683	$486.80					$486.80					$ 407,818.92
3/6/2025	1942-FEB25	Chase	Library - lights	3/6/2025	24683	$91.19					$91.19					$ 407,727.73

PROJECT: NEW LIBRARY

6/4/2025

Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY

Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Breakdown of Expenditures: Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
3/6/2025	1942-FEB25	Chase	Library - racks	3/6/2025	24683	$418.00					$418.00					$ 407,309.73
3/6/2025	1942-FEB25	Chase	Library - flooring	3/6/2025	24683	$5,141.66					$5,141.66					$ 402,168.07
3/6/2025	1942-FEB25	Chase	Library - flooring	3/6/2025	24683	$9,530.00					$15,037.22					$ 386,238.85
3/26/2025	1942-Mar25	Chase	Library - Furniture	3/26/2025	24781	$796.00					$796.00					$ 385,439.85
3/26/2025	1942-Mar25	Chase	Admin Impact - cabinets	3/26/2025	24781	$253.43					$253.43					$ 385,186.42
3/26/2025	1942-Mar25	Chase	Library - cables cat6 patch panel	3/26/2025	24781	$99.99					$99.99					$ 385,086.43
3/26/2025	1942-Mar25	Chase	Library - Furniture	3/26/2025	24781	$1,176.12					$1,176.12					$ 383,910.31
3/26/2025	1942-Mar25	Chase	Library - Furniture	3/26/2025	24781	$2,666.28					$2,666.28					$ 381,244.03
3/26/2025	1942-Mar25	Chase	Library - Sanding Roll grit	3/26/2025	24781	$219.80					$219.80					$ 381,024.23
3/5/2025	CLR/209286	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$238.73					$238.73					$ 380,785.50
3/5/2025	CLR/209322	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$859.01					$859.01					$ 379,926.49
3/5/2025	CLR/209323	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$737.82					$737.82					$ 379,188.67
3/5/2025	CLR/209368	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$14,431.64					$14,431.64					$ 364,757.03
3/5/2025	CLR/208404	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$81.22					$81.22					$ 364,675.81
3/5/2025	CLR/208591	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$215.17					$215.17					$ 364,460.64
3/5/2025	CLR/208638	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$220.59					$220.59					$ 364,240.05
3/5/2025	CLR/208849	City Electric Supply Clermont	Electric supplies - Library	3/5/2025	24635	$137.84					$137.84					$ 364,102.21
3/25/2025	CLR/209020	City Electric Supply Clermont	Electric supplies - Library	3/25/2025	24730	$216.53					$216.53					$ 363,885.68
3/25/2025	CLR/209839	City Electric Supply Clermont	Electric supplies - Library	3/25/2025	24730	$4,390.90					$4,390.90					$ 359,494.78
3/25/2025	CLR/210112	City Electric Supply Clermont	Electric supplies - Library	3/25/2025	24730	$2,735.27					$2,735.27					$ 356,759.51
3/25/2025	CLR/210114	City Electric Supply Clermont	Electric supplies - Library	3/25/2025	24730	$2,237.54					$2,237.54					$ 354,521.97
3/25/2025	CLR/210415	City Electric Supply Clermont	Electric supplies - Library	3/25/2025	24762	$42,680.18					$42,680.18					$ 311,841.79
3/25/2025	CLR/210458	City Electric Supply Clermont	Electric supplies - Library	3/25/2025	24762	$8.26					$8.26					$ 311,833.53
2/14/2005	FICA	Construction Manager	Fica	2/14/2025		$162.43					$162.43					$ 311,671.10
1/31/2025	PAYROLL	Construction Manager	PAYROLL	1/31/2025		$2,040.00					$2,040.00					$ 309,631.10
1/31/2025	FICA	Construction Manager	Fica	1/31/2025		$156.06					$156.06					$ 309,475.04
2/14/2025	PAYROLL	Construction Manager	PAYROLL	2/14/2025		$2,123.20					$2,123.20					$ 307,351.84
2/28/2025	PAYROLL	Construction Manager	PAYROLL	2/28/2025		$2,540.00					$2,540.00					$ 304,811.84
2/28/2025	FICA	Construction Manager	Fica	2/28/2025		$194.31					$194.31					$ 304,617.53
3/14/2025	PAYROLL	Construction Manager	PAYROLL	3/14/2025		$2,540.00					$2,540.00					$ 302,077.53
3/14/2025	FICA	Construction Manager	Fica	3/14/2025		$194.31					$194.31					$ 301,883.22
3/28/2025	PAYROLL	Construction Manager	PAYROLL	3/28/2025		$2,086.80					$2,086.80					$ 299,796.42
3/28/2025	FICA	Construction Manager	Fica	3/28/2025		$159.64					$159.64					$ 299,636.78
3/25/2025	1681	Crest Concrete	Library - curb & sidewalk by the Library	3/25/2025	24731	$1,250.00					$1,250.00					$ 298,386.78
3/25/2025	22-010-10	Gatorsketch Architects & Planners	New Library Design	3/25/2025	24765	$2,958.50					$2,958.50					$ 295,428.28
3/25/2025	58464	I - Tech Support Inc.	Ethernet switch, & licenses	3/5/2025	24651	$4,023.09	$4,023.09									$ 291,405.19
3/6/2025	1	Janet Davis	Library - photographs	3/6/2025	24689	$330.00					$330.00					$ 291,075.19
3/5/2025	2132025	John Arellano	Library - Floors & Decor Reim	3/5/2025	24653	$1,100.96					$1,100.96					$ 289,974.23
3/6/2025	975662	Lowe's	Library-lighting	3/6/2025	24691	$417.96	$417.96									$ 289,556.27
3/6/2025	976152	Lowe's	Library-lighting	3/6/2025	24691	$417.96	$417.96									$ 289,138.31
3/6/2025	980586	Lowe's	Library-ceiling fans	3/6/2025	24691	$1,849.70	$1,849.70									$ 287,288.61
3/6/2025	980146	Lowe's	Library-lighting & supplies	3/6/2025	24691	$305.00	$305.00									$ 286,983.61
3/6/2025	915937	Lowe's	Library - Tax refund invoice# 984900	3/6/2025	24691	-$12.23					-$12.23					$ 286,995.84
3/6/2025	976887	Lowe's	Library-beam	3/6/2025	24691	-$772.76					-$772.76					$ 287,768.60
3/6/2025	979592	Lowe's	Library-supplies	3/6/2025	24691	$1,034.51					$1,034.51					$ 286,734.09
3/6/2025	984900	Lowe's	Library-beam	3/6/2025	24691	$186.95					$186.95					$ 286,547.14
3/6/2025	985317	Lowe's	Library-ceiling	3/6/2025	24691	$35.13					$35.13					$ 286,512.01
3/6/2025	989316	Lowe's	Library-supplies	3/6/2025	24691	$1,412.60					$1,412.60					$ 285,099.38
3/6/2025	992582	Lowe's	Library-beam	3/6/2025	24691	$61.82					$61.82					$ 285,037.56
3/6/2025	992636	Lowe's	Library-beam	3/6/2025	24691	$772.76					$772.76					$ 284,264.80
3/6/2025	992682	Lowe's	Library-beam	3/6/2025	24691	$597.22					$597.22					$ 283,667.58
3/6/2025	996268	Lowe's	Library-beam	3/6/2025	24691	$772.86					$772.86					$ 282,894.72
3/6/2025	996280	Lowe's	Library-beam	3/6/2025	24691	$35.13					$35.13					$ 282,859.59
3/25/2025	989829	Lowe's	Library-play house	3/25/2025	24766	$33.23					$33.23					$ 282,826.36
3/25/2025	995139	Lowe's	Library-lighting & supplies	3/25/2025	24766	$624.82					$624.82					$ 282,201.54
3/25/2025	989177	Lowe's	Library-supplies	3/25/2025	24766	$224.81					$224.81					$ 281,976.73
3/25/2025	995511	Lowe's	Library-supplies	3/25/2025	24766	$45.12					$45.12					$ 281,931.61
2/25/2025	2259831	Preferred Materials Inc	Library - APA concrete	2/11/2025	24620	$1,406.00	$1,406.00									$ 280,525.61
3/6/2025	2270825	Preferred Materials Inc	Library-sidewalk & curb	3/6/2025	24710	$1,544.00	$1,544.00									$ 278,981.61
3/25/2025	2280316	Preferred Materials Inc	Library - APA concrete	3/5/2025	24664	$682.75	$682.75									$ 278,298.86
3/25/2025	R25	Rafaelina Rodriguez	Library Impact - framing play house - extra	3/25/2025	24770	$1,190.00					$1,190.00					$ 277,108.86
3/25/2025	R28	Rafaelina Rodriguez	Framing - Library	3/25/2025	24752	$6,129.00					$6,129.00					$ 270,979.86
3/6/2025	3255	Rozar Enterprizes Inc	Electrical-Library	3/6/2025	24696	$11,100.00					$11,100.00					$ 259,879.86
3/6/2025	977	Slick Sliders LLC	Library-Door glazing 3 metals & clear impact glass	3/6/2025	24697	$885.00					$885.00					$ 258,994.86
3/25/2025	1310417	The Home Depot Credit Services	Library - supplies	3/25/2025	24747	$148.42					$148.42					$ 258,846.44
3/5/2025	243877802-001	United Rentals	Mini Excavator- Library	3/5/2025	24674	$3,998.94					$3,998.94					$ 254,847.50
3/5/2025	237482157-007	United Rentals	Scissor Lift Rental 1/29/25-2/26/25	3/5/2025	24674	$1,622.82					$1,622.82					$ 253,224.68

PROJECT: NEW LIBRARY

6/4/2025 — Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY

							Breakdown of Expenditures									
Date of Invoice	Invoice #	Vendor	Description of services	Date Invoice paid	Check #	Amount of Invoice	Administrative Impact Fees	Date Reimburse Recv	Town ARPA Funds	Date Reimburse Recv	Lake County Library Impact Fees	Date Reimburse submitted	Date Reimburse Recv		Amount Reimburse Recv	Remaining
			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
3/25/2025	237482157-05555-	United Rentals	Forklift Variable Reach 2/2520-25	3/25/2025	24749	$1,622.82					$1,622.82					$ 251,601.86
3/25/2025	243877802-002	United Rentals	Mini Excavator- Library	3/25/2025	24749	$3,286.44					$3,286.44					$ 248,315.42
12/24/2025	010-60623	Willdan Financial Services	Administration Facilities Impact Fee Study	12/18/2024	24461	$375.00	$375.00									$ 247,940.42
4/24/2025	1942-Apr25	Chase	AMAZON MKTPL*NT5T80MC3	4/24/2025	24882	129.98	129.98									$ 247,810.44
4/24/2025	1942-Apr25	Chase	AMAZON MKTPL*5258Q3UU3	4/24/2025	24882	64.99	64.99									$ 247,745.45
4/24/2025	1942-Apr25	Chase	AMAZON MKTPL*7L0693TT3	4/24/2025	24882	357.94	357.94									$ 247,387.51
4/24/2025	1942-Apr25	Chase	LIGHTING NEW YORK	4/24/2025	24882	47.44	47.44									$ 247,340.07
4/24/2025	1942-Apr25	Chase	Photowall	4/24/2025	24882	1669.39	1669.39									$ 245,670.68
4/24/2025	1942-Apr25	Chase	AMAZON MKTPL*KF8P41GC3	4/24/2025	24882	814.32	814.32									$ 244,856.36
4/24/2025	1942-Apr25	Chase	AMAZON MKTPL*9M4ZK3153	4/24/2025	24882	29.99	29.99									$ 244,826.37
4/10/2025	802	Rafaeline Rodriguez	Library Impact - framing play house - extra	4/10/2025	24816	950.00	950.00									$ 243,703.04
4/10/2025	5046	Donald M Gregory	Library - clean up, demo, dig retention pond, dig 10 oaks, ect..	4/10/2025	24826	11105.00	11105.00									$ 232,598.04
4/24/2025	010-62007	Willdan Financial Services	Administration Facilities Impact Fee Study	4/24/2025	24876	375.00	375.00									$ 232,223.04
4/10/2025	CLR/210476	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	23.21					23.21					$ 232,199.83
4/10/2025	CLR/210581	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	871.55					871.55					$ 231,328.28
4/10/2025	CLR/210600	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	2,516.57					2,516.57					$ 228,811.71
4/10/2025	CLR/210626	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	14.05					14.05					$ 228,797.66
4/10/2025	CLR/210732	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	375					375					$ 228,422.66
4/10/2025	CLR/210736	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	225					225					$ 228,197.66
4/10/2025	CLR/210739	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	86.06					86.06					$ 228,111.60
4/10/2025	CLR/210752	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	825					825					$ 227,286.60
4/10/2025	CLR/210808	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	1,221.73					1,221.73					$ 226,064.87
4/10/2025	OLD/229746	City Electric Supply Clermont	Electric supplies - Library	4/10/2025	24798	3,443.90					3,443.90					$ 222,620.97
4/10/2025	1460	Israel Grimaldo	Library - trim install	4/10/2025	24839	9,951.11	9,951.11									$ 212,669.86
4/10/2025	3296	Rozar Enterprizes Inc	Electrical-Library	4/10/2025	24840	480.95					480.95					$ 212,188.91
4/24/2025	237482157-009	United Rentals	Scissor lift rental 3/26/25 - 4/23/25	4/24/2025	24872	1,622.82					1,622.82					$ 210,566.09
4/24/2025	834	Rafaeline Rodriguez	Library - Connection to Town Hall - Extra	4/24/2025	24889	2,750.00					2,750.00					$ 207,816.09
4/24/2025	972979	Lowe's	picture hangers/orn avant strap	4/24/2025	24890	321.34					321.34					$ 207,494.75
4/24/2025	988968	Lowe's	Library - Cedar Siding	4/24/2025	24890	2,514.41					2,514.41					$ 204,980.34
4/24/2025	990180	Lowe's	Library - lights	4/24/2025	24890	966.2					966.2					$ 204,014.14
4/24/2025	CLR/211328	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	570.96					570.96					$ 203,443.18
4/24/2025	CLR/211351	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	24.86					24.86					$ 203,418.32
4/24/2025	CLR/211381	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	216.92					216.92					$ 203,201.40
4/24/2025	CLR/211423	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	218.36					218.36					$ 202,983.04
4/24/2025	CLR/211499	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	56.59					56.59					$ 202,926.45
4/24/2025	CLR/211524	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	97.23					97.23					$ 202,829.22
4/24/2025	CLR/211561	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	31.3					31.3					$ 202,797.92
4/24/2025	CLR/211590	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	3,793.14					3,793.14					$ 199,004.78
4/24/2025	CLR/211627	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	44.72					44.72					$ 198,960.06
4/24/2025	CLR/211654	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	64.21					64.21					$ 198,895.85
4/24/2025	CLR/211655	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	312.42					312.42					$ 198,583.43
4/24/2025	CLR/211675	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	147.99					147.99					$ 198,435.44
4/24/2025	CLR/211745	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	690					690					$ 197,745.44
4/24/2025	CLR/211786	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	80.1					80.1					$ 197,665.34
4/24/2025	CLR/211915	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	125					125					$ 197,540.34
4/24/2025	CLR211780	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	104.42					104.42					$ 197,435.92
4/24/2025	WB1/666884	City Electric Supply Clermont	Library-electrical supply	4/24/2025	24892	646.56					646.56					$ 196,789.36
4/24/2025	77539700	Builders Firstsource	Library-trim	4/24/2025	24893	227.28					227.28					$ 196,562.08
4/24/2025	77557851	Builders Firstsource	Library-trim	4/24/2025	24893	386.1					386.1					$ 196,175.98
4/24/2025	6110124521	Verizon Wireless	721372848 Phone-007	4/24/2025	24873	45.44					45.44					$ 184,130.54
5/13/2025	77980656	Builders Firstsource	Library-commercial doors	5/13/2025	24910	10,273.00					10,273.00					
5/13/2025	4793	HD Cameras USA	Library - rack & install, cables & label, mount 11 tv	5/13/2025	24916	3,600.00					3,600.00					
5/13/2025	3328	Rozar Enterprizes Inc	Electrical-Library	5/13/2025	24932	10,000.00					10,000.00					
5/13/2025	3329	Rozar Enterprizes Inc	Electrical-Library	5/13/2025	24932	202.23					202.23					
5/13/2025	20240813TOML	Superior Fence and Rail of Lake	Fence contract 87' of 8' tall black aluminum - final	5/13/2025	24936	6,325.00					6,325.00					
5/13/2025	562025	Town of Montverde	Lake County Road Impact fees - back up attach	5/13/2025	24937	14,156.00					14,156.00					
5/13/2025	562025	Town of Montverde	Fire Impact Fee	5/13/2025	24937	4,512.00					4,512.00					
5/13/2025	562025	Town of Montverde	Montverde Admin Impact	5/13/2025	24937	6,157.00					6,157.00					
5/13/2025	562025	Town of Montverde	Montverde Transportation Impact fee	5/13/2025	24937	2,632.00					2,632.00					
5/21/2025	37337	Ace Glass Service Inc	Library - Extra - re-installed Glass -interior storefront	5/21/2025	24942	600	600									
5/21/2025	CLR/212253	City Electric Supply Clermont	Electric supplies - Library	5/21/2025	24944	143.53					143.53					
5/21/2025	1049	Slick Sliders LLC	Library-Extra - Door glazing 10 interiro & 3/8 clear tempered glass"	5/21/2025	24958	1,725.00					1,725.00					
5/21/2025	6112620149	Verizon Wireless	721372848 Phone-007	5/21/2025	24963	45.44					45.44			3,954.20		
4/8/2025	PAYROLL	Construction Manager	PAYROLL	4/8/2025		2,040.00					2,040.00					
4/8/2025	FICA	Construction Manager	Fica	4/8/2025		$156.06					$156.06					
5/6/2025	PAYROLL	Construction Manager	PAYROLL	5/6/2025		1,633.20					1,633.20					
5/6/2025	FICA	Construction Manager	Fica	5/6/2025		$124.94					$124.94					

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Project #: GC-22-010 TOWN OF MONTVERDE-LIBRARY

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			BEGINNING BALANCE				$ 290,000.00		853,956.00		1,000,000.00					$ 2,143,956.00
5/13/2025	1012	Colonial Tile & Design Center	Library walkway	5/13/2025	24912	24,948.00	24,948.00									
5/13/2025	1478	Israel Grimaldo	Library - stain 2 cabins - extra	5/13/2025	24917	1,200.00	1,200.00									
5/13/2025	1479	Israel Grimaldo	Library -trim casing 25 windows - extra	5/13/2025	24917	1,740.00	1,740.00									
5/13/2025	1480	Israel Grimaldo	Library -drywall prep smooth to install wall paper - extra	5/13/2025	24917	1,070.00	1,070.00									
5/13/2025	1481	Israel Grimaldo	Library -wall paper installation - extra	5/13/2025	24917	2,200.00	2,200.00									
5/13/2025	841	Rafaeline Rodriguez	Library - Extra installation of multiples wall painting & sound block	5/13/2025	24930	1,080.00	1,080.00									
5/21/2025	1700	Crest Concrete	Library - curb & sidewalk by the Library	5/21/2025	24946	1,400.00	1,400.00									
5/21/2025	2056	Southern Stoneworks	Library-counter top stones	5/23/2025	24959	1,146.36	1,146.36									
4/10/2025	G0890	Cummins Custom Cabinets	Cabinets	4/10/2025	24802	$94,101.35	$ 25,433.00				$900,176.90					
6/3/2025		Demco NOF Furniture Misc	Furniture and fixtures			$140,000.00										
6/3/2025		Fast Signs, Awards and More, Misc	Signage			$55,000.00										
6/3/2025		Amazon, Misc, Costco, Sams	Books and opening supplies			$65,000.00										
6/3/2025		Barberville Yard	Kids outdoor furniture			$25,000.00										
6/3/2025		Construction Manager				$20,729.68										
6/3/2025		Town Hall switch over	Office Conversion			$55,000.00										
			Total Expenditures			$2,436,018.13			853,956.00		902,556.90					
			Lake county reimbursement #1			$104,254.80					$104,254.80					
			Lake County Reimubrsement #2 (Pending)			$443,024.10										
			Lake County Reimbursement to be submitted			$452,291.43										
			Remaining Balance of Funds			-$429.67										

PUBLIC HEARINGS, ORDINANCES & RESOLUTIONS

STAFF REPORT

TO: Honorable Mayor and Town Council

FROM: Town Attorney

DATE: May 18, 2025

SUBJECT: Ordinance 2025-50

BACKGROUND INFORMATION:

Impact fees are one-time charges established as a means to recover in whole or in part, the costs associated with infrastructure and major capital improvements needed to accommodate the demands generated by new development. "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service.

One of the purposes behind impact fees is to require new development to pay for the new impacts they have or will create on a community by offsetting the cost of capital expansion created by the new development. If new development does not pay for their "impacts", the existing citizens will have to pay for the increased impacts from other taxpayer dollars or taxes.

In July of 2007, Council approved Ordinance 2007-04: Providing findings and the imposition of water impact fees more accurately named connection fees. The fees were established to assist in new infrastructure and capacity for the Town's potable water system created by new development.

In January of 2018, Council approved Ordinance 2017-044: Establishing new impact fees for parks and recreation, administration, transportation, and fire. These new impact fees were established to offset the cost of future capital improvements associated with future new development.

The water connection fees adopted in 2007 and the 2017 adopted impact fees have not been amended since their adoption in 2007 and 2017 respectively.

In 2023 the Town of Montverde commenced a comprehensive study of impact fees and water connection fees as they relate to development within the Town of Montverde.

STAFF REPORT

The studies were completed in late 2024, but were not adopted, therefore, the Town Council commissioned further updates to the water connection fee study and impact fee studies to ensure the that "the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update" consistent with s. 163.30801, Florida Statutes.

The water connection fee study and the impact fee studies reflect a need to increase water connection fees 10.8108%, and increase Town impact fees in excess of 25% of the current impact fee rates. In fact increases are proposed to increase from 25% to 658%, and are also proposed to be implemented in full, not in increments.

Section 163.31801, F.S. limits an impact fee from being increased more than 25%, and requires implementation of the rate in two equal annual increments, may not be increased more than once every four years, and may not be increased retroactively for a pervious or current fiscal or calendar year.

If justified (as further explained below) an increase of more than 25% but not exceeding 50% must be implemented in four equal installments.

In order to adopt the impact fees set forth in the updated studies, a demonstrated-need study justifying an increase in excess of those outlined above must be completed prior to adoption of the increase and the study must expressly demonstrate the extraordinary circumstances necessitating the need to exceed the phase-in limitations. In addition, the town must hold not less than 2 publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations. Finally, the impact fee increase ordinance must be approved by a vote of at least two-thirds of the Council.

DEMONSTRATED-NEED STUDY:

A demonstrated-need study justifying an increase in excess of those authorized by s.163.31801(6)(b) –(e), Florida Statutes was prepared by Wildan Financial Services. A copy is **attached as Exhibit A.**

STAFF REPORT

EXTRAORDINARY CIRCUMSTANCES NECESSITATING THE NEED TO EXCEED THE PHASE-IN LIMITATIONS:

The demonstrated-need study outlines the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

The extraordinary circumstances cited by Wildan Financial Services include:

- **Montverde has grown at a rate that significantly exceeds the rate of growth for lake county and the State of Florida as a whole. The high rate of growth will continue to place significant demands for the Town's infrastructure.**
- **Since 2017 construction costs for capital facilities have increased significantly. The fees calculated in 2017 can no longer fund the intended facilities level of service.**
- **Construction cost associated with water capital facilities have increased significantly since 2007. While the Town has implemented minor increases in the water impact fee to help offset the effects of inflation, these adjustments were not implemented in each year since 2007.**
- **The Development Impact Fees (administrative facilities, transportation, and parks and trails impact fees) were first established in 2017. When they were established an incremental cost method was used to develop the fees and was based on a preliminary limited Capital Improvement Plan (CIP). Under the incremental cost method, only the incremental projects attributable to new development are included in the impact fees. In contrast, the system standard average cost methodology looks at all existing investments as well as capital cost (growth) for the study period. The total costs are then divided by the total development at the end of the study period. Under this method all development (existing and new) contribute capital investments based on their proportionate share of total development.**
- **Implementing increased impact fees in the manner provided for under the phase-in limitations in s. 163.31801(6)(g), F.S. would result in a significant revenue loss to Montverde, especially in the Town's case where the initial fees that were previously adopted were based on incremental costs of a preliminary CIP and not a buy-in method that included both existing system facilities as well as projected needs. Additionally, these initial fees in 2017 were adopted before ethe fee adjustment limitations and phase-in provisions. The current requirements are an additional restriction and delay**

with the phase in of fee updated. Facilities needed to serve new development would have to be funded by existing taxpayers, or else the Town's facility standards would decrease.

The Town Council held two publicly noticed workshops dedicated to discussing the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in s. 163.31801(6)(b), (c), (d) and (e).

Ordinance 2025-50 adopts the impact fee studies, implements the fees set forth in the impact fee studies, and finds that extraordinary circumstances exist that necessitate the need to exceed the phase-in limitations set forth in s. 163.31801(6)(b), (c), (d) and (e).

DRAFT

Town of Montverde, FL

HB 337 Demonstrated Need Study:
Development Impact Fees &
Water Impact Fees

April 2025

WILLDAN



WILLDAN

April 10, 2025

Paul Larino, Town Manager
Town of Montverde
17404 Sixth St.
P.O. Box 560008
Montverde, FL 34756

Subject: Town of Montverde, Florida Impact Fee Update - HB 337 Demonstrated Need Study

Dear Mr. Larino,

WILLDAN FINANCIAL SERVICES is pleased to submit to Town of Montverde, Florida the HB 337 Demonstrated Need Study regarding updates to the Town's Administration Facilities, Parks and Trails, and Transportation Impact Fees as well as the Water Impact Fees. Willdan has worked with the Town to develop updates to the Town's current impact fees. The Development Impact Fee Study Report and the Water Impact Fee Study Report, both dated April 2025, have been provided to the Town for consideration.

This demonstrated-need study has been prepared to meet the requirements of 163.31801, as updated by HB 337. This will provide the Town Council with the option to consider increasing impact fees beyond the new phase-in limitations. The required public workshops are currently scheduled for April 23, 2025, and April 29, 2025.

We appreciate the opportunity to be of service to the Town in this matter. In addition, we would like to thank you and the other members of the Town staff for the valuable assistance and cooperation provided during the preparation of the Report. We look forward to collaborating with you on future projects and continuing a successful professional relationship.

Respectfully Yours,
WILLDAN FINANCIAL SERVICES

Tara Hollis

Tara Hollis, CPA, CVA, MBA
Principal Consultant

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Report

Introduction

Laws of Florida Chapter 2021-063 (House Bill 337) took effect on July 1, 2021. The new law amended the Florida Impact Fee Act, with several key changes affecting the implementation of impact fees in Florida. Newly created Florida Statutes Subsection 163.31801(6) imposed limitations as to how local jurisdictions can increase impact fees, applicable retroactively to January 1, 2021. This new subsection imposed the following phase-in limitations for impact fee increases:

1) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increase fee is adopted.

2) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

3) An impact fee increase may not exceed 50 percent of the current impact fee rate.

4) An impact fee may not be increased more than once every 4 years.

5) An impact fee may not be increased retroactively for a previous or current fiscal year or calendar year.

6) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations listed above under 1), 2), 3), and 4) provided the following criteria are met:

    a. A demonstrated need study has been completed within the 12 months prior to the adoption of the proposed impact fee increase, expressly demonstrating the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

    b. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

    c. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

This ***Demonstrated Need Study*** establishes the extraordinary circumstances in the Town of Montverde, Florida (Montverde) necessitating the need to exceed the phase-in limitations specified in Florida law for the administrative facilities, transportation, and parks and trails impact fees (Development Impact Fees) as well as the water system impact fees (Water Impact Fees). Following are the extraordinary circumstances that will be discussed in greater detail below:

- Montverde has grown at a rate that exceeds the rate of growth for Lake County and the State of Florida as a whole. The high rate of growth will continue to place significant demands for the Town's provision of infrastructure to serve such growth.

- Since the previous Development Impact Fee Study update in 2017, construction costs for capital facilities have increased significantly. The fees calculated in 2017 can no longer fund the intended facilities level of service.

- Additionally, construction cost associated with water capital facilities have increased significantly since 2007. While the Town has implemented minor increases in the water impact fee to help offset the effects of inflation, these adjustments were not implemented in each year since 2007.

- The Development Impact Fees were first established in 2017. When they were established an incremental cost method was used to develop the fees and was based on a preliminary limited Capital Improvement Plan (CIP). Under the incremental cost method, only the incremental projects attributable to new development are included in the impact fees. In contrast, the system standard average cost methodology looks at all existing investments as well as capital cost (growth) for the study period. The total costs are then divided by the total development at the end of the study period. Under this method all development (existing and new) contribute capital investments based on their proportionate share of total development.

- Implementing increased impact fees in the manner provided for under the phase-in limitations in s. 163.31801 (6) g would result in a significant revenue loss to Montverde, especially in the Town's case where the initial fees that were previously adopted were based on incremental costs of a preliminary CIP rather than the system standard average cost method that includes both existing system facilities as well as projected system needs. Additionally, these initial Development Impact Fees in 2017 and the Water Impact Fees in 2007 were adopted before the impact fee adjustment limitations and phase-in provisions. The current requirements of HB 337 are an additional restriction and delay

with the phase in of fee updates. Facilities needed to serve new development would have to be funded by existing taxpayers, or else the Town's facility standards would decrease.

Significant Population Growth

The growth rate in Montverde has exceeded the growth rate in both Lake County and the State. **Table** 1 **1** details population estimates in Montverde, Lake County and the State of Florida during the 10-year period from April 1, 2014 to April 1, 2024 as reported by The University of Florida's Bureau of Economic and Business Research (BEBR). The BEBR population estimates are a commonly used data source in Florida for a variety of analyses and are typically used by local governments in the preparation of impact fee studies.

Table 1: Historical Population Growth

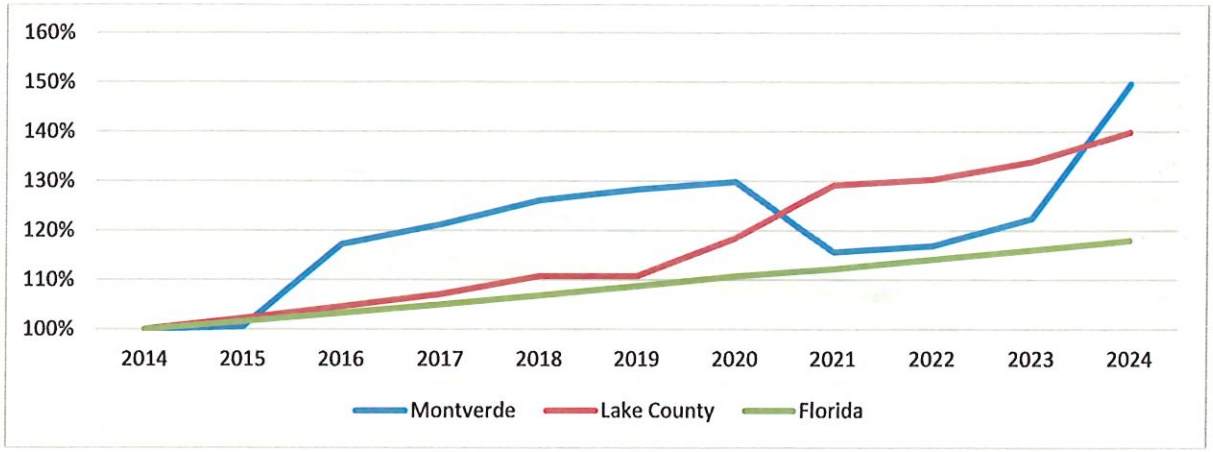
Historical Population Growth

	April 1, 2014	April 1, 2024	Increase Since 2014
Montverde	1,464	2,191	49.66%
Lake County	309,736	433,331	39.90%
Florida	19,507,369	23,014,551	17.98%

Sources: University of Florida, Bureau of Economic and Business Research, 2014 to 2024; Willdan Financial Services.

Population growth in Montverde increased nearly 50% percent during this period. In contrast the County grew by 39.90% and statewide population grew 17.98%, less than half the growth in Montverde. This disproportionate growth creates unexpected and extraordinary demand for government services and the facilities and infrastructure required to deliver those services. **Figure 1** graphically compares the historical rate of population growth in Montverde, Lake County and Florida.

Figure 1: Historical Population Growth (Indexed 2014=100%)



In addition to the disproportionate growth in recent years, growth is projected to continue at a rate that exceeds the County and State growth rates to an even greater degree. **Table 2** displays growth projections prepared for the Town, County and State by BEBR. The Town is projected to grow by 48.5% by 2035, whereas the County and State are projected to grow by 18.5% and 12.2%, respectively, or approximately a third or less of the Town's growth rate. These sustained levels of significant population growth and projected future growth are beyond regional, and state trends and underscore the Town's need to invest in its infrastructure to accommodate growth.

Table 2: Projected Population Growth

Projected Population Growth

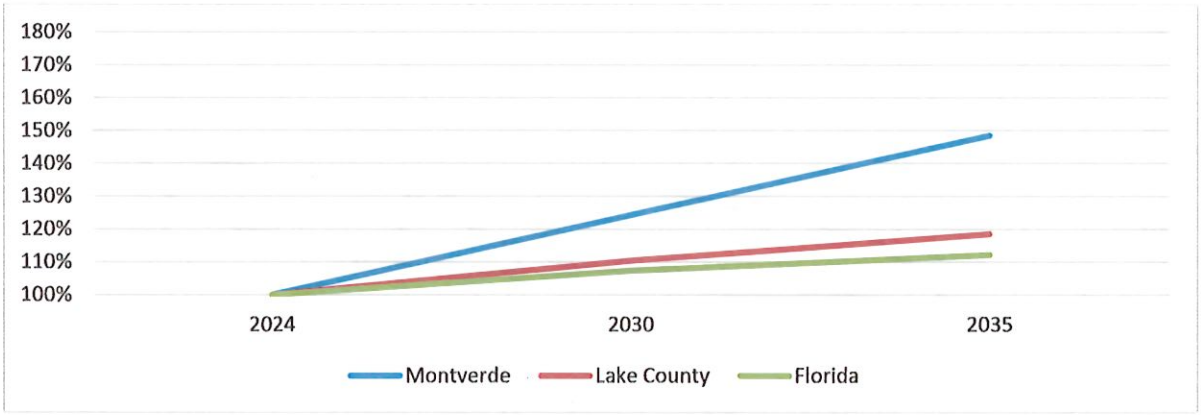
	2024	2035	Projected Increase
Montverde	2,191	3,254	48.52%
Lake County[1]	433,331	513,600	18.52%
Florida[1]	23,014,551	25,815,000	12.17%

[1] "Medium" growth projection, 2024.

Sources: University of Florida, Bureau of Economic and Business Research, 2024; Willdan Financial Services.

Figure 2 graphically compares the projected rate of population growth in Montverde, Lake County and Florida.

Figure 2: Projected Population Growth (Indexed 2024=100%)



Increased Capital Facilities Construction Costs

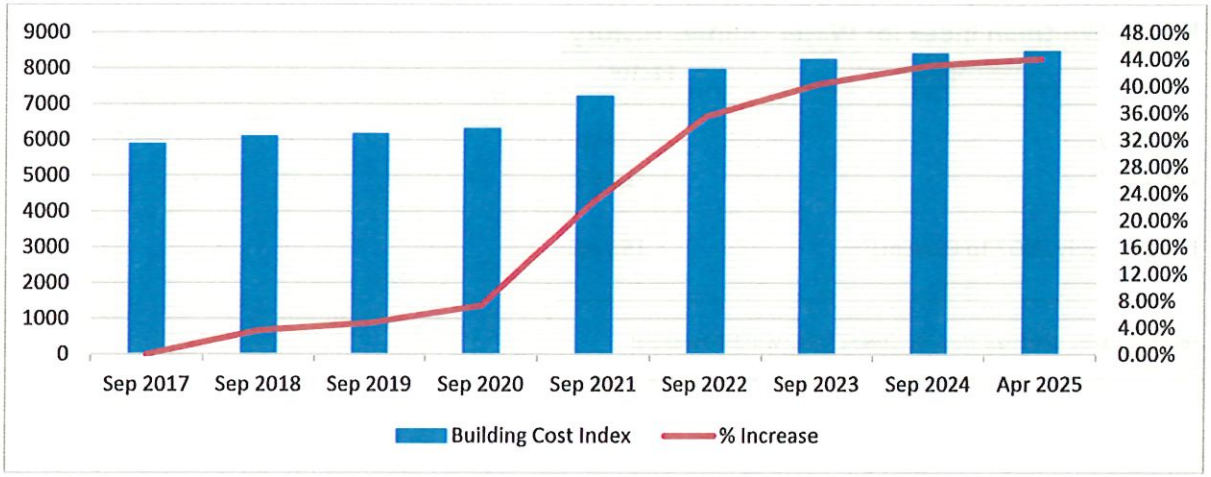
Construction costs have escalated significantly since the Town last completed the Development Impact Fee study for administrative facilities, transportation, and parks and trails facilities in 2017. The Engineering News Record's Building Cost Index (BCI) tracks construction costs using several components including the cost of labor and common building materials. It is commonly used in the construction industry to adjust estimated costs for inflation. Since September 2017 the BCI has increased 44.1%. Therefore, the Development Impact Fees would have to be increased by at least 44.1% to have the same buying power in 2024. **Table 3** and **Figure 3** display the change in the BCI since 2017.

Table 3: Engineering News Record Building Cost Index History

Building Cost Index History	
Description	Factor
September 2017	5,873
April 2025	8,463
Increase (Sept 2017 to Current)	44.1%

Sources: Engineering News Record Building Cost Index; Willdan Financial Services.

Figure 3: Engineering News Record Building Cost Index (2017 – 2025)



Similarly, construction costs have escalated significantly since the Town last completed the Water Impact Fee Study in 2007. The Engineering News Record's Construction Cost Index (CCI) tracks construction costs using several components including the cost of labor and common building materials. The Handy-Whitman Index (HWI) of Public Utility Construction Costs for the South Atlantic Region calculates the cost trends for diverse types of utility construction, including water systems. These indices are both commonly used in the water industry to adjust estimated costs for inflation. Since July 2007 the CCI has increased 73.4% and HWI for Water Treatment Plant assets has increased over 153.4%. Therefore, the Water Impact Fees would have to be increased by at least 73.4% to have the same buying power in 2025. **Table 4** displays the change in the CCI since 2007 and **Table 5** displays the change in the HWI.

Table 4: Engineering News Record Construction Cost Index History

Construction Cost Index History

Description	Factor
July 2007	7,959
April 2025	13,798
Increase (July 2007 to Current)	73.4%

Sources: Engineering News Record Construction Cost Index; Willdan Financial Services.

Table 5: Handy-Whitman Index for Water Utilities History

Handy-Whitman Index for Water Utilities History

Description	Factor
July 2007	460
July 2024	1,166
Increase (July 2007 to Current)	153.4%

Sources: Handy-Whitman Water Treatment Index; Willdan Financial Services.

Need for Impact Fees as a Funding Source

Increasing improvement costs and the lack of updates to the adopted Development Impact Fee schedule have significantly eroded the value of impact fee assessments over the 7+ years.

Impact fees are not a significant or reliable revenue source to provide the infrastructure necessary to support the corresponding growth. Without increasing funding by increasing impact fee assessments beyond the phase-in limitations of the Florida Impact Fee Act, the Town cannot meet the demands of its residents and visitors and continue to provide for the level of service standards identified by the Town.

When the Town implemented initial impact fees based only on incremental costs, the impact fees were less than the maximum justified amounts that would have been calculated under the system standard average cost method in 2017. At that time, the Town Council could not have anticipated that it would be limited with regards to future fee increases. At the time, the Council was acting reasonably to meet its facility requirements and not stifle new development. However, with the adoption of HB 337, the Town is potentially constrained in its ability to raise sufficient revenues to maintain its facility standards. The Town Council must now consider increasing its impact fees greater than the phase -in limitations in HB 337 to ensure service delivery responsibilities for new growth at current facility standards.

Going forward, implementing increased impact fees in the manner provided for under the phase-in limitations in HB 337 would result in a significant revenue loss to Montverde. Facilities needed to serve new development would have to be funded by existing taxpayers, or else the Town's facility standards would decrease.

Town of Montverde, FL

Development Impact Fee Study

April 2025

Draft

WILLDAN



WILLDAN

April 10, 2025

Paul Larino, Town Manager
Town of Montverde
17404 Sixth St.
P.O. Box 560008
Montverde, FL 34756

Subject: Development Impact Fee Study

Dear Mr. Larino,

WILLDAN FINANCIAL SERVICES is pleased to submit to Town of Montverde, Florida the Development Impact Fee Study report for your consideration. We have completed the analyses for the review and update of development impact fees for Administration Facilities, Parks and Trails, and Transportation and have summarized the results herein.

We appreciate the opportunity to be of service to the Town in this matter. In addition, we would like to thank you and the other members of the Town staff for the valuable assistance and cooperation provided during the preparation of the Report. We look forward to collaborating with you on future projects and continuing a successful professional relationship.

Respectfully Yours,
WILLDAN FINANCIAL SERVICES

Tara Hollis

Tara Hollis, CPA, CVA, MBA
Principal Consultant

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Report

Executive Summary

Willdan Financial Services "Willdan" was retained by the Town of Montverde, Florida ("Town") to conduct a Development Impact Fee Study ("Study"). This report details the results of the Study analysis for the forecast fiscal period, 2025-2034.

The Town of Montverde currently assesses impact fees for Administration Facilities, Parks and Trails, and Transportation to new development to help offset the cost new development places on the respective systems as they develop within the Town limits. The current fees vary by development type (residential and non-residential).

Willdan conducted an analysis of the costs to provide capacity for new development by examining existing assets as well as planned capital facilities that are required to serve new development. The approach used to calculate the fees for each area varied depending on the circumstances of each fee, but all adhere to Florida State law.

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with development. Although development also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this report is to calculate and present fees that will enable the Town to expand its inventory of public facilities, as new development creates increases in service demands.

All development impact fee-funded capital projects should be programmed through the Town's Capital Improvement Plan (CIP). Using a CIP can help the Town identify and direct its fee revenue to public facilities projects that will accommodate future development. By programming fee revenues to specific capital projects, the Town can help ensure a reasonable relationship between new development and the use of impact fee revenues.

Table ES.1 summarizes the maximum justified development impact fee schedule that would meet the Town's identified needs and does not unfairly overburden new development. The Town can adopt fees up to, but not exceeding these amounts. Implementation of these fees will be discussed in greater detail in this Report.

ES.1: Maximum Justified Development Impact Fees

Land Use	Administration Facilities	Transportation	Parks and Trails	Total
Residential (per Dwelling Unit)				
Single Family	$ 3,075	$ 6,038	$ 5,811	$ 14,924
Multifamily	$ 2,807	$ 4,681	$ 5,305	$ 12,793
Nonresidential (per Square Foot)				
Commercial	$ 1.99	$ 4.53	$ -	$ 6.52
Institutional/ Governmental	$ 0.40	$ 1.77	$ -	$ 2.17

Sources: Tables 3.4, 4.3, and 5.3.

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Section 1 - Introduction and Assumptions

1.1. Introduction

Willdan Financial Services ("Willdan") was retained by the Town of Montverde, Florida ("Town") to conduct a Development Impact Fee Study ("Study"). This report details the results of the Study analysis for the forecast period of FY 2025 through FY 2034.

1.2. Overview of the Study

The Town of Montverde currently assesses impact fees for Administration Facilities, Parks and Trails, and Transportation to new development to help offset the cost new development places on the respective systems as they develop within the Town limits. The current fees vary by development type (residential and non-residential).

The impact fee study was a collaboration between Willdan and the Town. Willdan reviewed data and assumptions with Town staff, specifically existing development units, growth projections used in developing the land use assumptions (demographic data), and the existing and future capital needs to develop impact fees.

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with development. Although development also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this report is to calculate and present fees that will enable the Town to expand its inventory of public facilities, as new development creates increases in service demand.

1.3. Florida Impact Fee Act

The Florida Legislature has found that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further found that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. As a result of such findings, on June 14, 2006 the Legislature created Section 163.31801 of the Florida Statutes. This section of the statute is referred to as the Florida Impact Fee Act. Due to the growth of impact fee collections and local governments' reliance on impact fees, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority must comply with the Act.

The Town will impose impact fees under authority granted by the Florida Impact Fee Act (the Act), contained in Section 163.31801 of the Florida Statutes. The impact fee study prepared for

the Town has been conducted in accordance with the State Statute and meets the requirements of the Act for the imposition of Impact Fees.

1.4. Calculation Methodologies

Three basic methodologies were examined to calculate the Town's impact fees. The methodologies are used to determine the best measure of demand created by new development for each impact fee area (parks, Municipal Facilities etc.). The methodologies can be classified as looking at the past, present, and future capacities of infrastructure. The three basic methodologies are described below:

Under the **existing standard** method, new development will fund the expansion of facilities at the same standard currently serving existing development. The existing standard method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Future facilities to serve growth are identified through an annual capital improvement plan and budget process, possibly after completion of a new facility master plan.

The **incremental** (plan based) methodology uses the Town's capital improvement plan (CIP) and related master plans to determine new developments' share of planned projects. Projects that do not add capacity, such as routine maintenance or replacement of existing facilities, are excluded from the fee calculation. Projects that add capacity are further evaluated as to the percentage of the project attributable to existing development versus new development. Only the incremental projects attributable to new development are included in the impact fees.

The third approach is **the system standard average cost** methodology and is a hybrid variation of the existing standard and incremental cost methodologies. Whereas the incremental cost methodology only looks at the projected growth-related capital that is required to serve new development, the system standard average cost methodology looked at all existing investments as well as all capital (growth and non-growth) for the study period. The total costs are then divided by the total development at the end of the study period. Under this method all development (existing and new) contribute capital investments based on their proportionate share of total development. The impact fees developed here will use the system standard average cost approach.

1.5. Reliance on Data

In the preparation of this Report, certain information has been used and relied upon that was provided to Willdan by other entities. Such information includes, but is not limited to, audited financial statements, annual operating budgets, capital information, asset lists, cost data, fee

schedules and other information provided during the study. While the sources and applicable information are believed to be reliable, no independent verification of the information has been made and no assurances are offered with respect to the accuracy of the applicable information. To the extent that information used to develop the assumptions applied in the Report differs from actual results, the analyses developed herein could be impacted accordingly.

1.6. Overview of the Impact Fee Calculation Process

This Study presents an overview of the concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the study. Finally, appendices with detailed schedules are presented for further review of the data, assumptions and calculations which drive the results presented in this Study. The report is organized as follows:

- Section 1 – Introduction
- Section 2 – Land Use Assumptions
- Section 3 – Administration Facilities Fee Calculation
- Section 4 – Transportation Fee Calculation
- Section 5 – Parks and Trails Fee Calculation
- Section 6 – Implementation
- Section 7 – Conclusions
- Section 8 – Recommendations
- Exhibits

1.7. Acknowledgements

This Report was prepared with the valuable cooperation and assistance of the Staff of the Town of Montverde, Florida.

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Section 2 - Land Use Assumptions

2.1. Impact Fee Authority

Impact fees are one-time fees assessed to new development which helps pay for the proportionate share of infrastructure costs new development imposes on a community. Impact fees are charges that are assessed on new development using a standard formula based on specific characteristics such as the type of housing unit or the square footage of the development.

2.2. Land Use Assumption Requirements

The growth projections included in this report were provided by the Town's Planning Department. These projections are in accordance with the Town's 2034 Future Land Use Map. This report makes use of the most current available development forecasts and facility plans to develop the Town's development impact fees and to ensure that the impact fee program accurately represents the facility needs resulting from new development.

2.3. Service Areas

A key requirement of an impact fee study is the identification of the service area for which the fee will be applied. Accordingly, the Town intends to assess all impact fees using one Town-wide system that serves the entire Town, rather than multiple individual service areas.

2.4. Key Requirements for Future Growth and Development

Development projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This section explains the source for the development projections used in this study based on a 2024 base year and a planning horizon of 2034.

Estimates of existing development and projections of future development are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2024 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development in 2034 is used as an indicator of future demand to determine total facilities needed to accommodate development and remedy existing facility deficiencies, if any.

- Estimates of development from 2025 through 2034 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population, dwelling units or nonresidential development creating the need for the facilities. The service populations for all facilities included in this study include a varying weighted number of workers, to reflect varying levels of demand for facilities.

2.5. Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, development projections distinguish between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single Family**: Detached and attached single-family dwellings, including townhomes. Detached single family homes are one-unit structures detached from any other houses. Attached single family homes (also known as townhomes or row houses) are one-unit structures that have one or more walls extending from ground to roof separating them from adjoining structures.

- **Multi-family**: All attached multi-family dwellings such as duplexes, condominiums, plus mobile homes, apartments, and dormitories. These are units in structures containing two or more housing units. Second dwelling units on single family lots are also included in the other multi-family land use category.

- **Commercial**: All commercial, retail, hotel/motel, general, professional, and medical office development.

- **Institutional/Governmental**: All educational, social or religious institutions, and public institutions.

Some developments may include more than one land use type, such as a mixed-use development with both multi-family and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The Town has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

2.6. Existing and Future Development

Existing residential development in the Town was identified from information provided by the Lake County Property Appraiser Records. The estimate of existing permanent residents comes from University of Florida Bureau of Economic and Business Research (BEBR) data. This population data was as of February 5, 2024.

Existing nonresidential square footage was identified by Town staff as summarized from information provided by the Lake County Property Appraiser. Existing nonresidential employment was identified in data from the US Census Bureau's OnTheMap application. Growth in employees and corresponding nonresidential building square footage to 2034 was estimated by decreasing the jobs-housing balance, per Town staff guidance as most of the development anticipated is in residential and institutional parcels.

This section of the report identifies the population of the Town as of 2024, number of dwelling units and existing non-residential development and the projection of new development in 2034 for the same metrics. In 2024, the population was 2,025 residents, with 831 single family households and 10 multifamily households. **Table 2.1** presents the incremental development unit projections through 2034.

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Table 2.1: Demographic Assumptions

	2024	2034	Increase
Residents[1]	2,025	3,254	1,229
Dwelling Units[2]			
Single Family	831	1,331	500
Multifamily	10	21	11
Total - Dwelling Units	841	1,352	511
Building Square Feet (000s)[3]			
Commercial	55	63	8
Institutional/ Governmental	350	500	150
Total - Building Square Feet	405	563	158
Employment[4]			
Commercial	277	317	40
Institutional/ Governmental	349	500	151
Total - Employment	626	817	191

[1] Current population from University of Florida Bureau of Economic and Business (BEBR) data estimates as of February 5, 2024. Residents for 2034 based on current density information provided by Town of Montverde.

[2] Current values based on parcel data provided by the Town of Montverde. Projection for 2034 calculated based growth projection information provided by the Town of Montverde Planning Department.

[3] Current values provided by the Town of Montverde.

[4] Current estimates of primary jobs from the US Census' OnTheMap. Projection for 2034 calculated based on growth projection information provided by the Town of Montverde Planning Department and employment density factors in Table 2.2.

Sources: Town of Montverde; Lake County Property Appraiser, OnTheMap Application, http://onthemap.ces.census.gov; Willdan Financial Services.

The population is anticipated to grow to 3,254 residents with the addition of 1,229 persons by 2034. In total, it is projected that an additional 158,000 square feet of non-residential development will be added through 2034.

2.7. Occupancy Density Assumptions

All fees in this report are calculated based on dwelling units or building square feet. Because service demand is based on population, it is necessary to use occupant density assumptions to calculate per-unit and per-square-foot fees. Occupant density assumptions ensure a reasonable

relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee. Developers pay the fee based on the number of additional housing units or building square feet of non-residential and institutional development, so the fee schedule must convert service population estimates to these measures of project size. This conversion is done with average occupant density factors by land use type, shown in **Table 2.2**.

The residential occupant density factors are based on information provided by the Town of Montverde. The non-residential density factors are derived from data from the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Edition as well as actual conditions within the Town.

Table 2.2: Occupant Density Assumptions

Residential		
Single Family	2.41	Residents per dwelling unit
Multifamily	2.20	Residents per dwelling unit
Nonresidential		
Commercial	5.04	Employees per 1,000 square feet
Institutional/ Governmen	1.00	Employees per 1,000 square feet

Sources: Residential Density Assumptions provided by Town of Montverde; ITE Trip Generation Manual, 10th Edition; Willdan Financial Services.

Section 3 - Administration Facilities Fee Calculation

3.1. Introduction

The Administration facilities fee is based on both existing assets as well as the construction of new Town facilities, with the fees to be expended upon new Administration facilities. This fee includes buildings of Town-wide significance, including the Town Hall and Library buildings.

3.2. Service Population

Administration facilities serve both residents and businesses. Therefore, demand for services and associated facilities is based on the Town's service population including residents and workers.

Table 3.1 shows the current estimated service population and the service population in 2034. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for these facilities, it is reasonable to assume that demand for these facilities is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for administration facilities.

Table 3.1: Administration Facilities Service Population

	A	*B*	*C = A + (B x 0.31)*
	Residents	**Workers**	**Service Population**
Existing (2024)	2,025	626	2,200
New Development (2024-2034)	1,229	191	1,300
Total (2034)	3,254	817	3,500
Weighting factor[1]	1.00	0.31	

[1] Workers are weighted at 0.31 of residents based on a 40 hour work week out of a possible 128 non-work hours in a week (40/128 = 0.31)

Source: Table 2.1; Willdan Financial Services.

3.3. Existing Level of Service

The existing administration facilities' level of service was determined by an evaluation of the asset listing provided by the Town. As detailed on **Exhibit 1**, the total value of existing Administration Facilities assets is $2,045,347.

3.4. Planned Improvements

During the study period the Town is proposing to add new administration facilities. The estimated value of the new facilities is $2,422,000 as detailed below on **Table 3.2.**

Table 3.2: Planned Administration Facilities

Project Name	Total Project Cost
Future Improvements:	
Additional Staff Office Space	$ 1,500,000
Community Building Rebuild	350,000
Library, shelving, and books	572,000
Total Future Improvements	$ 2,422,000

Sources: Town of Montverde; Willdan Financial Services.

3.5. Credit Components

To avoid overcharging new development for the administration facilities impact fee, a review of the capital financing program for administration facilities was completed. The purpose of this review is to determine any potential revenue credits generated by new development that could be used for capital facilities, land, and vehicle/equipment expansion of the administration facilities. Revenue credits are used to reduce the total cost per functional resident so that new development is not overcharged for its capital revenue contributions used to expand the administration facilities infrastructure. Based on review of historical operations as well as discussions with Town staff, the Town does not derive any revenue from new growth that can be used to offset the burden of any new development. Therefore, there is no credit to be applied to the overall impact fee calculation.

3.6. Cost Allocation

Table 3.3 shows new development's projected per capita investment in capital facilities at the planning horizon. This value is calculated by dividing the cost of existing and planned facilities by

the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.31 to determine the value per worker.

Table 3.3: Administration Facilities System Standard

Value of Existing Facilities	$	2,045,347
Net Value of Planned Facilities		2,422,000
Total System Value (2034)	$	4,467,347
Future Service Population (2034)		3,500
Cost per Capita	$	1,276
Less: Debt Service Credit		-
Net Cost per Capita	$	1,276
Facility Standard per Resident	$	1,276
Facility Standard per Worker[1]		396

[1] Based on a weighing factor of 0.31.

Sources: Tables 3.1 and 3.2, Willdan Financial Services.

3.7. Proposed Administration Facilities Impact Fee

The maximum supportable proposed administration facilities impact fee that can be assessed to new development is based on each development type's proportionate impact placed on the Town's system. The proposed fees reflect the growth-related portion of total system value. **Table 3.4** shows the maximum justified administration facilities impact fee schedule. The facility standard cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities per demand unit identified in **Table 2.2**

The proposed fees identified in **Table 3.4** represent the fees necessary to fund new development or "growth's" proportionate share of the Administration facilities through 2034.

Table 3.4: Administration Facilities Fee Schedule

Land Use	Cost Per Capita	Occupant Density	Impact Fee [1]	Current	Percent Change	Fee per Sq. Ft.
Residential - per Dwelling Unit						
Single Family	$ 1,276	2.41	$ 3,075	$ 1,864	65%	
Multifamily	$ 1,276	2.20	$ 2,807	$ 1,864	51%	
Nonresidential - per 1,000 Sq. Ft.						
Commercial	$ 396	5.04	$ 1,994	$ 1,310	52%	$ 1.99
Institutional/ Governmental	$ 396	1.00	$ 395	$ 1,310	-70%	$ 0.40

[1] Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 3.3; Willdan Financial Services

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Section 4 - Transportation Fee Calculation

4.1. Transportation Introduction

The full transportation system value through 2034 is projected to be approximately $12.5 million. The Town intends to use transportation impact fees to fund the construction of new roads and increase the capacity of existing roads benefiting all development through 2034.

4.2. Trip Generation Rates

Transportation impact fees are developed based on the impact or burden each classification of new development places on the system. The industry standard metric used to identify the impact new development places on the Transportation system is vehicle miles traveled (VMT). VMT represents the number of trips as well as the typical trip length generated by development. This is a formula using Vehicle Trip Ends (VTE) to represent the number of trip ends generated by each development type as identified in the Institute of Transportation Engineers (ITE) Trip Generation manuals. The Trip Adjustment Factor from the National Household Travel Survey (NHTS) is an adjustment accounting for the fact that not all trip ends represent the primary destination of the trip. The average trip length reflects the average length of trip specific to Montverde. It is determined by comparing the VMT in Montverde from existing development and comparing it to the national average VMT using NHTS average trip length data. The trip length weight factor represents the average trip length by development type as reported by the NHTS. The product of each of these individual components is the VMT for Montverde by development type. Each of these components is detailed in **Sections 4.2.1** through **4.2.5**. **Table 4.1** provides a summary of the inputs used to identify the VMT by development type for the Town. Each component of the road fee will be discussed individually.

Table 4.1 Development of Vehicle Miles Traveled

Land Use Pattern	Ave Day VTE	Trip Adjustment Factor	Average Trip Length	Trip Length Wt Factor	Average VMT
					*(a) * (b) * (c) * (d)*
Weekday Average VTE (per Dwelling Unit)					
Single Family	9.52	65%	7.50	1.21	56.18
Multi-Family	6.65	65%	7.50	1.21	39.24
Weekday Average VTE (per Ksq ft)					
Commercial	37.18	33%	7.50	0.66	60.76
Institutional/Governmental	6.02	50%	7.50	0.73	16.47

Average Weekday Vehicle Trip Ends (VTE)

Average weekday VTE were taken from the ITE Trip Generation Manuals and represent the number of trip ends generated by each development type. For example, a trip from home to the grocery store and returning home represents four trip ends. The home represents two trip ends, one leaving the home and one returning to the home. The grocery store also represents two trip ends, one arriving at the grocery store and one leaving the grocery store. The second column of **Table 4.1** illustrates that a single-family development generates 9.52 trip ends per housing unit, while a commercial development generates 37.18 trips ends per 1,000 square feet of developed space.

4.2.1 Trip Adjustment Factors

The trip adjustment factor (column 3 of **Table 4.1**) reflects the fact that trips can have multiple purposes and not all trip ends represent the primary destination. In Section **4.2** example, if the stop at the grocery store was on the way home from work at the end of the day, the grocery store would not be the primary trip destination, it would be a pass by stop on the way home. As such, adjustments are made to reflect that not all trip ends are primary purposes of the trip. The trip adjustment factor also accounts for commuters (residential developments) leaving the Town for work that is outside the Town's boundaries.

The residential trip adjustment factor is larger than the adjustment factor for the other development types to account for the fact that some commuters leave the Town for work. Residential development is assigned all inbound trips (50% representing one half of the trip) plus an additional 15% trip factor to account for jobs that are located outside the Town's boundaries. Per the NHTS approximately 31% of weekday work trips are out-bound trips. The additional 15% trip adjustment allocation to residential developments reflects 31% of work-related trips are outside the Town's boundaries adjusted by 50% to reflect half of the trip.

Commercial/retail developments have a trip adjustment factor of less than 50% because these developments attract vehicles as they pass by on arterial roads (the grocery store example from **Section 4.2**). In this case the grocery store is not the primary destination.

4.2.2 Average Trip Length

The starting point used to identify the local trip length for Montverde is national data, specifically data published by the 2009 NHTS. National trip length data will not necessarily correspond with trip lengths for individual municipalities; therefore, an adjustment must be made by comparing the VMT based on national trip length data (from the NHTS) to the current VMT experienced by the Town based on the current number of lane miles and the existing capacity per lane mile. For

Montverde, the existing VMT is approximately 78% the national average VMT. As such the average national trip length of 9.52 miles was decreased to 7.50 miles (**Table 4.1**, column 4) to be Montverde specific.

4.2.3 Trip Length Weight Factor

The trip length weight factor reflects the fact that not all trips are of the same length and therefore place less demand on the Town's system. The 2009 NHTS reports that trips from residential developments tend to be 121% of the overall average trip length. By contrast commercial trips lengths represent 66% of the overall average trip lengths and all other non-residential trips are approximately 73% of average overall trip lengths. The trip length weight factor is listed in column 5 of **Table 4.1**.

4.2.4 Vehicle Miles Traveled (VMT)

By multiplying the previously identified components together, the VMT per development type can be identified. The VMT by development type is summarized in the final column of **Table 4.1**.

4.3. Total VMT

Once the VMT per development type has been determined, it is possible to identify the total VMT that is projected at the end of the study period. **Table 4.2** summarizes the calculation of total VMT through 2034.

Table 4.2 Total Vehicle Miles Traveled

Land Use Pattern	All Development	Unit VMT	Total VMT
Weekday Average VTE (per Dwelling Unit)			
Single Family	1,331	56.18	74,770
Multi-Family	21	39.24	824
Weekday Average VTE (per Ksq ft)			
Commercial	63	60.76	3,828
Institutional/Governmental	501	16.47	8,251
Total			87,673

4.4. Planned Transportation Improvements

The Town's current transportation capital improvement program is $9,850,000. This includes both expansion/growth related projects as well as projects to bring existing roads up to the current level of service standards adopted by the Town. The growth-related portion of the CIP is $8,250,000 and is included in the current calculation. The cost of these projects was divided by the total anticipated VMT in 2034 ensuring that existing and new development share the total cost of the capital with each group paying their proportionate share without increasing the existing level of service through new development.

4.5. System Value

The value of the transportation system that forms the basis of the transportation impact fee is based on both the existing Transportation system as well as new capital needs. The existing system is valued at $1,173,740 and future capital of $8,250,000 for a total system value of $9,423,740. The existing Transportation value is detailed on **Exhibit 2**.

4.6. Proposed Transportation Fee Component Calculation

This section of the report including all subsections will discuss the approach and calculations that were undertaken to identify the Transportation impact fee for each development category. The Transportation impact fee was calculated using the system demand average cost method. The methodology looked at all capital (growth and non-growth) for the study period. The total capital costs were then divided by total VMT at the end of the study period. Under this method all development (existing and new) share in the capital costs based on their proportionate share of total development.

4.6.1 Cost per VMT

In order to calculate the proportionate share of costs to be allocated to each development type and in turn calculate equitable impact fees matching the burden or capacity used up by each development type, it was necessary to identify the unit cost per VMT. The unit cost per VMT has been calculated at $107.49 per VMT (system value of $9,423,740 from **Section 4.5** divided by total VMT of 87,673 from **Table 4.2**). While the capital cost per VMT is the same regardless of the type of development ($107.49 per VMT), different development types place a different demand on the Town's Transportation system. The calculation of the proposed impact fee by development type based on their proportionate demand placed on the system is shown in **Table 4.3** below. This impact fee is the maximum supportable proposed Transportation impact fee that can be assessed to new development.

Table 4.3 Maximum Transportation Impact Fees

Land Use Pattern	System Value	Total Capacity VMT	Cost per VMT	Average VMT	Cost per Unit	Current	% Change
Residential Weekday Average VTE (per Dwelling Unit)							
Single Family	$9,423,740	87,673	$107.49	56.18	$6,038	$798	656%
Multifamily	$9,423,740	87,673	$107.49	39.24	4,218	798	428%
Commercial Weekday Average VTE (per Ksq ft)							
General Commercial	$9,423,740	87,673	$107.49	42.11	$4,526	$560	708%
Institutional Weekday Average VTE (per Ksq ft)							
General Institutional and Governmental	$9,423,740	87,673	$107.49	17.88	$1,922	$560	243%

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Section 5 - Parks and Trails Fee Calculation

5.1. Introduction

The parks impact fee has been developed on the value per equivalent dwelling unit (EDU) of existing and incremental capital costs, with the fees generated being expended on additional infrastructure needs to provide service to existing and new developments within the Town's limits. The calculation of EDUs is described in **Section 5.4.2**.

5.2. Existing Level of Service

The existing parks and trails level of service was determined by the parks and trails asset data provided by the Town. The value of the Town's existing parks and trails is $822,690 based on current, local costs, as detailed on **Exhibit 3**.

5.3. Planned Capital Needs

To meet the projected population growth, the Town has projected the need for additional parks and trails facilities. The Town has projected capital needs for parks at $1,800,000 and for trails at $6,000,000 to provide for the new development through 2034. The growth/expansion related expenditures total $7,000,000. The capital needs are detailed below in **Table 5.1**.

Table 5.1: Projected Parks and Trails CIP through 2034

Description	Total	Growth-Related %	Growth-Related Total
Parks - Amenities			
Truskett Park New Playground	$350,000	100%	$350,000
Kirk Park New Field Lighting	300,000	0%	0
Boat Ramp Expansion	500,000	0%	0
New Park Highland on Highland	650,000	100%	650,000
Subtotal Parks - Amenities	**$1,800,000**		**$1,000,000**
Trails			
New Multi-Modal Trails	6,000,000	100%	6,000,000
Subtotal Trails	**$6,000,000**		**$6,000,000**
Total CIP	**$7,800,000**		**$7,000,000**
Total Growth-Related	**$7,000,000**		**$7,000,000**

5.4. Parks and Trails Impact Fee Calculation

This section of the report including all subsections will discuss the approach and calculations that were undertaken to identify the parks and trails impact fee for each development category. The impact fee was calculated using the system standard average cost method.

5.4.1 Existing Facilities and Planned Improvements

As discussed in **Sections 5.2** and **5.3**, the Town has existing parks and trails infrastructure valued at $845,959. The total value of planned improvements is $7,000,000, for a total system value in 2034 of $7,845,959.

5.4.2 Service Units

The total increase in service units during the study period was calculated using a functional population approach to determine EDUs. Under the functional population approach, the anticipated functional residential population was based on 2.41 persons per single family development and 2.20 multifamily persons per unit with a demand factor for both development types of 0.67 (based on industry accepted standards). The demand factor assumes that 8 hours of the day are spent at work (nonresidential classification) and the balance of the 24-hour day 16 hours (or 67%) is allocated to the residential development classification. Nonresidential development was not considered in the parks impact fee as parks are generally built to provide benefit to residential development not nonresidential development.

A single-family residential dwelling unit is assumed to represent one EDU. EDUs for all other development types were derived based on the ratio of functional population for each development type as compared to the functional population for a single-family development. For example, the functional population for single family developments is 2.41 persons per unit and the functional population for multifamily is 2.20 persons per unit, therefore a multifamily unit represents 0.91 EDUs (2.41/2.20). The functional population calculation is shown in **Table 5.2** on the following page.

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Table 5.2: Parks and Trails Functional Population Calculation

	Housing Units/ KSF	Occupant Density	Occupancy Factor	Functional Population/Unit	Functional Population	EDU Factor	EDUs
Existing (2024)							
Residential							
Single Family	831	2.41	1.00	2.41	2,003	1.00	831
Multifamily	10	2.20	1.00	2.20	22	0.91	9
Total Residential	841				2,025		840
Non-Residential Square Feet (1,000's)							
Commercial	55		4.89	1.6303	90	0.00	-
Institutional	349		0.84	0.2800	98	0.00	-
Total Non-Residential	404				187		-
Total System - Existing	**1,245**				**2,212**		**840**
Incremental (2024 - 2034)							
Residential							
Single Family	500	2.41	1.00	2.41	1,205	1.00	500
Multifamily	11	2.20	1.00	2.20	24	0.91	10
Total Residential	511				1,229		510
Non-Residential Square Feet (1,000's)							
Commercial	8		4.89	1.6303	13	0.00	-
Institutional	151		0.84	0.2800	42	0.00	-
Total Non-Residential	159				55		-
Total System - Incremental	**159**				**55**		**510**
Total System - Existing and Incremental					**1,285**		**1,350**

5.4.3 Credit Component

To avoid overcharging new development for the parks and trails impact fee, a review of the capital financing program for parks and trails was completed. The purpose of this review is to determine any potential revenue credits generated by new development that could be used for expansion of the parks and trails capital assets. Revenue credits are used to reduce the total cost per functional resident so that new development is not overcharged for its capital revenue contributions used to expand the parks and trails infrastructure. Based on our review and discussions with Town Staff, no credit is appropriate at this time.

5.4.4 Proposed Parks and Trails Impact Fee

The maximum supportable proposed parks and trails impact fee that can be assessed to new development is based on each development type's proportionate impact placed on the Town's system. The parks and trails impact fees were calculated using the system standard average cost methodology as all development will benefit from existing and new improved parks and trails infrastructure through 2034. The proposed fees reflect the value per EDU of the parks and trails infrastructure as determined by dividing the total value of the existing and new assets by the projected number of EDUs ($7,845,959 / 1,350 = $5,811). The proposed parks and trails impact

fees are summarized in **Table 5.3**. These fees identified represent the fees necessary to fund new development, or "growth's" proportionate share of police vehicles and equipment through 2034. **Table 5.4** presents the comparison between the existing and proposed Parks and Trails Impact Fee.

Table 5.3: Fee by Development - System Standard

Description		Value
Total Cost to be Recovered	$	7,845,959
EDUs		1,350
Cost per EDU	$	5,811
Single Family Fee (1.00 EDU)	$	5,811
Multi-Family Fee (0.91 EDU)	$	5,305

Table 5.4: Fee Development - Existing vs. Proposed Fee

Description	Calculated Fee	Current Fees	Difference - $	Difference - %
Residential				
Single Family	$ 5,811	$ 888	$ 4,923	554.48%
Multi-Family	5,305	888	4,417	497.45%

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Section 6 - Implementation

6.1. Impact Fee Adoption Process

The Town will impose impact fees under authority granted by the Florida Impact Fee Act (the Act), contained in Section 163.31801 of the Florida Statutes. The analysis contained in the preceding chapters of this report meets the requirements of the Act for imposition of impact fees.

Key portions of Section 163.31801 are reproduced below:

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on the most recent and localized data.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to the current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

163.31801(8) also states:

> A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

6.2. Demonstrated Need Study

The Town has completed a Demonstrated Need Study dated April 2025, consistent with the requirements listed above in s. 163.31801 (6) g to allow the Town Council the option to increase fees at a level greater than the established phase-in limitations. The study establishes the extraordinary circumstances in Montverde necessitating the need to exceed the phase-in limitations for the administration facilities, transportation, and parks and trails impact fees. The following summarizes the extraordinary circumstances that are discussed in greater detail in the Demonstrated Need Study:

- Montverde has grown at a rate that significantly exceeds the rate of growth for Lake County and the State of Florida as a whole. The high rate of growth will continue to place significant demands for the Town's infrastructure.

- Since the previous Impact Fee Study update in 2017, construction costs for capital facilities have increased significantly. The fees calculated in 2017 can no longer fund the intended facilities level of service.

- Implementing increased impact fees in the manner provided for under the phase-in limitations in s. 163.31801 (6) g would result in a significant revenue loss to Montverde, especially in the Town's case where the initial fees that were previously adopted were based on incremental costs of a preliminary CIP and not a buy-in method that included both existing system facilities as well as projected needs. Additionally, these initial fees in 2017 were adopted before the fee adjustment limitations and phase-in provisions. The current requirements are an additional restriction and delay with the phase in of fee updates. Facilities needed to serve new development would have to be funded by existing taxpayers, or else the Town's facility standards would decrease.

6.3. Programming Revenues and Projects with the CIP

The Town maintains a multi-year Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The Town may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the Town's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the Town should consider revising the fees accordingly.

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Section 7 - Conclusions

This study has found a need for the Town to continue to impose development impact fees as a mechanism for recovering the capital costs associated with system growth and expansion. Based on the reviews, analyses and assumptions provided herein, it is concluded that:

1. The application of impact fees for new system connections is common for municipalities in Florida. As growth continues to impact the region, and as state and federal funding programs are reduced or eliminated, it is prudent management practice to adopt mechanisms to recover capital costs incurred by the municipality for making service available to future customers.

2. Through the Act, contained in Section 163.31801 of the Florida Statutes, the Florida legislature has found that it is prudent to require new customers to bear a portion of the costs of current capacity and future expansions their presence will demand. It should be noted that Willdan is not attempting to issue a legal opinion regarding the Act, or any court proceedings leading to the enactment of the Act. Any questions regarding the legal consideration provided herein should be directed to the Town's legal counsel.

3. The impact fees developed herein is equitable and provides for reasonable recovery of the capital costs associated with providing development service to new customers.

4. The impact fees developed herein are calculated in accordance with the requirements of the Act and utilize methodologies that are consistent with industry standards.

5. The calculated impact fees are based on the current capital improvement plan adopted by the Town. The combined methodology (buy-in and incremental cost) is common for public utility systems in Florida and is consistent with common industry standards.

Section 8 - Recommendations

Based on the reviews, analyses and assumptions discussed herein, as well as the resulting conclusions provided above, it is respectfully recommended that the Town:

1. Adopt the calculated impact fees and application methodology as developed in this Report, or other such impact fee amounts as determined appropriate by the Town but not to exceed the fee amounts calculated herein. Based on the Impact Fee Act, the Development Impact Fees would be limited to an increase of 50% to be phased-in over a four-year period. However, noted in the previous section, based on the Statute, the fee update can be implemented in a single adjustment based on a Need Study, a minimum of two public workshops dedicated to the extraordinary circumstances, and the impact fee increase ordinance approved by at least a two-thirds vote of the governing body.

2. Set an effective date for collection of the updated development impact fees a minimum of 90 days from adoption. This is to allow for a "grace period" for potential in-progress development.

3. Readdress the impact fee study at least within the next 4 years, or at such times as future capital budgets are developed and additional capital costs are incurred that may result in material adjustments to the impact fee as adopted.

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Exhibits

Exhibit 1. System Valuation: Administration Facilities - Existing Assets

Description	Replacement Cost New Less Depreciation (RCNLD)
Administration Facilities	
Land	
HARDEN PROPERTY	$ 253,557
BECHEEN PROPERTY	41,321
LAND	6,500
Buildings	
LIBRARY	152,379
LIBRARY INFRASTRUCTURE IMPROVEMENTS	16,599
TOWN HALL	658,002
TOWN HALL INFRASTRUCTURE IMPROVEMENTS	17,602
TOWN HALL INFRASTRUCTURE IMPROVEMENTS	21,329
TOWN HALL PARKING LOT	242,879
TOWN HALL INFRASTRUCTURE IMPROVEMENTS	307,994
AUDITORIUM INFRASTRUCTURE IMPROVEMENTS	38,865
POLICE/SHERIFF BUILDING IMPROVEMENTS	70,143
COMMUNITY BUILDING ELECTRONIC DOOR ACCESS/KEY	1,632
COMMUNITY BUILDING INFRASTRUCTURE IMPROVEMENTS	46,988
COMMUNITY BUILDING	11,552
COMMUNITY BLDG 200 AMP 3 PHASE SERVICE	5,143
COMMUNITY BLDG INFRASTRUCTURE IMPROVEMENTS	7,657
Facilities	
RAMP AT LIBRARY	719
TOWN SIGN	608
BLACK MTN ACH CREDIT MODULE	697
ELECTRONIC DOORS FOR AUDITORIUM	4,542
6TH ST A/C SYSTEM - LIBRARY	10,260
TOWN HALL PARKING LOT LIGHTS	6,766
IMPROVEMENTS TO TOWN HALL	4,427
TOWN HALL BRICK PAVERS	4,325
TH BRICK WALK WAY	1,996
9 ELECTRIC OUTLETS FOR TOWN HALL	2,171
TOWN HALL SIGN	1,885

Exhibit 1. System Valuation: Administration Facilities - Existing Assets

Description		Replacement Cost New Less Depreciation (RCNLD)
Administration Facilities		
Vehicles and Equipment		
DEFIBRILLATOR		523
DELL POWER SERVER		802
AUDITORIUM SOUND SYSTEM		1,231
ZOOM CAMERAS		21,158
COMPUTER SERVER FROM ITECH		7,179
CARPET FOR AUDITORIUM		2,337
TOWN HALL INFRASTRUCTURE IMPROVEMENTS		8,979
READER SIGN BOARD		651
BOA - OUTDOOR DISPLAY CASE		1,527
LIBRARY BOOK DROP		1,056
5 HP PUMP AND MOTOR		2,584
SECURITY AND SURVEILLANCE SYSTEM		3,096
FURNITURE		40,015
BLACK MOUNTAIN SOFTWARE		6,146
COUNCIL CHAMBERS FURNITURE		927
CODE RED EMER NOTIFICATION SOFTWARE		580
CHAIRS FOR AUDITORIUM		3,970
2002 CHEVY IMPALA		4,047
Total Administration Facilities	**$**	**2,045,347**

Source: Town of Montverde

Exhibit 2. System Valuation: Transportation - Existing Assets

Description	Acquisition Date	Original Cost	Accumulated Depreciation	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
Streets					
PAVING PORTER & 8TH 8TH & FRANKLIN	04/15/08	$ 9,570	$ 9,570	$ 15,890	$ 6,320
PAVING CR 455 & LAKESIDE	06/05/08	7,095	7,095	11,781	4,686
LONGRIDGE ASPHALT PATCHES	08/17/10	2,250	2,250	3,528	1,278
PALM VIEW DRAINAGE IMPROVEMENTS	08/17/10	6,800	6,800	10,664	3,864
9TH ST SWALE APRON	09/28/10	6,600	6,600	10,350	3,750
REGRADE & SOD SWALES	09/27/11	24,399	24,399	37,118	12,719
CONCRETE WORK @ LAKE STREET	06/26/13	2,590	2,590	3,743	1,153
FOUR LAKES LANE DRAINAGE REPAIRS	05/19/14	3,950	4,115	5,558	1,444
ROAD IMPROVEMENTS	08/30/21	21,000	6,484	23,882	17,398
BOA - CONCRETE SCARIFER	03/16/22	2,675	681	2,838	2,157
CONCRETE PADS FOR MAIL BOXES, 3 CURBS AT CR455	03/16/23	3,989	399	4,121	3,722
FRANKLIN PARK CONCRETE SLAB	04/01/15	3,500	1,663	4,813	3,150
PAVING	03/01/98	64,382	57,943	150,061	92,118
PAVING	03/01/00	96,209	80,174	213,393	133,219
PAVING	03/01/03	1,400	1,025	2,886	1,860
PAVING	03/01/04	75,846	52,041	147,090	95,048
ROAD REPAIRS & IMPROVEMENTS	03/26/09	48,616	25,253	78,275	53,022
ROAD REPAIRS & IMPROVEMENTS	04/08/09	6,750	3,488	10,868	7,380
PAVING -VIRGINIA FRANKLIN DORIS	04/22/10	28,551	13,800	44,772	30,973
STRAHAN DRAINAGE IMPROVEMENTS	08/06/10	16,289	7,692	25,544	17,852
DIVISION STREET PAVING	08/30/11	28,220	12,385	42,931	30,546
PARK AVE LANE PAVING	08/30/11	64,529	28,321	98,169	69,848
BASE & PAVE NINTH ST	03/01/18	42,805	9,393	53,393	44,000
PAVE THIRD ST	01/10/18	11,050	2,486	13,783	11,297
STRAHAN ST CORNER	09/15/11	5,298	2,310	8,059	5,749
8TH STREET RESURFACE	04/01/15	14,025	4,441	19,285	14,843
DORIS STREET RESURFACE	04/01/15	22,919	7,258	31,513	24,256
PAVING AND BASE WORK MONTVERDE	04/01/15	3,283	1,039	4,513	3,474
9TH STREET BASE	04/01/15	7,825	2,478	10,759	8,282
STREET PAVING & IMPROVEMENT	10/24/08	13,730	7,323	22,798	15,475
ROAD REPAIRS	03/18/09	23,485	12,199	37,812	25,613
AMBASSADOR PAVING	07/20/22	33,500	2,456	35,538	33,082
DOWNTOWN STREETSCAPE	05/04/12	123,067	38,202	182,436	144,234

Exhibit 2. System Valuation: Transportation - Existing Assets

Description	Acquisition Date	Original Cost	Accumulated Depreciation	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
SIDEWALKS	03/01/04	5,999	5,999	11,634	5,635
SIDEWALK IMPROVEMENTS	03/31/05	5,968	5,819	11,059	5,241
SIDEWALKS	03/31/06	92,851	57,271	165,293	108,022
REMOVE & REPLACE SIDEWALKS	08/20/10	6,843	6,843	10,731	3,888
DOWNTOWN SIDEWALK	09/25/14	1,950	1,311	2,744	1,433
Vehicles					
FORD RANGER	03/01/04	5,999	5,999	10,134	4,135
Building/Equipment/Land/Structures					
GIS SOFTWARE (INTERLOCAL)	04/01/15	1,808	1,808	2,434	626
BOA - SKID STEER AUGER	03/16/21	2,590	1,312	3,050	1,738
STREET SIGNS (SPEED)	08/18/22	15,926	3,377	17,364	13,987
ALUM SIGNS	10/01/21	16,996	5,099	20,014	14,915
EQUIPMENT	03/01/03	1,607	1,607	2,787	1,180
RADAR SIGN	11/16/17	3,990	2,727	5,194	2,467
RADAR SIGN	03/09/18	3,990	2,627	5,070	2,443
TRANSPORTATION EQUIPMENT	03/01/03	3,009	3,009	5,219	2,210
SIGN SCENIC BYWAY	09/03/09	2,098	2,098	3,120	1,022
DIRECTIONAL SIGNAGE	09/11/09	29,690	29,690	44,158	14,468
4TH & PORTER APRON AT KIRK PARK	07/09/10	1,350	1,350	1,975	625
STREET SIGNS	10/20/20	28,133	11,107	34,685	23,578
BOA - SKID STEER TRENCHER/MOUNT	03/16/21	5,219	1,851	6,146	4,295
Traffic Lights					
LED LIGHTS & POLES	06/21/21	44,747	14,674	52,693	38,018
Total Transportation Facilities		**$ 1,106,959**		**$ 1,783,671**	**$ 1,173,740**

Source: Town of Montverde

Exhibit 3. System Valuation: Parks and Trails - Existing Assets

Description	Asset Type	Apply CCI	Acquisition Date	Original Cost	Accumulated Depreciation	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
Park Assets							
Infrastructure							
TREE IRRIGATION MULCH INSTALLATION	Infra	Yes	11/8/2010	18,075	18,075	28,345	$ 10,270
STRETCHER PROP IMPROVEMENTS	Infra	Yes	4/2/2012	2,830	2,830	4,195	1,365
BOAT RAMP-CONCRETE RAMP	Infra	Yes	3/8/2008	4,159	4,159	6,906	2,747
AERATION SYSTEM ELECTRIC	Infra	Yes	7/23/2009	17,100	17,100	27,532	10,432
LAKE FLORENCE AERATION SYSTEM	Infra	Yes	9/30/2009	33,289	33,289	53,598	20,309
LAKE FLORENCE DOCK	Infra	Yes	9/8/2008	8,550	8,550	14,197	5,647
NEW SOD AT KIRK PARK	Infra	Yes	6/1/2018	3,488	1,860	4,351	2,491
DUGOUT & FIELD IMPROVEMENT	Infra	Yes	4/13/2011	5,645	5,645	8,588	2,943
KIRK PARK	Infra	Yes	9/12/2013	51,200	51,200	73,999	22,799
LIGHTING FOR KIRK PARK	Infra	Yes	9/23/2008	35,638	35,638	59,175	23,537
FENCE AT TRUSKETT PARK	Infra	Yes	3/10/2017	3,267	2,151	4,198	2,048
FENCE AT TRUSKETT PARK - CHAIN LINK	Infra	Yes	4/6/2017	1,768	1,149	2,272	1,123
FENCE AND RAIL AY TRUSKETT PARK	Infra	Yes	4/6/2017	1,499	974	1,926	952
DECK & RAIL REPLACEMENT AT FLORENCE PARK	Infra	Yes	5/2/2017	7,800	5,005	10,024	5,019
ALUMINUM RAILING AT FLORENCE PARK	Infra	Yes	9/30/2017	5,745	3,447	7,383	3,936
23 FT FENCE & GATE STECHER PROPERTY	Infra	Yes	2/1/2018	2,700	1,530	3,368	1,838
REBUILD LAKE FLORENCE DOCK	Infra	Yes	1/1/2018	33,895	19,490	42,279	22,790
CHASE - SAMS TABLES AND CHAIRS	Infra	Yes	8/22/2022	4,193	465	4,448	3,983
4 TIER WATER FOUNTAIN	Infra	Yes	9/30/2011	4,000	3,222	6,085	2,863
STAGE ROOF	Infra	Yes	4/11/2011	16,271	13,559	24,753	11,194
ELECTRICAL IMPROVEMENTS	Infra	Yes	4/13/2011	13,421	11,184	20,418	9,233
UNDERGROUND POWER AT KIRK PARK	Infra	Yes	12/21/2016	6,050	2,722	8,075	5,353
BIKE PATH	Infra	Yes	3/1/2004	73,637	72,109	142,806	70,697
BIKE PATH CONCRETE PADS/BENCH	Infra	Yes	3/1/2005	7,938	7,344	14,710	7,366
STEEL BENCH AND BIKE RACK	Infra	Yes	3/31/2005	9,102	8,421	16,867	8,446
HANDICAP PARKING STALLS & BB C	Infra	Yes	3/31/2007	2,064	1,703	3,575	1,872
KIRK PARK IMPROVEMENTS	Infra	Yes	3/31/2007	35,465	29,266	61,431	32,165
KIRK PARK LIGHTING	Infra	Yes	12/12/2008	106,915	79,295	177,526	98,231
TRUSKETT PARK PHASE II	Infra	Yes	1/6/2009	66,790	49,258	107,536	58,279
TRUSKETT PARK I	Infra	Yes	2/20/2009	33,821	24,802	54,454	29,652
60 AMP SERVICE TO NEW STAGE	Infra	Yes	3/29/2009	2,818	2,055	4,537	2,482
SEPTIC TANK SYSTEM AT COMMUNITY BLDG	Infra	Yes	4/1/2018	8,045	1,475	10,035	8,560
PARKING COMMUNITY BLDG	Infra	Yes	9/15/2011	2,440	983	3,712	2,729
DOWNTOWN STREETSCAPE ISLAND	Infra	Yes	11/13/2012	6,463	2,352	9,580	7,228
REPLACE DUGOUT ROOF	Infra	Yes	4/16/2018	1,950	264	2,432	2,168
REPLACE PAVILION ROOF	Infra	Yes	9/19/2018	5,850	731	7,297	6,566
TRUSKETT PARK SIDEWALK/PARKING	Infra	Yes	9/28/2010	6,351	6,351	9,959	3,608
Total Infrastructure				650,232	529,654	1,042,574	512,920
Land							
LAND	Land	No	1/1/1971	3,780	0	3,780	3,780
LAND	Land	No	1/1/1971	34,357	0	34,357	34,357
16912 RIDGEWOOD LAND	Land	No	6/29/2011	45,237	0	45,237	45,237
LAND DEPOSIT	Land	No	7/27/2014	2,000	0	2,000	2,000
LAND	Land	No	1/1/1971	6,994	0	6,994	6,994
Total Land				92,368	0	92,368	92,368
Vehicles, Furniture & Equipment							
KITCHEN EQUIP/COMMUNITY BUILDING	Equip	Yes	9/8/2016	7,700	7,700	10,237	2,537
4 COMPRESSOR FOR AERATION	Equip	Yes	4/1/2015	1,996	1,996	2,687	691
LAKE FLORENCE COMPRESSOR	Equip	Yes	4/1/2015	1,169	1,169	1,574	405
LK FLORENCE COMPRESSOR	Equip	Yes	4/10/2017	1,857	1,857	2,417	560
AC COMPRESSOR	Equip	Yes	6/1/2018	1,051	1,051	1,336	285
GREEN TABLE W/BLACK FRAMES	Equip	Yes	10/27/2010	3,802	3,802	5,563	1,761
FITNESS EQUIPMENT	Equip	Yes	3/29/2011	5,109	5,109	7,248	2,138
HANDICAP RAMP	Equip	Yes	11/3/2009	8,120	8,120	12,077	3,957
BIKE RACKS RECEPTACLES BENCHES	Equip	Yes	1/13/2010	14,211	14,211	20,796	6,584
BASEBALL FIELD FENCE	Equip	Yes	3/22/2011	4,225	4,225	5,993	1,768
CORY HEAT AND AIR	Equip	Yes	11/23/2021	3,120	827	3,674	2,847
Z TRAC MOWER	Equip	Yes	3/31/2005	3,615	3,615	5,906	2,291
PLAYGROUND EQUIP (SPIDER PLAY, SWING, DUCK, ETC.)	Equip	Yes	8/11/2021	32,061	6,860	37,753	30,893
LL37060DEN DR LEAF VAC PROMAX 450 11.7 HP ES	Equip	Yes	7/13/2022	4,373	533	4,768	4,235
PLAYGROUND EQUIPMENT	Equip	Yes	10/23/2007	36,199	36,199	55,707	19,508
Total Vehicles, Furniture & Equipment				128,609	97,275	177,737	80,462
Total Parks				$ 871,209	$ 626,929	$ 1,312,679	$ 685,750
Trails Assets							
Infrastructure							
LIGHTING FOR BIKE TRAIL	Infra	Yes	4/1/2015	3,560	3,026	4,895	1,869
LIGHTING FOR BIKE TRAIL	Infra	Yes	4/1/2015	750	638	1,031	394
RECREATIONAL TRAIL	Infra	Yes	5/21/2014	186,148	116,860	261,934	145,074
TRAIL EXTENSION	Infra	Yes	10/1/2014	6,809	4,085	9,581	5,496
RECREATIONAL TRAILS	Infra	Yes	3/15/2012	8,166	4,730	12,106	7,376

Exhibit 3. System Valuation: Parks and Trails - Existing Assets

Description	Asset Type	Apply CCI	Acquisition Date	Original Cost	Accumulated Depreciation	Replacement Cost New (RCN)	Replacement Cost New Less Depreciation (RCNLD)
Park Assets							
Total Trails				$205,433	$129,338	$289,547	$ 160,209
Total Parks and Trails				**$1,076,642**	**$756,267**	**$1,602,226**	**$845,959**

Source: Town of Montverde

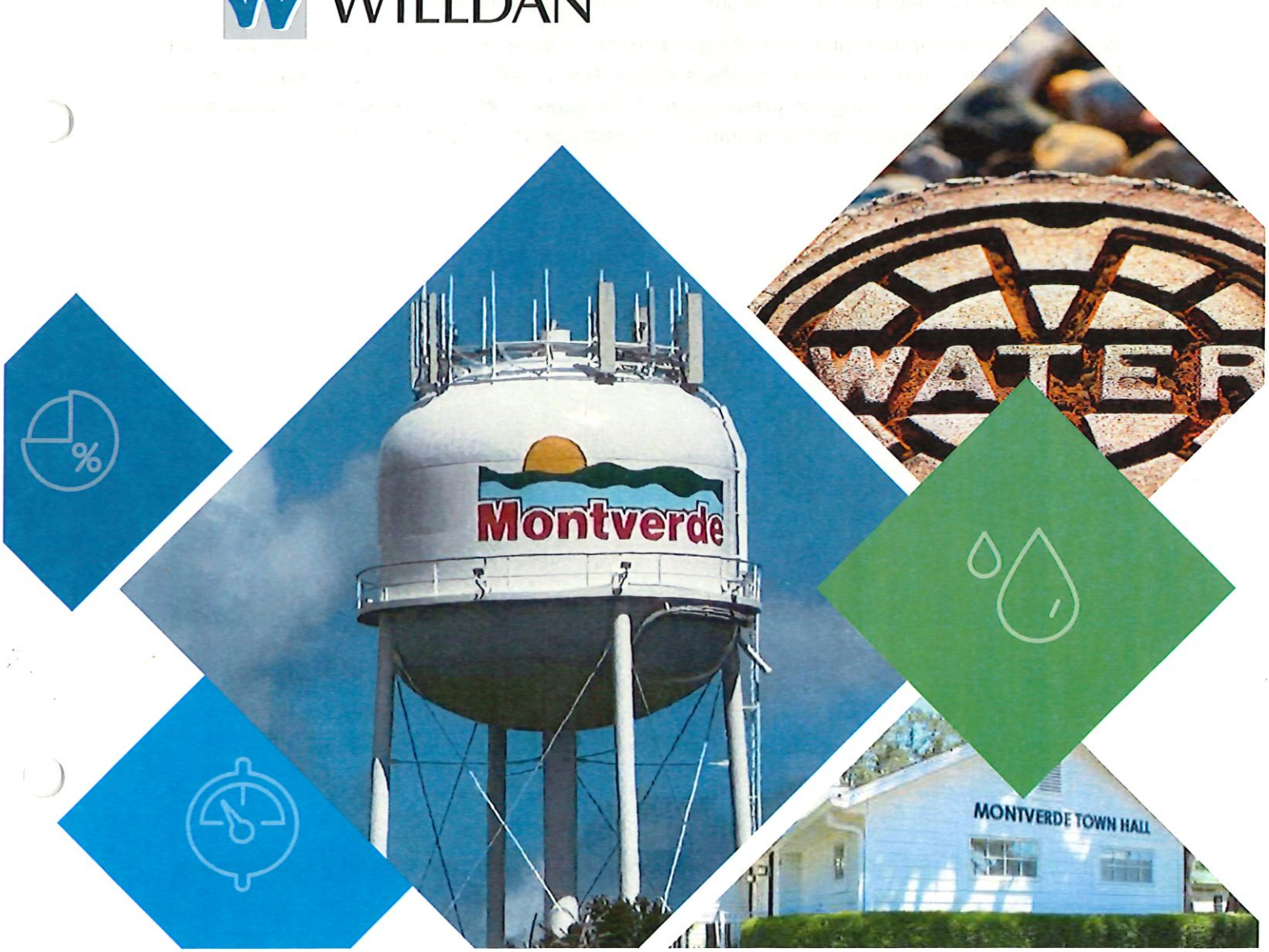
Town of Montverde, FL

Water Impact Fee Study

April 2025

Draft

WILLDAN



April 10, 2025

Paul Larino, Town Manager
Town of Montverde
17404 Sixth St.
P.O. Box 560008
Montverde, FL 34756

Subject: Water Impact Fee Study

Dear Mr. Larino,

WILLDAN FINANCIAL SERVICES is pleased to submit to Town of Montverde, Florida the Water Impact Fee Study report for your consideration. We have completed the analyses for the review and update of water impact fees and have summarized the results herein.

We appreciate the opportunity to be of service to the Town in this matter. In addition, we would like to thank you and the other members of the Town staff for the valuable assistance and cooperation provided during the preparation of the Report. We look forward to collaborating with you on future projects and continuing a successful professional relationship.

Respectfully Yours,
WILLDAN FINANCIAL SERVICES

Tara Hollis

Tara Hollis, CPA, CVA, MBA
Principal Consultant

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Report

Section 1 - Introduction and Assumptions

1.1. Introduction

Willdan Financial Services "Willdan" was retained by the Town of Montverde, Florida ("Town") to conduct the Water Impact Fee Study ("Study"). This report details the results of the Study analysis for the forecast fiscal period, 2025 through 2034.

1.2. Overview of the Study

The impact fee study was a collaboration between Willdan and the Town. Willdan reviewed data and assumptions with Town staff, specifically growth projections and future capital needs to update water impact fees.

The Town of Montverde currently assesses a water impact fee to new development to help offset the cost new development places on the respective systems as they develop within the Town limits.

Willdan conducted an analysis of the costs to provide capacity for new development by examining planned capital facilities that are required to serve new development. The approach used to calculate the water impact fee adheres to Florida State law.

The primary policy objective of a water impact fee program is to ensure that new development pays the capital costs associated with development. Although development also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this report is to calculate and present fees that will enable the Town to expand its inventory of water facilities, as new development creates increases in service demands.

1.3. Legal Considerations

Court Proceedings - General

Generally, courts throughout the United States have found that capacity-related fees associated with new customer connections to utility systems are legal as long as they meet a Rational Nexus Test. In accordance with common court rulings, the rational nexus test requires that certain conditions be met in order to have a valid capacity-related fee. Typically, the court decisions have found that such fees are valid if the following standards are met:

1. The required payment should primarily benefit those who must pay it because they receive a special benefit or service as a result of improvements made with the proceeds;

2. Proceeds from the required impact fee payments are dedicated solely to the capital improvement projects (i.e. proceeds are not placed in a general fund to be spent on ongoing expenses and maintenance, which characterizes a tax, but are set aside in a restricted reserve fund);

3. The revenue generated by the required payment should not exceed the cost of capital improvements to the system; and

4. The required payments are imposed uniformly and equitably on all new customers based on their anticipated usage (i.e. a relationship between the fees paid and the benefits received).

In general, most courts have found that it is reasonable for utility systems to take steps to ensure that there are adequate funds for capital projects, and to set aside collected fees in a special account for that purpose. Additionally, new customers are treated alike in that all must pay a fee based on anticipated usage and/or potential demand. Finally, courts have reasoned that it is rational for a utility system to prepare to pay for future capital projects and, while imposing a capacity-related fee may not be the only way to raise such funds, it is a reasonable and legitimate method of accruing funds.

Court Proceedings – Florida

The precedent for connection/impact fees and related charges in Florida was set in the landmark Florida Supreme Court decision, Contractors and Builders Association of Pinellas County vs. City of Dunedin, Florida, 312 So. 2d763 (Fla 2d DCA 1975). The litigation and judgment regarding the validity of capital-related fees provides that an equitable cost recovery mechanism, such as capacity fees, can be levied for a specific purpose by a Florida municipality as a capital fee for services. In the ruling, the court identified certain conditions as necessarily present in order to have a valid fee. In general, the court decision addressed the following:

1. The impact fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a relationship to the amount of services requested;

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users;

3. The impact fee should, to the extent practical, only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements that are required solely due to growth. Therefore, expenses due to normal renewal and replacement of a facility (e.g.,

replacement of a capital asset) should be borne by all users of the facility or municipality. Similarly, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility; and

4. The municipality must adopt a revenue-producing ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the capital charge generates. Therefore, the funds collected from the impact fee should be retained in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria provided above, the impact fee analyses conducted herein will: 1) include only the actual and estimated near term incremental costs of existing and new facilities associated with the capital facilities to serve new customers; 2) not reflect costs of improvements associated with the renewal and replacement (R&R) of existing capital assets that are allocable to existing users of the system; and 3) not include any costs of operation and maintenance of the facilities associated with the system.

1.4. Florida Impact Fee Act

The Florida Legislature has found that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further found that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. As a result of such findings, on June 14, 2006 the Legislature created Section 163.31801 of the Florida Statutes. This section of the statute is referred to as the Florida Impact Fee Act. Due to the growth of impact fee collections and local governments' reliance on impact fees, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority must comply with the Act.

The Town will impose impact fees under authority granted by the Florida Impact Fee Act (the Act), contained in Section 163.31801 of the Florida Statutes. The impact fee study prepared for the Town has been conducted in accordance with the State Statute and meets the requirements of the Act for the imposition of Impact Fees.

1.5. Calculation Methodologies

Three basic methodologies are typically used to calculate impact fees. The methodologies are used to determine the best measure of demand created by new development. The methodologies can be classified as looking at the past, present, and future capacities of infrastructure. The defined methodologies include the buy-in method, incremental or marginal

cost method, and combined cost method. A brief description of each of these methodologies as defined in American Water Works Association Manual M1 is provided below.

- ***Buy-in Method***. Based on the value of the existing system's capacity. Under this method, new development "buys" a proportionate share of capacity at the cost (value) of the existing facilities.

- ***Incremental/Marginal Cost Method***. Based on the value or cost to expand the existing system's capacity. This method assigns to new development the incremental cost of future system expansion needed to serve new development.

- ***Combined Cost Method***. Based on blended value of both the existing and expanded system capacity. This method uses a combination of the buy-in and incremental/marginal cost methods.

1.6. Reliance on Data

In the preparation of this Report, certain information has been used and relied upon that was provided to Willdan by other entities. Such information includes, but is not limited to, audited financial statements, annual operating budgets, capital information, asset lists, cost data, fee schedules and other information provided during the study. While the sources and applicable information are believed to be reliable, no independent verification of the information has been made and no assurances are offered with respect to the accuracy of the applicable information. To the extent that information used to develop the assumptions applied in the Report differs from actual results, the analyses developed herein could be impacted accordingly.

1.7. Overview of the Impact Fee Calculation Process

This Study presents an overview of the concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the study. Finally, appendices with detailed schedules are presented for further review of the data, assumptions and calculations which drive the results presented in this Study. The report is organized as follows:

- Section 1 – Introduction
- Section 2 – Water Impact Fee Calculation
- Section 3 – Implementation
- Section 4 – Conclusions
- Section 5 – Recommendations
- Exhibits

1.8. Acknowledgements

This Report was prepared with the valuable cooperation and assistance of the Staff of the Town of Montverde, Florida.

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Section 2 - Water Impact Fee Calculation

2.1. General

Impact fees and other comparable charges are often referred to by various terms including impact fees, capacity fees, system expansion fees, capacity reservation charges, facility fees, capital connection charges or other such terminology. In general, an impact fee is a one-time charge imposed with respect to new development to fund costs of capital improvements necessitated by the development, to recoup costs of existing facilities which serve the new development and to recoup costs to purchase capacity in the facilities of other local governments. Such capital costs generally include the construction of facilities as well as engineering, surveys, land, financing, professional fees and administrative costs. It has become customary practice for water utility systems to implement impact fees (or other similar charges) to establish a source of funding for future capital projects. This practice helps to mitigate the need for existing customers to pay for system expansions entirely through increased user rates.

2.2. Criteria for Impact Fees

The purpose of an impact fee is to allocate, to the extent practical, growth-related capital costs to those customers responsible for such additional costs. To the extent that new population growth imposes identifiable additional capital costs to municipal services, equity and prudent financial practice necessitate the assignment of such costs to those customers or system users responsible for the additional costs rather than the existing user base. This practice has been labeled as "growth paying for growth" without placing the full cost burden on existing users.

It is important to note that an impact fee is different than an assessment or tax. A special assessment is predicated upon an estimated increment in value to the property assessed by virtue of the improvement being constructed in the vicinity of the property. Further, the assessment must be directly and reasonably related to the benefit the property receives. Impact fees not related to the value of the improvement to the property but rather to the usage of the facilities required by the property. Until the property is developed, there is no burden placed upon the servicing facilities and the land use may be entirely unrelated to the value of the assessment basis of the underlying land. With respect to a comparison to taxes, impact fees are distinguishable primarily in the direct relationship between the amount charged and the measurable quantity of public facilities required. In the case of taxation, there is no requirement that the payment be in proportion to the quantity of public services consumed, and funds received by a municipality from taxes can be expended for any legitimate public purpose.

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2.3. Existing Water Impact Fee

The Town currently imposes a water impact fee on new customers requiring water utility service. The current fee is $5,550 per equivalent residential unit (ERU).

2.4. Existing Connection Fees

The Town currently imposes connection fees on new customers connecting to the water system. However, it is important to note that such connection-related fees are different than the impact fees developed and proposed herein. The distinguishing characteristic is that the connection fees are established for the purpose of recovering the operating costs associated with performing the customer service act of physically making a new system connection (i.e., materials, labor, equipment, and vehicles). Impact fees, on the other hand, are established for the purpose of recovering the major capital costs incurred in making water utility services available to the public. The impact fees calculated herein are intended to be in addition to the connection fees. As such, it is proposed that the existing connection fees continue to be imposed. It should be noted that, for the purpose of this Study, the existing connection fees are assumed to recover the costs associated with actual physical connection to the system. A review of these fees in relation to actual costs incurred is beyond the scope of this Study.

2.5. Existing and Planned Capital Facilities

Existing Facilities – Buy-In Method

In considering the recovery of existing asset costs under the buy-in method, the general concept is that new customers "buy" a proportionate share of system capacity at the value of the existing facilities. It is important to note that while this methodology is labeled as *buy-in*, payment of an impact fee does not transfer any ownership of the assets to the customer. Rather, such payment provides access to capacity at a status equal to that of existing customers of the system.

While there are varying asset valuation methods, a common approach is to value the existing assets at a replacement cost amount. According to the replacement cost method, the existing system components are valued at the estimated current cost of replacing the facilities. The analysis developed herein uses an approach referred to as Replacement Cost New Less Depreciation (RCNLD). Applying the RCNLD method, the original costs are escalated to current dollars using construction cost indices, and then the result is adjusted down for the accumulated depreciation. This approach results in a replacement cost valuation that reflects the remaining depreciable life of the facilities.

In performing the RCNLD analysis, the Town provided a detailed listing of the current water system facilities (the "Asset Listing"). The Asset Listing contained the original cost, the date

placed in service and the accumulated depreciation for each asset. The replacement cost of each asset is estimated by using construction cost indices information contained in the Handy-Whitman Index (HWI) of Public Utility Construction Costs for the South Atlantic Region. The HWI calculates the cost trends for diverse types of utility construction, including water systems. The published indices are used by regulatory bodies, operating entities, utility systems, service companies, valuation experts and insurance companies. The HWI values are widely used to trend earlier valuations and original cost records to estimate replacement cost at prices prevailing at a certain date or to the present. While other construction cost indices are available, the HWI is used in this analysis because it is specifically tailored to the utility industry.

After the replacement cost is calculated for each individual asset item, the adjusted accumulated depreciation is deducted for each asset item. The result is the RCNLD. The asset data and applicable recoverable cost allocations are provided in **Exhibit 1** at the end of this Report. The existing capital facilities and RCNLD calculations are summarized in **Table 2.1**.

Table 2.1: Summary of Existing Water Facilities

Description	Original Cost	Replacement Cost New	Accumulated Depreciation	RCNLD
Water Assets by Category:				
Land	$ 300,963	$ 300,963	$ 0	$ 300,963
Treatment Plant	1,157,358	3,811,964	(745,543)	3,066,421
Lines	1,253,322	3,462,181	(540,847)	2,921,334
Tanks	7,128	11,191	(6,647)	4,544
Meters	376,391	869,300	(131,646)	737,654
Hydrants	12,465	32,302	(5,723)	26,579
Vehicles	42,519	42,519	(11,801)	30,718
Total	$ 3,150,146	$ 8,530,420	$ (1,442,207)	$ 7,088,213

For the purpose of the impact fee analysis, the existing assets are categorized based on the major components of **Treatment** and **Transmission**. The treatment category includes any treatment plant facilities, and accompanying supply and storage facilities. The transmission category consists of major water mains, and water pumping facilities. The existing recoverable water capital asset cost allocations included in the analysis are summarized in **Table 2.2**.

Table 2.2: Summary of Existing Water Facilities Component Allocation

Description	Allocation	
	Percent (%)	Amount ($)
Treatment Facilities	47.51%	$ 3,367,384
Transmission Facilities	52.49%	3,720,829
Total	**100.00%**	**$ 7,088,213**

Capital Improvements Program – Incremental Cost Method

In considering the recovery of future asset costs under the incremental cost method, the general concept is to assign to new development the incremental cost of future system expansion needed to serve the new development. When using this method, the Act requires a capital improvements program ("CIP") that identifies the costs associated with new capacity and the timing of the expenditures. It is also important to consider the planned funding sources for the projects identified in the CIP. For example, projects that are funded from grants or developer contributions are excluded from the impact fee calculation as these are costs that are not incurred by the utility.

The impact fees developed herein utilize the incremental cost method and therefore include future capital improvement projects and their applicable additions to system capacity. The Town has a CIP that provides a listing of individual projects and anticipated construction costs for the 10 fiscal years from FY 2025 through FY 2034. Like the rationale for excluding certain existing assets from recovery through impact fee, the CIP project costs included for capital recovery in the analysis consist of only those projects associated with system-wide upgrades or expansions. As such, projects related to general maintenance (i.e., renewal and replacement of existing facilities) or localized facilities that benefit only certain customers are excluded from recovery through the impact fee. The CIP and resulting identification of assumed growth-related projects (i.e., project costs recoverable from impact fee) are provided in **Exhibit 2**. The Exhibit also provides a summary allocation of the recoverable costs between the treatment and transmission components. The projected growth-related projects and capital costs included in the analysis are summarized in **Table 2.3**.

Table 2.3: Summary of the CIP and Recoverable Capital Costs

Description	Total CIP	Excluded Capital	Recoverable Capital
Planned Water Facilities:			
Treatment Facilities	$ 12,851,100	$ (7,080,880)	$ 5,770,220
Transmission Facilities	4,524,760	(3,619,808)	904,952
Total	$ 17,375,860	$ (10,700,688)	$ 6,675,172

Total Facilities – Combined Method

The analysis developed herein for calculation of the Impact Fees proposes the combined method. As the name implies, the combined method includes the cost/value of both the existing facilities currently providing service, as well as the planned facilities required to perpetuate or expand service. This method assumes that the utility has capacity within the existing system sufficient to serve near-term growth but will require additional capacity to meet future growth needs.

Using this method, new customers pay an impact fee that reflects the value of both existing and planned capacity. The water system costs included for recovery are summarized in **Table 2.4**.

Table 2.4: Recoverable Water Capital Costs

Description	Existing Facilities	CIP	Combined
Recoverable Water Facilities:			
Treatment Facilities	$ 3,398,102	$ 5,770,220	$ 9,168,322
Transmission Facilities	3,690,111	904,952	4,595,063
Total	$ 7,088,213	$ 6,675,172	$ 13,763,385

2.6. Credit Component

To avoid overcharging new development for the water impact fee, a review of the capital financing program for water facilities was completed. The purpose of this review is to determine any potential revenue credits generated by new development that could be used for capital facilities, land, and vehicle/equipment expansion. Revenue credits are used to reduce the total cost, so that new development is not overcharged for its capital revenue contributions used to expand the water facilities infrastructure.

The Town is currently debt-free and does not anticipate incurring any debt during the projection period related to the water utility system. As a result, a debt service credit is not applicable.

2.7. System Capacity

As previously addressed, the purpose of the impact fees is to have new customers pay their proportionate share of system capacity. This concept implies that the fee is based on a unit cost of capacity. To apply a fee based on the unit cost of capacity, it is necessary to identify the capacities of the facilities for which cost recovery is assigned. As such, the methodology applied herein relies upon identifying the water treatment capacities as well as estimating the capacities of the major transmission facilities. Due to the regulatory and design requirements for water treatment plants, the capacity of treatment facilities is typically well documented. However, the volumetric capacity of the major transmission facilities is often difficult to determine. For this reason, in performing an analysis of this nature, the assumed capacity of the transmission facilities is commonly based on a factor of the associated treatment capacities. In developing the estimated amount of capacity for each respective category, the analysis relies on information provided by the Town, as well as assumptions based on industry standards.

Water Treatment

The Town owns and operates two water treatment plants (WTP). WTP #1 (Montverde Well #2) has a water treatment capacity of 612,000 gallons per day. WTP #2 (Montverde Well #3) provides a water treatment capacity of 1,163,000 gallons per day. The Town has a total treatment capacity of 1.775 million gallons per day (MGD).

In accordance with industry standards, the flow capacity is provided in terms of the maximum daily flow. However, the development and application of impact fees are based on average flow requirements. As such, it is necessary to convert the maximum daily flow (MDF) capacity to an estimated average daily flow (ADF) capacity. In accordance with industry standards and discussions with staff, it is assumed herein that the rated MDF is approximately 1.75 times the available capacity on an ADF basis. Applying this factor to the rated capacity for the water treatment facilities results in an average daily flow capacity of 1.014 MGD. An additional

adjustment is made for the assumed amount of unaccounted-for water (i.e., system flushing and backwashing, testing, line loss). The unaccounted-for water reduces the amount of capacity available to existing and future customers. Based on discussions with staff, the analysis performed herein assumes an average loss of 15.0% to adjust for the unaccounted-for water flows. This adjustment results in an estimated average daily treatment plant capacity of 0.862 MGD (see **Exhibit 3**). The average daily flow numbers are only for the purpose of calculating the cost per gallon of capacity and are not an indication of the actual need for water supply to meet existing or future demand.

Water Transmission

As previously addressed, the capacity of major transmission facilities can be difficult to determine and quantify. Such transmission capacity estimates are oftentimes not even developed in engineering documents such as master plans or Consulting Engineer's Reports. Based on discussions with staff, it is assumed that the existing transmission facilities can provide water flow at least equal to 1.00 times the projected max-day treatment capacity, resulting in 1.775 MGD. As with the methodology utilized for water treatment, a 15.0% loss adjustment is made to the transmission facilities resulting in an estimated transmission capacity of 1.509 MGD (see **Exhibit 3**).

2.8. Development of Impact Fees

The methodology utilized herein for developing the water impact fee relies upon the cost of major system facilities as well system capacities to calculate an estimated cost per unit (gallon) of capacity. Based on this methodology, it is estimated that the water facility costs are $13.69 per gallon of water capacity (combined treatment and transmission). The calculated costs per gallon of capacity are summarized in **Table 2.5**.

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Table: 2.5: Cost Per Gallon of Water Capacity

Description	Cost Per Gallon of Capacity
Net Recoverable Facilities:	
Treatment Facilities	$ 9,168,322
Transmission Facilities	4,595,063
Total	$ 13,763,385
Estimated Capacity (MGD):	
Treatment Facilities	0.86
Transmission Facilities	1.51
Cost Per Gallon:	
Treatment Facilities	$ 10.64
Transmission Facilities	3.05
Total	$ 13.69

In developing the water impact fee, the unit costs per gallon of capacity are applied to a common Level of Service (LOS) standard to establish the applicable fee per Equivalent Residential Unit (ERU). For purposes of applying the LOS, an ERU is representative of a single-family residential dwelling unit receiving water service from a 3/4-inch to 1-inch metered connection. In accordance with the Town's previous study and discussions with Town staff, the Town's level of service requirement for a single-family residential customer is based on 450 gallons of capacity per day per ERU. As such, for the analysis developed herein, it is assumed that 1 ERU requires a standard level of service of 450 gpd of water system capacity.

Applying the average day LOS amounts to the estimated unit costs per gallon of capacity results in the proposed/calculated water impact fee of $6,150, as rounded down, for a typical single-family residential connection (i.e., per ERU). The development of the water impact fee is detailed in **Exhibit 3**. A summary of the proposed/calculated water impact fee for a new residential connection is provided in **Table 2.6**.

Table 2.6: Calculation of Fee Per Equivalent Residential Unit (ERU)

Description		Fee per ERU
Cost Per Gallon:		
Treatment Facilities	$	10.64
Transmission Facilities		3.05
Combined Cost	$	13.69
Assumed Standard Level of Service Per ERU (GPD of Capacity		450
Proposed Fee Per ERU (Rounded):		
Treatment Facilities	$	4,780
Transmission Facilities		1,370
Combined Cost	$	6,150

2.9. Application of Impact Fees

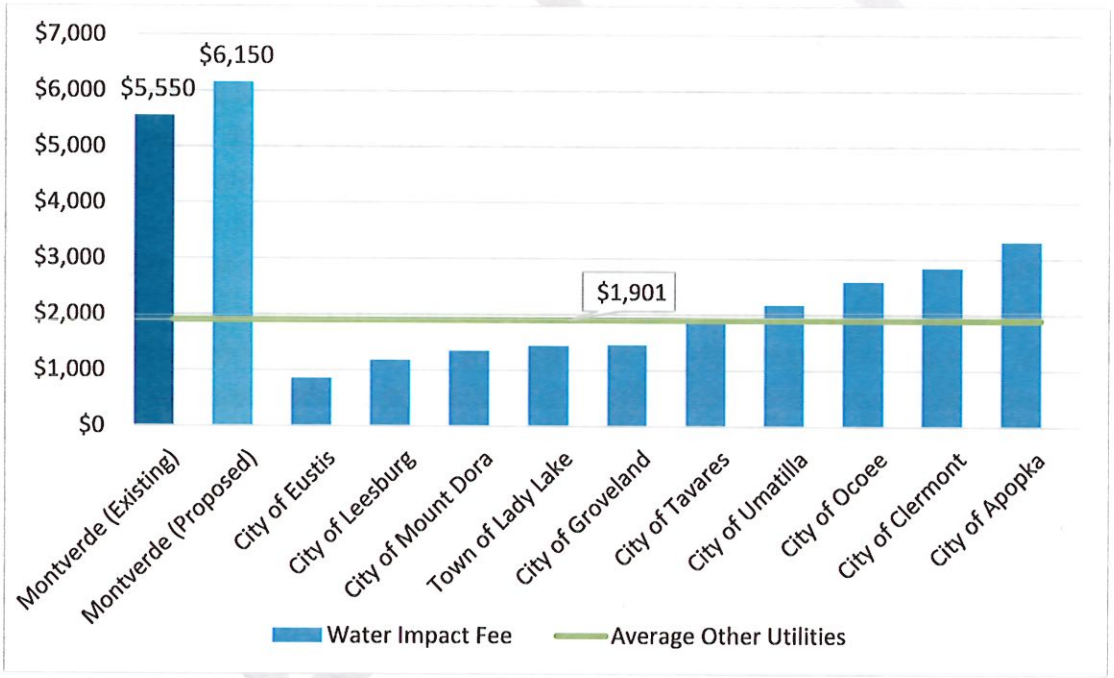
For developing impact fees, the average daily flow number is established as one ERU. An ERU provides a standard unit of measure such that fees for connections with larger than average demand requirements can be calculated on an equivalency basis. As previously addressed, one ERU is equal to the average flow capacity for a single-family dwelling unit with a standard 3/4-inch or 1-inch water meter. New connections with larger water meters have the potential of placing more demand on the system (i.e., require more capacity) and are assessed ERU factors accordingly. The proposed methodology for increasing the Impact Fees for larger connection sizes is based on standardized demand criteria established by the American Water Works Association (AWWA) pursuant to the size of the water meter. Utilizing the AWWA demand criteria, the applicable ERU factors for larger water meters are based on the incremental increase in potential demand as compared to the standard meter size.

In situations where the application of the meter-based fees will result in the collection of fees significantly different than the potential demand requirement of a new customer requesting service, a special calculation methodology may be applied by the Town. For such situations, it is important for the utility to have the flexibility to utilize an ERU methodology for individual accounts based on specific capacity requirements. This alternative methodology is to apply the calculated unit costs per gallon of capacity as provided in times the capacity requirement for the customer. This type of situation will be uncommon and will typically only involve larger commercial and institutional connections. It is anticipated that, in such situations, the Town will require certified engineering documentation defining the capacity utilization needs for the new customer.

2.10. Comparison With Neighboring Utilities

To provide the Town with additional insight regarding the development and application of the impact fee, a comparison is included to show the level of such fees as imposed by several other utility systems in Florida, including neighboring governments. The comparison shows the capacity-related fees for a new residential water connection that receives service (from the subject utility or other local provider) through a standard residential-sized water meter (representative of 1 ERU) calculated under the existing and proposed fees of the Town, and those of the other utility systems. A comparison of the Town's proposed impact fee to those currently in place for various other Florida utility systems is included in **Exhibit 4** as summarized on **Figure 2.7** on the following page.

Figure 2.7: Water Impact Fee Comparison



2.11. General Assumptions and Considerations

In the preparation of this Report, certain information has been used and relied upon that was provided to Willdan by other entities. Such information includes, but is not limited to, audited financial statements, annual operating budgets, capital information, asset listings, cost data, system capacities, and other information provided during the study. While the sources and applicable information are believed to be reliable, no independent verification of the information has been made and no assurances are offered with respect to the accuracy of the applicable

information. To the extent that information used to develop the assumptions applied in the Report differs from actual results, the analyses developed herein could be impacted accordingly.

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Section 3 - Implementation

3.1. Impact Fee Update Process

The Town imposes impact fees under authority granted by the Florida Impact Fee Act (the Act), contained in Section 163.31801 of the Florida Statutes. The analysis contained in the preceding chapters of this report meets the requirements of the Act for imposition of impact fees.

Key portions of Section 163.31801 are reproduced below:

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on the most recent and localized data.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) ***An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.***

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

163.31801(8) also states:

> A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

3.2. Impact Fee Adoption

As identified in **Section 2**, the maximum justifiable impact fee is shown in **Table 3.1** below:

Table 3.1: Maximum Water Impact Fee Per ERU

Description	Existing	Proposed	Difference	
			Amount ($)	Percent (%)
Per Equivalent Residential Unit (ERU)	$ 5,550.12	$ 6,150.00	$ 599.88	10.8%
Per Gallon	$ 12.33	$ 13.69	$ 1.36	11.0%

Per the Impact Fee Act, Section 163.31801 (6)(b) *"An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments*

beginning with the date on which the increased fee is adopted." Based on the Statute, the Water Impact Fees would be increased as shown below in **Table 3.2.**

Table 3.2: Water Impact Fee Implementation Schedule

Description	Existing	Year 1	Year 2
Per Equivalent Residential Unit (ERU)	$ 5,550.12	$ 5,850.06	$ 6,150.00
Per Gallon	$ 12.33	$ 13.01	$ 13.69

3.3. Demonstrated Need Study (Alternate Implementation)

The Town has completed a Demonstrated Need Study dated April 2025, consistent with the requirements listed above in s. 163.31801 (6) g to allow the Town Council the option to increase fees at a level greater than the established phase-in limitations. The study establishes the extraordinary circumstances in Montverde necessitating the need to exceed the phase-in limitations for the administration facilities, transportation, and parks and trails impact fees. The following summarizes the extraordinary circumstances that are discussed in greater detail in the Demonstrated Need Study:

- Montverde has grown at a rate that significantly exceeds the rate of growth for Lake County and the State of Florida as a whole. The high rate of growth will continue to place significant demands for the Town's infrastructure.
- Since the previous Water Impact Fee Study in 2007, construction costs for capital facilities have increased significantly. The fees calculated in 2007 can no longer fund the intended facilities level of service.

3.4. Programming Revenues and Projects with the CIP

The Town maintains a multi-year Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The Town may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the Town's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the Town should consider revising the fees accordingly.

Section 4 - Conclusions

This study has found a need for the Town to continue to impose a water impact fee as a mechanism for recovering the capital costs associated with system growth and expansion. Based on the reviews, analyses and assumptions provided herein, it is concluded that:

1. The application of impact fees for new system connections is common for public utility systems in Florida. As growth continues to impact the region, and as state and federal funding programs are reduced or eliminated, it is prudent management practice to adopt mechanisms to recover capital costs incurred by the utility for making service available to future customers.

2. Through the Act, contained in Section 163.31801 of the Florida Statutes, the Florida legislature has found that it is prudent to require new customers to bear a portion of the costs of current capacity and future expansions their presence will demand. It should be noted that Willdan is not attempting to issue a legal opinion regarding the Act, or any court proceedings leading to the enactment of the Act. Any questions regarding the legal consideration provided herein should be directed to the Town's legal counsel.

3. The impact fee developed herein is equitable and provides for reasonable recovery of the capital costs associated with providing water service to new customers.

4. The impact fee developed herein is calculated in accordance with the requirements of the Act and utilizes methodologies that are consistent with industry standards.

5. The calculated impact fee is based on the current capital improvement plan adopted by the Town. The combined methodology (buy-in and incremental cost) is common for public utility systems in Florida and is consistent with common industry standards.

6. The water LOS standards proposed herein for establishing an ERU basis are based on the Town's existing planning methodology.

7. The Town currently imposes connection fees and other related operational charges for new customer connections. Since these other charges are intended to recover operating costs for providing incident-specific services, the impact fee developed herein will have no impact on the level or application methodology for these other connection-related fees.

Section 5 - Recommendations

Based on the reviews, analyses and assumptions discussed herein, as well as the resulting conclusions provided above, it is respectfully recommended that the Town:

1. Adopt the calculated impact fee and application methodology as developed in this Report, or other such impact fee amounts as determined appropriate by the Town but not to exceed the fee amounts calculated herein.

2. Set an effective date for collection of the updated water impact fees a minimum of 90 days from adoption. This is to allow for a "grace period" for potential in-progress development. Based on the Impact Fee Act, the Water Impact Fees would be phased-in over a two-year period as shown in **Table 3.2**.

   (Note: based on the Statute, the fee update can be implemented in a single adjustment based on a Need Study, a minimum of two public workshops dedicated to the extraordinary circumstances, and the impact fee increase ordinance approved by at least a two-thirds vote of the governing body. A Demonstrated Needs Study was completed in April 2025)

3. Readdress the impact fee study at least within the next 4 years, or at such times as future capital budgets are developed and additional capital costs are incurred that may result in material adjustments to the impact fee as adopted.

DRAFT

Exhibits

Exhibit 1: Existing Capital Costs Recoverable From Water Impact Fees

Line	Description	Original Cost	Replacement Cost New	Accumulated Depreciation	RCNLD
	Water Assets by Category:				
1	Land	$ 300,963	$ 300,963	$ 0	$ 300,963
2	Treatment Plant	1,157,358	3,811,964	(745,543)	3,066,421
3	Lines	1,253,322	3,462,181	(540,847)	2,921,334
4	Tanks	7,128	11,191	(6,647)	4,544
5	Meters	376,391	869,300	(131,646)	737,654
6	Hydrants	12,465	32,302	(5,723)	26,579
7	Vehicles	42,519	42,519	(11,801)	30,718
8	Total	$ 3,150,146	$ 8,530,420	$ (1,442,207)	$ 7,088,213
	Recoverable Allocation - Water (%):				
9	Land				100%
10	Treatment Plant				100%
11	Lines				100%
12	Tanks				100%
13	Meters				100%
14	Hydrants				100%
15	Vehicles				100%
	System Allocation - Water ($):				
16	Land		$ 300,963		$ 300,963
17	Treatment Plant		3,811,964		3,066,421
18	Lines		3,462,181		2,921,334
19	Tanks		11,191		4,544
20	Meters		869,300		737,654
21	Hydrants		32,302		26,579
22	Vehicles		42,519		30,718
23	**Total**		**$ 8,530,420**		**$ 7,088,213**
	COMPONENT ALLOCATION				
	Total Recoverable Water Facilities:				
24	Treatment Facilities			47.51%	$ 3,367,384
25	Transmission Facilities			52.49%	3,720,829
26	**Total**			100.00%	**$ 7,088,213**

Exhibit 2: Allocation of Water Capital Improvement Program

Line	Description	Total	Percentage Allocation [1]			Allocation Amount		
			Expand/Upgrade	R&R	Grant	Expand/Upgrade	R&R	Grant
	Water Capital Projects							
1	Municipal Water System Phase IA	$ 788,100	20.00%	0.00%	80.00%	$ 157,620	$ 0	$ 630,480
2	Municipal Water System Phase IB	3,956,260	20.00%	0.00%	80.00%	791,252	0	3,165,008
3	Municipal Water System Phase II	568,500	20.00%	0.00%	80.00%	113,700	0	454,800
4	Municipal Water System Phase IIC	743,400	20.00%	0.00%	80.00%	148,680	0	594,720
5	Municipal Water System Phase III	7,319,600	20.00%	0.00%	80.00%	1,463,920	0	5,855,680
6	Alternative Water	4,000,000	100.00%	0.00%	0.00%	4,000,000	0	0
7	**Total - Capital Projects**	**$ 17,375,860**				**$ 6,675,172**	**$ 0**	**$ 10,700,688**
	Allocation of Capital Projects							
	Water:							
8	Treatment Projects	$ 12,851,100				$ 5,770,220	$ 0	$ 7,080,880
9	Transmission Projects	4,524,760				904,952	0	3,619,808
10	**Total Water**	**$ 17,375,860**				**$ 6,675,172**	**$ 0**	**$ 10,700,688**

Notes:

(1) The capital costs are allocated in order to determine the costs that are recoverable from a capacity-related fee. The costs allocated as expansion and/or upgrade projects are assumed to be recoverable from such fees. All other capital costs are assumed to either be maintenance-related (R&R) projects or localized projects that do not provide system-wide capacity benefits.

Exhibit 3: Calculation of Water Impact Fee Per ERU

Water Impact Fee Analysis

Water System

Line	Description	Total
	Recoverable Capital Facilities	
	Existing Facilities: [1]	
1	Treatment Facilities	$ 3,398,102
2	Transmission Facilities	3,690,111
3	Subtotal	$ 7,088,213
	Less Debt Service Principal: [2]	
4	Treatment Facilities	$ 0
5	Transmission Facilities	0
6	Subtotal	$ 0
	Net Recoverable Existing Facilities:	
7	Treatment Facilities	$ 3,398,102
8	Transmission Facilities	3,690,111
9	Total	$ 7,088,213
	Capital Improvement Program:	
10	Treatment Facilities	$ 12,851,100
11	Transmission Facilities	4,524,760
12	Subtotal	$ 17,375,860
	Less Grant Funding: [3]	
13	Treatment Facilities	$ (7,080,880)
14	Transmission Facilities	(3,619,808)
15	Subtotal	$(10,700,688)
	Net Recoverable CIP:	
16	Treatment Facilities	**$ 5,770,220**
17	Transmission Facilities	**904,952**
18	**Total**	**$ 6,675,172**
	Net Capital Costs:	
19	Treatment Facilities	$ 9,168,322
20	Transmission Facilities	4,595,063
21	Net Recoverable Costs	$ 13,763,385

Exhibit 3: Calculation of Water Impact Fee Per ERU

Water Impact Fee Analysis

Water System

Line	Description		Total
	Available System Capacity (MGD)		
	Treatment Capacity:		
22	WTP No. 1 & 2 Design Capacity		1.775
23	Additional CIP Capacity		0.000
24	Total Treatment Capacity		1.775
	Average Day Capacity Adjustment:		
25	Treatment Capacity Based on Max/Avg Day Factor [4]	1.75	1.014
26	Unaccounted-For Water Capacity Adjustment [4]	15.0%	
27	Estimated Treatment Capacity		0.862
	Estimated Transmission System Capacity:		
28	Total Treatment Capacity		1.775
29	Transmission-to-Treatment Capacity Factor [5]	1.00	
30	Assumed Existing Transmission Capacity		1.775
31	Unaccounted-For Water Capacity Adjustment [5]	15.0%	
32	Estimated Transmission Capacity		1.509
	Estimated Cost Per Gallon of Capacity		
	Estimated Cost Per Gallon of Capacity:		
33	Treatment ($/Gallon)		$ 10.64
34	Transmission ($/Gallon)		3.05
35	Total Cost Per Gallon of Capacity		$ 13.69
36	Assumed Standard Level of Service Per ERU (GPD of Capacity)		450

Exhibit 3: Calculation of Water Impact Fee Per ERU

Water Impact Fee Analysis

Water System

Line	Description		Total
	Calculation of Fee Per ERU		
	Calculation of Fee Per ERU:		
37	Treatment Facilities	$	4,788
38	Transmission Facilities		1,373
39	Combined Cost	$	6,161
	Adjusted Fee - Treatment:		
40	Calculated Fee Per ERU	$	4,788
41	Less Rounding Adjustment		(8)
42	Adjusted Fee	$	4,780
	Credit Adjusted Fee - Transmission:		
43	Calculated Fee Per ERU	$	1,373
44	Less Rounding Adjustment		(3)
45	Adjusted Fee	$	1,370
	Proposed Fee Per ERU (Rounded):		
46	Treatment Facilities	$	4,780
47	Transmission Facilities		1,370
48	Combined Cost	$	6,150

49 [1] See **Exhibit1** for the development of existing asset costs identified for capital recovery.

[2] In an effort to account for the facility costs that may be recovered from user rates as part of the normal budgetary process, a debt service credit is applied to the applicable fee calculation. As discussed in this Report,
50 the Town does not have any outstanding water system debt.

[3] This adjustment is made in accordance with the Florida Impact Fee Act, contained in Section 163.31801 of the
51 Florida Statutes.

[4] The estimated average daily flow capacity assumes an MDF-to-ADF ratio of 1.75-times. An additional adjustment is made for assumed unaccounted-for water flows (e.g. line losses) in the system. Based on
52 information provided by staff, this analysis assumes losses of 15.0%.

[5] It is assumed that the existing transmission facilities are capable of providing average water flow at least equal to the permitted treatment capacity. In addition, similar to the methodology utilized for water treatment, an adjustment is made for unaccounted-for water. Based on information provided by staff, this analysis assumes
53 losses of 15.0%.

[6] The water impact fees are to be applied on an equivalent residential unit (ERU) basis such that 1 ERU is equal to the estimated capacity requirements for a typical single family residential connection with a 3/4-inch or 1-inch water meter. Based on the utility's existing planning methodology, it is assumed that 1 ERU requires a standard level of service of 450 gpd of water system capacity as identified as the Level of Service in the Town's previous
54 water impact fee study.

ORDINANCE 2025-50

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, ADOPTING THE TOWN OF MONTVERDE, FL DEVELOPMENT IMPACT FEE STUDY, DATED APRIL 2025, PREPARED BY WILLDAN; ADOPTING THE TOWN OF MONTERDE, FL WATER IMPACT FEE STUDY DATED APRIL 2025, BY WILLDAN; AMENDING CHAPTER 16 OF THE TOWN OF MONTVERDE CODE OF ORDINANCES; INCORPORATING LEGISLATIVE FINDINGS; ADOPTING UPDATED IMPACT FEES FOR TRANSPORTATION, PARKS AND RECREATION, AND ADMINISTRATIVE; ADOPTING UPDATED WATER CONNECTION FEES ALSO REFERRED TO AS WATER IMPACT FEES; PROVIDING FOR ANNUAL ADJUSTMENT OF FEES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town Council is authorized pursuant to Article VII of the Florida Constitution, Chapter 166, its home rule powers, its comprehensive plan, Sec. 163.31801, Florida Statutes, and Chapter 180, Florida Statutes to adopt this ordinance; and

WHEREAS, the Town of Montverde provides and makes available to its residents, businesses, institutional and other non-residential community members, transportation infrastructure, parks and recreation infrastructure as well as administrative infrastructure; and

WHEREAS, Secs. 16-35 through 16-55, and Secs. 16-59.6 through 16-59.15 of the Town of Montverde Code of Ordinances authorizes the Town to impose impact fees for transportation, parks and recreation, and administrative infrastructure on new growth; and

WHEREAS, the Town of Montverde also provides public water utility services to residential, and non-residential users within the Town of Montverde's utility district established pursuant to §180, *Florida Statutes*; and

WHEREAS, Sec. 16-59.16 of the Town of Montverde Code of Ordinances authorizes the Town to impose water connection fees on new growth; and

WHEREAS, the Town Council previously adopted the 2023 Town of Montverde Drinking Water Facility Plan Utility Master Plan prepared by Woodard & Curran and in 2025 adopted the Town of Montverde SAHFI Drinking Water Facility Plan Amendments that provides for expansion and construction of new water facilities; and

WHEREAS, expansion of the Town's facilities and construction of new facilities to accommodate new growth protects the health, safety and general welfare of the Town's citizens and businesses; and

WHEREAS, the Town Council commissioned Willdan to study funding of infrastructure necessitated by new growth calculated using the most recent and localized data available; and

WHEREAS, Willdan prepared a demonstrated-need study justifying an increase in excess of those authorized in Sec. 163.31801(6), Florida Statutes, that was completed within the 12 months before the adoption of the impact fee increase and it expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations; and

WHEREAS, the Town Council adopts the findings in the Town of Montverde, FL HB 337 Demonstrated Need Study: Development Impact Fees & Water Impact Fees dated April 2025; and

WHEREAS, the Town Council held two publicly noticed workshops at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 at 6:30 pm on April 23, 2025 and April 29, 2025 dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in Sec. 163.31801(6), Florida Statutes; and

WHEREAS, notice has been provided pursuant to s. 180.136, Florida Statutes and s. 166.041(3)(a), Florida Statutes; and

WHEREAS, this ordinance was adopted by two-thirds vote of the Town Council.

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

SECTION 1. The findings set forth in the recitals above are true and correct.

SECTION 2. MONTVERDE IMPACT FEES. Town Council hereby adopts the code provisions set forth in **Exhibit A** attached hereto and incorporated herein as though fully set forth herein.

SECTION 3. Division 4. – Fire Impact Fees, Sections 16-56 thru 16-59.5 of the Montverde Code of Ordinances remains unchanged.

SECTION 4. It is the intention of the Town Council of the Town of Montverde that the provisions of this Ordinance be codified and made a part of the Town of Montverde Code of Ordinances. Divisions and sections may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the Code of Ordinances as adopted.

SECTION 5. If any portion, clause, phrase, sentence or classification of this ordinance is held or declared to be either unconstitutional, invalid, inapplicable, inoperative or void, then such declaration shall not be construed to affect other portions of the ordinance; it is hereby declared to be the express opinion of the Town Council of the Town of Montverde

that any such unconstitutional, invalid, inapplicable, inoperative or void portion or portions of this ordinance did not induce its passage, and that without the inclusion of any such portion or portions of this ordinance, the Town Council would have enacted the valid constitutional portions thereof.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed and all ordinances or parts of ordinances not in conflict herewith are hereby continued in full force and effect.

SECTION 7. The provisions within this ordinance shall take effect ninety (90) days from the date this Ordinance is adopted.

PASSED AND ORDAINED at a duly noticed meeting of the Town Council of the Town of Montverde, Lake County, Florida, this_____ day of _____, 2025.

_____
Mayor Joe Wynkoop

Attest

_____
Sandy Johnson, Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, Town Attorney

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
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
VACANT		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

First Reading: _____

Second Reading: _____

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of Montverde proposed to adopt Ordinance 2025-50. The Town Council will hold public meetings at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, on June 10, 2025 at 7:00 p.m. or as soon thereafter as possible, with the public hearing held July 8, 2025 at 7:00 pm. or as soon thereafter as possible. The title of the ordinance is as follows:

ORDINANCE 2025-50

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, ADOPTING THE TOWN OF MONTVERDE, FL DEVELOPMENT IMPACT FEE STUDY, DATED APRIL 2025, PREPARED BY WILLDAN; ADOPTING THE TOWN OF MONTERDE, FL WATER IMPACT FEE STUDY DATED APRIL 2025, BY WILLDAN; AMENDING CHAPTER 16 OF THE TOWN OF MONTVERDE CODE OF ORDINANCES; INCORPORATING LEGISLATIVE FINDINGS; ADOPTING UPDATED IMPACT FEES FOR TRANSPORTATION, PARKS AND RECREATION, AND ADMINISTRATIVE; ADOPTING UPDATED WATER CONNECTION FEES ALSO REFERRED TO AS WATER IMPACT FEES; PROVIDING FOR ANNUAL ADJUSTMENT OF FEES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Interested parties may appear at the Town Council public hearing and be heard with respect to the above-described ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

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

Paul Larino, Town Manager

Publication date: 5/23/2025

Business Impact Estimate

AMENDED 6-4-25

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and ***must be posted on the Town's website no later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE 2025-50

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, ADOPTING THE TOWN OF MONTVERDE, FL DEVELOPMENT IMPACT FEE STUDY, DATED APRIL 2025, PREPARED BY WILLDAN; ADOPTING THE TOWN OF MONTERDE, FL WATER IMPACT FEE STUDY DATED APRIL 2025, BY WILLDAN; AMENDING CHAPTER 16 OF THE TOWN OF MONTVERDE CODE OF ORDINANCES; INCORPORATING LEGISLATIVE FINDINGS; ADOPTING UPDATED IMPACT FEES FOR TRANSPORTATION, PARKS AND RECREATION, AND ADMINISTRATIVE; ADOPTING UPDATED WATER CONNECTION FEES ALSO REFERRED TO AS WATER IMPACT FEES; PROVIDING FOR ANNUAL ADJUSTMENT OF FEES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

[1] See Section 166.041(4)(c), Florida Statutes.

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):The ordinance amends an existing code provisions imposing impact fees for funding transportation infrastructure, administrative infrastructure, parks and recreation infrastructure and water infrastructure necessitated by new growth. The ordinance ensures an important source of revenue is available to the Town to support capacity expansions required by development. The ordinance adopts impact fee studies that were prepared using the most recent and localized data available. Adoption of this ordinance protects the public welfare of the Town residents and businesses by ensuring growth pays for itself and does not burden existing taxpayers.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any: Increased impact fees for water, transportation and administration (see below list of existing vs. proposed impact fees).
(a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible No new charge or fee is imposed by the ordinance; only an increased existing fee; and
(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance. An administrative charge is authorized, but is adopted by resolution and may only cover the Town's cost for administering the impact fee ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: The Town has limited land available for businesses. It is difficult to estimate; however, it is expected no more than 10 future businesses in the Town will be affected.

4. Additional information the governing body deems useful (if any):
The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals as well as businesses and, therefore, to the extent it affects businesses, the proposed ordinance does not affect only businesses. The ordinance ensures growth pays for itself rather than burdening existing residents and businesses.

TOWN OF MONTVERDE IMPACT FEES

	EXISTING	PROPOSED	% INCREASE
WATER	$5,550	$6,150	10.8108%
PARKS AND TRAILS	S/F $888 M/V $888	S/F $5,794 M/F $5,289	552.54% 495.68%
TRANSPORTATION	S/F $798 M/F $798 COMM $560 INST $560	S/F $6,049 M/F $4,225 COMM $4,534 INST $1,925	658% 429% 710% 244%
ADMINISTRATION	S/F $1,864 M/F $1,864 COMM $1,310 INST $1,310	S/F $3,063 M/F $2,796 COMM $1,637* INST $ 331*	64% 50% 25% -75%

*Per 1,000 sq. ft (nonresidential)

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and ***must be posted on the Town's website no later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE 2025-50

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, ADOPTING THE TOWN OF MONTVERDE, FL DEVELOPMENT IMPACT FEE STUDY, DATED APRIL 2025, PREPARED BY WILLDAN; ADOPTING THE TOWN OF MONTERDE, FL WATER IMPACT FEE STUDY DATED APRIL 2025, BY WILLDAN; AMENDING CHAPTER 16 OF THE TOWN OF MONTVERDE CODE OF ORDINANCES; INCORPORATING LEGISLATIVE FINDINGS; ADOPTING UPDATED IMPACT FEES FOR TRANSPORTATION, PARKS AND RECREATION, AND ADMINISTRATIVE; ADOPTING UPDATED WATER CONNECTION FEES ALSO REFERRED TO AS WATER IMPACT FEES; PROVIDING FOR ANNUAL ADJUSTMENT OF FEES; REPEALING DIVISION 4. – FIRE IMPACT FEES, SECTIONS 16-56 THRU 16-59.5 OF THE CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

[1] See Section 166.041(4)(c), Florida Statutes.

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):The ordinance amends an existing code provisions imposing impact fees for funding transportation infrastructure, administrative infrastructure, parks and recreation infrastructure and water infrastructure necessitated by new growth. The ordinance ensures an important source of revenue is available to the Town to support capacity expansions required by development. The ordinance adopts impact fee studies that were prepared using the most recent and localized data available. Adoption of this ordinance protects the public welfare of the Town residents and businesses by ensuring growth pays for itself and does not burden existing taxpayers.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any: Increased impact fees for water, transportation and administration (see below list of existing vs. proposed impact fees).
(a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible No new charge or fee is imposed by the ordinance; only an increased existing fee; and
(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance. An administrative charge is authorized, but is adopted by resolution and may only cover the Town's cost for administering the impact fee ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: The Town has limited land available for businesses. It is difficult to estimate; however, it is expected no more than 10 future businesses in the Town will be affected.

4. Additional information the governing body deems useful (if any):
The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals as well as businesses and, therefore, to the extent it affects businesses, the proposed ordinance does not affect only businesses. The ordinance ensures growth pays for itself rather than burdening existing residents and businesses.

TOWN OF MONTVERDE IMPACT FEES

	EXISTING	PROPOSED	% INCREASE
WATER	$5,550	$6,150	10.8108%
PARKS AND TRAILS	S/F $888 M/F $888	S/F $5,794 M/F $5,289	552.54% 495.68%
TRANSPORTATION	S/F $798 M/F $798 COMM $560 INST $560	S/F $6,049 M/F $4,225 COMM $4,534 INST $1,925	658% 429% 710% 244%
ADMINISTRATION	S/F $1,864 M/F $1,864 COMM $1,310 INST $1,310	S/F $3,063 M/F $2,796 COMM $1,637* INST $ 331*	64% 50% 25% -75%

*Per 1,000 sq. ft (nonresidential)

DIVISION 1. GENERAL PROVISIONS.

Sec. 16-22. Short title and applicability.

(a) This article shall be known and may be cited as "Montverde Impact Fees."

(b) This article shall apply as follows:

(1) Transportation impact fees, fire impact fees, administrative impact fees and water impact fees shall be imposed within the municipal boundaries of the Town of Montverde.

(2) Parks and recreation impact fees shall be imposed within the municipal boundaries of the Town of Montverde. Parks and recreation impact fees shall only apply to residential construction.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-23. Authority.

The town council is authorized to enact this article pursuant to Article VII of the Florida Constitution, F.S. ch. 166, and F.S. ch. 180 and F.S. § 163.31801, pursuant to its home rule powers, and its comprehensive plan.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-24. Intent and purpose.

The purpose and intent of this chapter is to assist in the provision of new public facilities, the need for which is created by new development within the Town of Montverde so that new development bears a proportionate share of the cost of such new public facilities, rather than placing such costs on existing residents and taxpayers. The intent of the town council is to ensure that its impact fee schedules reflect the most recent and localized data pertaining to growth patterns in the town and the cost of public facilities necessary to provide roads, sidewalks, trails, fire protection, administrative facilities, water and parks and recreation for new development.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-25. Impact fee accounts and monies.

(a) There are established separate capital trust fund accounts for impact fees, to be designated as:

(1) Transportation impact fee trust fund;

(2) Fire protection impact fee trust fund;

(3) Administrative impact fee trust fund;

(4) Water impact fee trust fund;

(5) Parks and recreation impact fee trust fund.

Each impact fee trust fund shall continue to be maintained separate and apart from all other accounts of the town. The monies deposited into the impact fee accounts shall be used solely for the purposes as set forth in this chapter.

(b) Funds on deposit in impact fee trust fund accounts established within this chapter shall not be used for any expenditure that would be classified as an operational expense, a maintenance expense or a repair expense, or costs of improvements associated with the renewal and replacement of existing capital assets or correction of deficiencies in level of service attributed to existing development.

(c) Any funds on deposit in impact fee trust fund accounts not immediately necessary for expenditure shall be invested in interest-bearing accounts. All income derived from such investments shall be deposited in the respective impact fee trust fund account and used as provided herein.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-26. Administrative charges.

If established, administrative charges shall be collected from each applicant and shall be distributed as appropriate for impact fee administration, for financial administrative, and for costs related to the establishment, amendment and annual review/update of the impact fee ordinance and methodology. Administrative charges, if adopted, shall be set by resolution and shall be based on incurred and anticipated costs to create, administer, update and manage the impact fee system and shall not exceed actual costs of the town. Administrative charges, if collected, shall not be deposited in any impact fee fund account. Administrative charges are non-refundable.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-27. Impact fees are nontransferable.

Impact fees shall remain with the real property on which they were paid and are not transferable. Even if a structure on the property is moved to a new location, the impact fees shall remain with the real property.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-28. Changes in size and use.

Unless otherwise specified within this chapter, impact fees shall be imposed and calculated for the alteration, expansion or replacement of a building or dwelling unit or the construction of an accessory building or structure if the alteration, expansion or replacement of the building or dwelling unit or the construction of an accessory building or structure results in a land use determined by the town manager or designee to generate a greater impact than the present use under the applicable impact fee rate schedule. The impact fee imposed for the building, dwelling unit or accessory building or structure after construction, alteration, expansion or replacement, shall be as set forth in this chapter, less the impact fee credited to the property prior to such alteration, expansion, replacement or construction. A credit shall be given for the amount of fee that would have been imposed for the building, dwelling unit or accessory building or structure prior to such alteration, expansion, replacement or construction.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 21, 3-9-2021)

Sec. 16-29. Penalties and liens against property.

Failure to pay an impact fee when determined by the town that an obligation is required to satisfy the impact of development may result in the amount due becoming a lien against the property. The town shall provide a written notice of the impact fee due by personal service, United States mail certified, return receipt requested, or overnight delivery. Upon failure to pay the impact fee within 30 days of the date of the notice, the town manager or designee is granted the authority to record a lien, for the amount due, in the public records of Lake County, and may include in such liens all recording costs, interests, costs of mailing pursuant to this section, and attorney fees incurred by the town associated with such lien. Within ten days after a lien against a property is recorded in the public records of Lake County, the town manager, or designee, shall mail by certified mail with a return receipt requested, and U.S. mail to the property owner of record a notice of lien, informing the property owner of the existence of the lien, the amount of the lien plus accrued interest and penalties, if any, and the

services rendered by the city for which such lien was imposed. If more than one person owns the property, notice to one owner shall be conclusively deemed to be notice to all owners.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 22, 3-9-2021)

Sec. 16-30. Appeals.

Any person who disagrees with a decision or interpretation of this chapter may appeal to the town manager by filing a written notice of appeal within ten days after the date of action or decision complained of. The written notice of appeal shall set forth concisely the action or decision appealed as well as the grounds upon which the appeal is based. The town manager shall consider all facts material to the appeal and render a written decision within 30 days of receiving the appeal. Any person who disagrees with the decision of the town manager may appeal to the town council by filing written notice of appeal with the town clerk setting forth concisely the decision appealed within ten days after the date of the town manager's decision. The appeal shall be set for the next available town council meeting for consideration. The town council's written decision shall constitute final administrative review. Appeal fees commensurate with costs incurred by the town, as set by resolution, shall be paid by the applicant prior to a decision being rendered.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 23, 3-9-2021)

Sec. 16-31. Disposition of funds not expended.

(a) If impact fees have not been expended or encumbered by the end of the calendar quarter immediately following ten years from the date the fees were paid, or when it is determined that no construction has occurred and the building permit issued for such construction has expired or otherwise been cancelled by the town, upon application with proof of payment, the fees shall be returned in accordance with the following procedure:

  (1) The present owner must petition the town council for the refund within one year following the end of the calendar quarter immediately following ten years from the date on which the fee was received, or within 180 days of the expiration of the building permit or final development order. Failure to submit the application for refund within the time specified constitutes a waiver of any claim to such monies.

  (2) The petition must be submitted to the town manager and must contain:

    a. A notarized sworn statement that the petitioner is the current owner of the property;

    b. A copy of the dated receipt issued for payment of the fee;

    c. A copy of the latest recorded deed; and

    d. A copy of the most recent ad valorem tax bill.

  (3) If reimbursement is approved by town council the town shall remit to the petitioner within 60 days of approval.

(b) In determining whether a petitioner is entitled to a refund, it shall be assumed that impact fees are expended or encumbered in the same order in which they were received, that is "first in, first out."

(c) No refund shall be made of any administrative fee authorized and collected pursuant to this chapter.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 24, 3-9-2021)

Secs. 16-32—16-34. Reserved.

DIVISION 2. PARKS AND RECREATION IMPACT FEES

Sec. 16-35. Adoption of impact fee study.

(a) The ~~city~~ council hereby adopts by reference the study entitled "Town of Montverde, FL Development Impact Fee Study, dated April 2025" prepared by Willdan ~~"Town of Montverde 2017 Municipal Impact Fee Study" dated September 28, 2017, as prepared by Raftelis Financial Consultants, Inc.~~ The ~~city~~ council finds that the parks and recreation impact fee calculation is based on the most recent and localized data.

(b) The ~~city~~ council finds the parks and recreation impact fees are reasonable related to the cost of providing capital facilities/equipment needed for parks and recreation to accommodate new growth. The ~~city~~ council also finds there is a reasonable connection between the anticipated expenditures of the parks and recreation impact fees collected and the benefits accruing to anticipated new development.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-36. Legislative findings.

The town council hereby finds, determines and declares that:

(1) The town park system benefits all residents of the town.

(2) Development necessitated by the growth contemplated in the comprehensive plan will require improvements and additions to the town park system to accommodate the development generated by such growth and maintain the standards of service currently provided by the town.

(3) Future growth, as represented by residential construction, should contribute its fair share to the cost of improvements and additions to the town park system that are required to accommodate such growth.

(4) Implementation of a parks and recreation impact fee to require future residential construction to contribute its fair share to the cost of required park capital improvements and additions is an integral and vital element of the regulatory plan of growth management incorporated in the comprehensive plan of the town.

(5) The imposition of a parks and recreation impact fee is to provide a source of revenue to fund the construction or improvement of the town park system necessitated by growth as delineated in the capital improvement element of the comprehensive plan.

(6) Residential construction occurring within the town impacts upon the town park system; therefore, residential construction should pay its fair share of the cost of maintaining the town's existing standard of service.

(7) The purpose of this article is to require payment of park and recreation impact fees by those who engage in residential construction and to provide for the cost of capital improvements to the town park system which are required to accommodate such growth.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-37. Imposition of impact fees.

(a) The parks and recreation impact fee is to be paid prior to or in conjunction with the issuance of a building permit.

(b) All residential construction occurring within the municipal limits of Montverde shall pay a parks and recreation impact fee in the amount of $5,811.00 ~~725.00~~ per single-family dwelling unit and $5,305.00 per multi-family dwelling unit.

The above notwithstanding, the actual rate in effect for a parks and recreation impact fee shall be automatically adjusted effective each April 1, commencing April 1, 2026 ~~2019~~. The amount of the adjustment shall be the amount of change in the consumer price index from December 31 to December 31 of the immediately preceding period as adjusted to the base period.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-38. Use of parks and recreation impact fee.

The monies deposited into the parks and recreation impact fee account shall be used solely for the purpose of constructing or improving the town park system, including, but not limited to:

(1) Design and construction plan preparation;

(2) Permitting and fees;

(3) Land and materials acquisition including any costs of acquisition or condemnation;

(4) Construction and design of recreational facilities;

(5) Design and construction of new drainage facilities in conjunction with parks and recreational facilities;

(6) Landscaping;

(7) Construction management and inspection;

(8) Surveying, soils and material testing;

(9) Acquisition of capital equipment for parks;

(10) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the town to provide funds to construct or acquire contemplated capital parks and recreational facilities improvements; and

(11) Relocating utilities to accommodate new park construction.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-39. Dedication of land and impact fee credits.

(a) A developer of residential construction may dedicate suitable land, facilities, or capital equipment to the town in lieu of paying the park impact fee imposed in section 16-37, as agreed to by the town, in order to provide lands to meet the need for town park sites created by residential construction or to provide necessary town park system capital equipment or facilities. However, any land, capital equipment or facilities dedicated to the town in lieu of paying the parks and recreation impact fee imposed in section 16-37 must be acceptable to the town in terms of suitable size, dimension, soil type, topography, dimensions, location, accessibility and general character, type and specifications.

(b) Subject to the terms and conditions of this section, credit shall be granted against the parks and recreation impact fee imposed by section 16-37 for the donation of land, capital equipment or facilities that is required pursuant to a development order or permit or made voluntarily in connection with residential construction. Such donations, equipment or construction shall be subject to the approval and acceptance of the town council. No credit shall be given for the donation of land, capital equipment or construction of facilities unless such property is conveyed in fee simple to the town without consideration.

(c) Prior to issuance of a building permit, or if no building permit is required, prior to the issuance of the final development order, the applicant shall submit a proposed plan for donations or contributions to the town park system to the town manager or designee. The proposed plan shall include:

(1) A designation of the residential construction for which the plan is being submitted;

(2) A legal description of any land proposed to be donated and a written appraisal prepared in conformity with subsection (6) of this section;

(3) A list of the contemplated contributions to the town park system and an estimate of the proposed construction costs certified by a professional architect or engineer or an estimate of the proposed value of a proposed donation of capital equipment; and

(4) A proposed time schedule for completion of the proposed plan.

(d) Within 60 days after receipt, the town council shall approve or deny the proposed plan in accordance with subsection (e) of this section and, if approved, establish the amount of credit in accordance with subsection (f) of this section.

(e) In reviewing the proposed plan, the town council shall determine:

(1) If such proposed plan is in conformity with contemplated improvements and additions to the town park system;

(2) If the proposed donation of land or capital equipment and construction by the applicant is consistent with the public interest; and

(3) If the proposed time schedule is consistent with the capital improvement program for the town park system.

(f) The amount of developer contribution credit shall be determined as follows:

(1) The value of donated land shall be based upon a written appraisal of fair market value as determined by an M.A.I. appraiser who was selected and paid for by the applicant, and who used generally accepted appraisal techniques. If the appraisal does not conform to the requirements of this section and the applicable administrative regulations, the appraisal shall be corrected and resubmitted. In the event the town council accepts the methodology of the appraisal but disagrees with the appraised value, the town may engage another M.A.I. appraiser at the town's expense and the value shall be an amount equal to the average of the two appraisals. If either party does not accept the average of the two appraisals, a third appraisal shall be obtained, with the cost of said third appraisal being shared equally by the town and the owner or applicant. The third appraiser shall be selected by the first two appraisers and the third appraisal shall be binding on the parties.

(2) The value of the construction of an improvement to the town park system or the value of donated capital equipment shall be based upon the actual cost of construction or acquisition of said improvement or capital equipment as certified by a professional architect or engineer or as shown by a manufacturer's or supplier's invoice. However, as to the construction of improvements to the town park system, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer and approved by the town unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost of construction. The cost of professional services shall be competitively bid in accordance with F.S. § 287.055, in order to be eligible for impact fee credits; and

(g) The land donations, construction and capital equipment contributions shall only provide improvements or additions to the town park system required to accommodate growth.

(h) If a proposed plan is approved for credit by the town council, the applicant or owner and the town shall enter into a credit agreement which shall provide for the timing of the action to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to:

(1) The timing of actions to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to, the construction standards and requirements to be complied with;

(2) The obligations and responsibilities of the town council, including, but not limited to, inspection of the project; and

(3) The amount of the credit as determined in accordance with subsection (f) of this section.

(i) A credit for the donation of land shall be granted at such time as the property which is the subject of the donation has been conveyed to and accepted by the town. A credit for the construction of an improvement or donation of capital equipment to the town park system shall be granted at such time as the construction is completed, approved and accepted by the town or the time the capital equipment is approved and accepted by the town. The administration of said contribution credits shall be the responsibility of the town manager.

(j) Any applicant or owner who submits a proposed plan pursuant to this section and desires the immediate issuance of a building permit or other final development order prior to approval of the proposed plan shall pay the applicable park impact fee pursuant to section 16-37. Any difference between the amount paid and the amount due, should the town council, approve and accept the proposed plan, shall be refunded to the applicant or owner.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 25, 3-9-2021)

Secs. 16-40—16-45. Reserved.

DIVISION 3. TRANSPORTATION IMPACT FEES

Sec. 16-46. Adoption of impact fee study.

(a) The ~~city~~ council hereby adopts by reference the study entitled "Town of Montverde, FL Development Impact Fee Study, dated April 2025" prepared by Willdan ~~"Town of Montverde 2017 Municipal Impact Fee Study" dated September 28, 2017, as prepared by Raftelis Financial Consultants, Inc.~~ The ~~city~~ council finds that the transportation fee calculation is based on the most recent and localized data.

(b) The ~~city~~ council finds the transportation impact fees are reasonable related to the cost of providing capital facilities/equipment needed for roads to accommodate new growth. The ~~city~~ council also finds there is a reasonable connection between the anticipated expenditures of the transportation impact fees collected and the benefits accruing to anticipated new development.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-47. Legislative findings.

The town council hereby finds, determines and declares that:

(1) The town road system benefits all residents of the town. The town road system is inclusive of roads and sidewalks, as well as wide-walks and trails.

(2) Development necessitated by the growth contemplated in the comprehensive plan will require improvements and additions to the town road system to accommodate the development generated by such growth and maintain the standards of service currently provided by the town.

(3) Future growth, as represented by residential construction, should contribute its fair share to the cost of improvements and additions to the town road system that are required to accommodate such growth.

(4) Implementation of a transportation impact fee to require future construction to contribute its fair share to the cost of required transportation capital improvements and additions is an integral and vital element of the regulatory plan of growth management incorporated in the comprehensive plan of the town.

(5) The imposition of a transportation impact fee is to provide a source of revenue to fund the construction or improvement of the town road system necessitated by growth as delineated in the capital improvement element of the comprehensive plan.

(6) Construction occurring within the town impacts upon the town road system; therefore, new construction should pay its fair share of the cost of maintaining the town's existing standard of service.

(7) The purpose of this article is to require payment of transportation impact fees by those who engage in construction and to provide for the cost of capital improvements to the town road system which are required to accommodate such growth.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-48. Imposition of impact fees.

(a) The transportation impact fee is to be paid prior to or in conjunction with the issuance of a building permit.

(b) All residential construction occurring within the municipal limits of Montverde shall pay a transportation impact fee in the amount of $6,038.00 ~~652.00~~ per single-family dwelling unit and $4,681.00 per multifamily dwelling unit.

(c) All non-residential construction occurring within the municipal limits of Montverde shall pay a transportation impact fee in the amount of $ 4.54 ~~0.33~~ per square foot for Commercial and $1.77 per square foot for Institutional/Governmental.

The above notwithstanding, the actual rate in effect for a transportation impact fee shall be automatically adjusted effective each April 1, commencing April 1,2026 ~~2019~~. The amount of the adjustment shall be the amount of change in the consumer price index from December 31 to December 31 of the immediately preceding period as adjusted to the base period.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-49. Use of transportation impact fee.

The monies deposited into the transportation impact fee account shall be used solely for the purpose of constructing or improving the town road system inclusive of roads and sidewalks, wide-walks and trails, which shall be of the type as are made necessary by new development, including, but not limited to:

(1) Design and construction plan preparation;

(2) Permitting and fees;

(3) Land and materials acquisition including any costs of acquisition or condemnation;

(4) Construction and design of roads and sidewalk facilities;

(5) Design and construction of new drainage facilities in conjunction with roads and sidewalk facilities;

(6) Landscaping;

(7) Construction management and inspection;

(8) Surveying, soils and material testing;

(9) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the town to provide funds to construct contemplated capital road and sidewalk facilities improvements; and

(10) Relocating utilities to accommodate new road or sidewalk construction.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-50. Dedication of land and impact fee credits.

In lieu of all or part of the transportation impact fee, the town council, may enter into a developer's agreement with a person seeking to develop land to allow such person to construct off-site road system improvements determined necessary as a result of the development of the property. The person seeking to enter into the developer's agreement shall submit a construction cost estimate certified by an engineer registered pursuant to F.S. ch. 471, to the town manager or designee. If acceptable, the town shall agree to credit the cost of construction of the improvements towards the transportation impact fee chargeable to the proposed development. If right-of-way dedicated is to be included in the credit, the person shall provide to the town manager or designee an MAI appraisal indicating the fair market value of the property to be dedicated; provided, however, that if the parcel is valued by the property appraiser at $15,000.00 or less, the property appraiser's assessed value may be used to determine the square footage value of the right-of-way. The developer's agreement shall be approved by the town council and shall set forth all other applicable requirements and conditions of performance.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 26, 3-9-2021)

Secs. 16-51—16-55. Reserved.

DIVISION 4. FIRE IMPACT FEES

Sec. 16-56. Adoption of impact fee study.

The city council hereby adopts by reference the study entitled "Town of Montverde 2017 Municipal Impact Fee Study" dated September 28, 2017, as prepared by Raftelis Financial Consultants, Inc. The city council finds that the fire fee calculation is based on the most recent and localized data.

The city council finds the fire impact fees are reasonable related to the cost of providing capital facilities/equipment needed for fire protection to accommodate new growth. The city council also finds there is a reasonable connection between the anticipated expenditures of the fire impact fees collected and the benefits accruing to anticipated new development.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-57. Legislative findings.

The Town Council of Montverde, Lake County, Florida, hereby finds, determines and declares that:

(1) The town fire rescue system benefits all residents of the town.

(2) Development necessitated by the growth contemplated in the comprehensive plan and the fire impact fee study will require improvements and additions to the town fire protection system to accommodate the new development generated by such growth and maintain the standards of service provided by the town.

(3) Future growth, as represented by fire impact construction, should contribute its fair share to the cost of improvements and additions to the town fire protection system that are required to accommodate the impact generated by such growth.

(4) The required improvements and additions to the town fire protection system needed to eliminate any deficiencies shall be financed by revenue sources of the town other than fire protection impact fees.

(5) Implementation of the fire impact fees to require fire protection impact construction within the town to contribute its fair share to the cost of required capital improvements is an integral and vital element of the regulatory plan of growth management of the town.

(6) The purpose of this article is to require payment of fire impact fees by those who engage in fire protection impact construction and to provide for the cost of capital improvements to the town fire protection system which are required to accommodate such growth. This article shall not be construed to permit the collection of fire impact fees in excess of the amount reasonably anticipated to offset the demand on the town fire rescue system generated by such applicable fire impact construction.

(7) The imposition of a fire impact fee is to provide a source of revenue to fund the construction or improvement of the town fire system necessitated by growth as delineated in the capital improvement element of the comprehensive plan.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-58. Imposition of impact fees.

The fire impact fee is to be paid prior to or in conjunction with the issuance of a building permit.

(1) All residential construction occurring within the municipal limits of Montverde shall pay a fire impact fee in the amount of $1,110.00 per dwelling unit.

(2) All non-residential construction occurring within the municipal limits of Montverde shall pay a fire impact fee in the amount of $0.56 per square foot.

The above notwithstanding, the actual rate in effect for a fire impact fee shall be automatically adjusted effective each April 1, commencing April 1, 2019. The amount of the adjustment shall be the amount of change in the consumer price index from December 31 to December 31 of the immediately preceding period as adjusted to the base period.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59. Impact fee trust account and use of monies.

The monies deposited into the fire impact fee trust account shall be used solely for the purpose of constructing or improving the town fire protection system to serve new growth as projected in the impact fee study, including, but not limited to:

(1) Design and construction plan preparation;

(2) Permitting and fees;

(3) Land acquisition, including any costs of acquisition or condemnation;

(4) Construction and design of new fire and protection facilities;

(5) Design and construction of new drainage facilities required by the construction of improvements and additions to the town fire protection system;

(6) Relocating utilities required by the construction of improvements and additions to the town fire protection system;

(7) Landscaping;

(8) Construction management and inspection;

(9) Surveying, soils and materials testing;

(10) Acquisition of apparatus or equipment utilized by the town in the suppression and prevention of fires, responses to medical emergencies or other disasters; and

(11) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the town to provide funds to construct or acquire growth necessitated capital improvements or additions as provided herein.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.1. Dedication of land and impact fee credits.

(a) A developer of construction may dedicate suitable land, facilities, or capital equipment to the town in lieu of paying the fire impact fee imposed in section 16-58, as agreed to by the town, in order to provide lands to meet the need for town fire protection sites created by new construction or to provide necessary town fire protection system capital equipment or facilities. However, any land, capital equipment or facilities dedicated to the town in lieu of paying the fire impact fee imposed in section 16-58 must be acceptable to the town in terms of suitable size, dimension, soil type, topography, dimensions, location, accessibility and general character, type and specifications.

(b) Subject to the terms and conditions of this section, credit shall be granted against the fire impact fee imposed by section 16-58 for the donation of land, capital equipment or facilities that is required pursuant to a development order or permit or made voluntarily in connection with construction. Such donations, equipment or construction shall be subject to the approval and acceptance of the town council. No credit shall be given for the donation of land, capital equipment or construction of facilities unless such property is conveyed in fee simple to the town without consideration.

(c) Prior to issuance of a building permit, or if no building permit is required, prior to the issuance of the final development order, the applicant shall submit a proposed plan for donations or contributions to the town fire protection system to the town manager or designee. The proposed plan shall include:

(1) A designation of the construction for which the plan is being submitted;

(2) A legal description of any land proposed to be donated and a written appraisal prepared in conformity with subsection (f) of this section;

(3) A list of the contemplated contributions to the town fire protection system and an estimate of the proposed construction costs certified by a professional architect or engineer or an estimate of the proposed value of a proposed donation of capital equipment; and

(4) A proposed time schedule for completion of the proposed plan.

(d) Within 60 days after receipt, the town council shall approve or deny the proposed plan in accordance with subsection (e) of this section and, if approved, establish the amount of credit in accordance with subsection (f) of this section.

(e) In reviewing the proposed plan, the town council shall determine:

(1) If such proposed plan is in conformity with contemplated improvements and additions to the town fire protection system;

(2) If the proposed donation of land or capital equipment and construction by the applicant is consistent with the public interest; and

(3) If the proposed time schedule is consistent with the capital improvement program for the town fire protection system.

(f) The amount of developer contribution credit shall be determined as follows:

(1) The value of donated land shall be based upon a written appraisal of fair market value as determined by an M.A.I. appraiser who was selected and paid for by the applicant, and who used generally accepted appraisal techniques. If the appraisal does not conform to the requirements of this section and the applicable administrative regulations, the appraisal shall be corrected and resubmitted. In the event the town council accepts the methodology of the appraisal but disagrees with the appraised value, the town may engage another M.A.I. appraiser at the town's expense and the value shall be an amount equal to the average of the two appraisals. If either party does not accept the average of the two appraisals, a third appraisal shall be obtained, with the cost of said third appraisal being shared equally by the town and the owner or applicant. The third appraiser shall be selected by the first two appraisers and the third appraisal shall be binding on the parties.

(2) The value of the construction of an improvement to the town fire protection system or the value of donated capital equipment shall be based upon the actual cost of construction or acquisition of said improvement or capital equipment as certified by a professional architect or engineer or as shown by a manufacturer's or supplier's invoice. However, as to the construction of improvements to the town fire protection system, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer and approved by the town unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost of construction. The cost of professional services shall be competitively bid in accordance with F.S. § 287.055, in order to be eligible for impact fee credits; and

(3) The land donations, construction and capital equipment contributions shall only provide improvements or additions to the town fire protection system required to accommodate growth.

(g) If a proposed plan is approved for credit by the town council, the applicant or owner and the town shall enter into a credit agreement which shall provide for the timing of the action to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to:

(1) The timing of actions to be taken by the applicant and the obligations and responsibilities of the applicant, including, but not limited to, the construction standards and requirements to be complied with;

(2) The obligations and responsibilities of the town council, including, but not limited to, inspection of the project; and

(3) The amount of the credit as determined in accordance with subsection (6) of this section.

(h) A credit for the donation of land shall be granted at such time as the property which is the subject of the donation has been conveyed to and accepted by the town. A credit for the construction of an improvement or donation of capital equipment to the town fire protection system shall be granted at such time as the construction is completed, approved and accepted by the town or the time the capital equipment is approved and accepted by the town. The administration of said contribution credits shall be the responsibility of the town manager..

(i) Any applicant or owner who submits a proposed plan pursuant to this section and desires the immediate issuance of a building permit or other final development order prior to approval of the proposed plan shall pay the applicable fire impact fee pursuant to section 16-58. Any difference between the amount paid and the amount due, should the town council, approve and accept the proposed plan, shall be refunded to the applicant or owner.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 27, 3-9-2021)

Secs. 16-59.2—16-59.5. Reserved.

DIVISION 5. ADMINISTRATIVE IMPACT FEES

Sec. 16-59.6. Adoption of impact fee study.

The ~~city~~ council hereby adopts by reference the study entitled"Town of Montverde, FL Development Impact Fee Study, dated April 2025" prepared by Willdan ~~"Town of Montverde 2017 Municipal Impact Fee Study" dated September 28, 2017, as prepared by Raftelis Financial Consultants, Inc.~~ The ~~city~~ council finds that the administration fee calculation is based on the most recent and localized data.

The ~~city~~ council finds the administrative impact fees are reasonable related to the cost of providing administrative facilities/equipment needed for community administrative and gathering facilities including a community building, administrative offices, library facilities, and council chambers to accommodate new growth. The ~~city~~ council also finds there is a reasonable connection between the anticipated expenditures of the administrative impact fees collected and the benefits accruing to anticipated new development.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.7. Legislative findings.

The Town Council of Montverde, Lake County, Florida, hereby finds, determines and declares that:

(1) The administrative facilities benefits all residents of the town.

(2) Development necessitated by the growth contemplated in the comprehensive plan and the administrative impact fee study will require improvements and additions to the town administrative facilities to accommodate the new development generated by such growth and maintain the standards of service provided by the town.

(3) Future growth, as represented by administrative impact construction, should contribute its fair share to the cost of improvements and additions to the town administrative facilities that are required to accommodate the impact generated by such growth.

(4) The required improvements and additions to the town administrative facilities needed to eliminate any deficiencies shall be financed by revenue sources of the town other than administrative impact fees.

(5) Implementation of the administrative impact fees to require administrative impact construction within the town to contribute its fair share to the cost of required capital improvements is an integral and vital element of the regulatory plan of growth management of the town.

(6) The purpose of this article is to require payment of administrative impact fees by those who engage in administrative impact construction and to provide for the cost of capital improvements to the town administrative facilities which are required to accommodate such growth. This article shall not be construed to permit the collection of administrative impact fees in excess of the amount reasonably anticipated to offset the demand on the town administrative facilities generated by such applicable administrative impact construction.

(7) The imposition of an administrative impact fee is to provide a source of revenue to fund the construction or improvement of the town administrative facilities necessitated by growth as delineated in the capital improvement element of the comprehensive plan.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.8. Imposition of impact fees.

The administrative impact fee is to be paid prior to or in conjunction with the issuance of a building permit.

(1) All residential construction occurring within the municipal limits of Montverde shall pay an administrative impact fee in the amount of $3,057.00 ~~1,521.75~~ per single family dwelling unit and $2,807.00 per multifamily dwelling unit.

(2) All non-residential construction occurring within the municipal limits of Montverde shall pay an administrative impact fee in the amount of $1,99 ~~0.77~~ per square foot for Commercial and $0.40 per square foot for Institutional/Governmental.

The above notwithstanding, the actual rate in effect for a fire impact fee shall be automatically adjusted effective each April 1, commencing April 1, 2026 ~~2019~~. The amount of the adjustment shall be the amount of change in the consumer price index from December 31 to December 31 of the immediately preceding period as adjusted to the base period.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.9. Impact fee trust account and use of monies.

The monies deposited into the administrative impact fee trust account shall be used solely for the purpose of constructing or improving the administrative facilities to serve new growth as projected in the impact fee study, including, but not limited to:

(1) Design and construction plan preparation;

(2) Permitting and fees;

(3) Land acquisition, including any costs of acquisition or condemnation;

(4) Construction and design of new administrative facilities;

(5) Design and construction of new drainage facilities required by the construction of improvements and additions to the administrative facilities;

(6) Relocating utilities required by the construction of improvements and additions to the administrative facilities;

(7) Landscaping;

(8) Construction management and inspection;

(9) Surveying, soils and materials testing;

(10) Acquisition of equipment utilized by the town in providing administrative services; and

(11) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the town to provide funds to construct or acquire growth necessitated capital improvements or additions as provided herein.

(Ord. No. 2017-044, § 2, 1-9-2018)

Secs. 16-59.10—16-59.15. Reserved.

DIVISION 6. WATER IMPACT FEES

Sec. 16-59.16. Findings.

The town council hereby finds, determines and declares that:

(1) Planning, economic, and demographic studies project that new development will continue in and around the town and will place ever-increasing demands on the town to provide public facilities to serve the new development.

(2) The town has determined that certain necessary improvements will have to be undertaken in order to be able to provide an adequate water supply for the influx of new residents and business establishments which are anticipated in future years. To the extent that new development places demands upon public facilities, those demands should be satisfied by shifting the responsibility for financing such facilities to the development creating the demands. The mechanism through which the town shall effectuate the shifting of this financial responsibility is through the imposition of a water impact fee.

(3) The town council has authority, pursuant to F.S. ch. 166, to establish a water impact fee in order to pay for the necessary extension of the water system to accommodate new residences and businesses. The amount of this water impact fee has been determined based on a report prepared by the town's consulting engineer, which sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs of water service capital improvements in the town. The amount of the water impact fee has been further refined through the public hearing process.

(4) The town council, after careful consideration of its water impact fee study, the experience of similarly situated towns, and public hearing comments, finds that the imposition of a water impact fee to finance specified public water facilities, the demand for which is created by new development, is in the best interests of the general welfare of the town and its residents, is equitable, and does not impose an unreasonable burden on new development.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.17. Adoption of impact fee rate study.

The town council hereby adopts and incorporates by reference the study entitled "Town of Monterde, FL Water Impact Fee Study" dated April 2025, by Willdan. ~~"Town of Montverde Water Impact Fee Study" dated April 30, 2007, by Montverde Engineering, Inc.~~ The ~~"Town of Montverde Water Impact Fee Study"~~ " Town of Montverde, FL Water Impact Fee Study" is ~~referred to as Appendix A and~~ kept on file in the office of the town clerk.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.18. Imposition.

(a) All water system impact development occurring within the town's service area shall pay a water system impact fee in accordance with the schedule as currently established or as hereafter adopted by ordinance ~~resolution~~ of the town council from time to time.

(b) The water system impact fee shall be paid in addition to all other fees, charges and assessments due for the connection to the Town's water system referred to as the regional water system and is intended to provide funds only for the consumption of existing facility capacity or for improvements and additions to the regional water system necessitated by growth.

(c) One (1) Equivalent Residential Unit (ERU) based on 450 gallons of capacity per day for a single-family dwelling unit with a standard ¾ inch or 1-inch water meter equates to a water impact fee of $6,150.00.

Impact fees for larger connection sizes is based on standardized demand criteria established by the American Water Works Association (AWWA) pursuant to the size of the water meter. Utilizing the AWWA demand criteria, the applicable ERU factors for larger water meters are based on the incremental increase in potential demand as compared to the standard meter size.

(d) In situations where the application of the meter-based fees will result in the collection of fees significantly different than the potential demand requirement of a new customer requesting service, a special calculation methodology may be applied by the Town. An ERU methodology for individual accounts based on specific capacity requirements will be utilized. This alternative methodology is to apply the calculated unit costs per gallon of capacity as provided in times the capacity requirement for the customer. The need to apply this special calculation methodology will be uncommon and will typically only involve larger commercial and institutional connections. When utilized, the Town will require certified engineering documentation defining the capacity utilization needs for the new customer.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.19. Payment.

(a) Except as otherwise provided in this division, prior to any connection to the regional water system, all applicants or owners, as the case may be, shall pay the water system impact fee as set forth in section 16-59.18 ~~16-78~~ directly to the town.

(b) The obligation for payment of the water system impact fee and the benefits derived therefrom shall run with the land.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.20. Use of monies.

(a) The town council hereby confirms the establishment of a separate trust account for the water system impact fees, which shall be maintained separate and apart from all other accounts of the town. All such water system impact fees shall be deposited into such trust account immediately upon receipt.

(b) The monies deposited into the water system impact fee trust account shall be used solely for the purposes of reimbursement for the consumption of existing facility capacity by growth or providing growth-necessitated capital improvements and additions to the regional water system, including, but not limited to:

(1) Design or construction plan preparation;

(2) Construction management and inspection;

(3) Capital construction costs;

(4) Reimbursement of excess developer contribution credit pursuant to section 16-59.25; and

(5) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the town to provide funds to construct or acquire growth impacted capital improvements to the regional water system.

(c) Funds on deposit in the water system impact fee trust account shall not be used for any expenditure that would be classified as a maintenance or repair expense.

(d) Any funds on deposit which are not immediately necessary for expenditure shall be invested by the town. All income derived from such investments shall be deposited in the water system impact fee trust account and used as provided herein.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 28, 3-9-2021)

Sec. 16-59.21. Refund of capacity impact fees.

(a) The water system impact fees collected pursuant to this article shall be returned to the then current owner of the property on behalf of which the applicable fee was paid if such fees have not been expended or encumbered prior to the end of the fiscal year immediately following the tenth anniversary of the date upon which such fees were paid and a timely petition for the refund is made. Refunds shall be made only in accordance with the following procedure:

(1) The then current owner shall petition the town council for the refund prior to the end of the fiscal year immediately following the end of the fiscal year in which the date of the tenth anniversary of the date of the payment of the water system impact fee occurs.

(2) The petition for refund shall be submitted to the town clerk, on a form approved by the town, and shall contain:

a. A sworn statement that the petitioner is the then-current legal owner of the property on behalf of which the applicable impact fee was paid;

b. A copy of the dated receipt issued for payment of the applicable fee, or such other record as would indicate payment of the fee;

c. A certified copy of the latest recorded deed or other instruments evidencing title, a representation that the most recent recorded deed or other instruments evidencing title reflect the exact names of all current legal owners and a representation that the petitioner will notify the town of any changes in the status of legal ownership which occurs prior to any refund from the town; and

d. A copy of the most recent ad valorem tax bill.

(3) Within 90 days from the date of receipt of a petition for refund, the town clerk will advise the owner and the town council of the status of the applicable impact fee requested for refund, and if such impact fee has not been expended or encumbered within the applicable time period, then it shall be returned to the petitioner. For the purposes of this section, charges collected shall be deemed to be spent or encumbered on the basis that the first fee in shall be the fee out.

(b) The fact that an owner receives a refund does not excuse the property from later being subjected to payment of impact fees under this article upon otherwise being characterized as water system impact development.

(c) Any owner entitled to a refund who fails to timely petition for a refund upon becoming eligible to do so shall be deemed to have waived any claim for a refund, and the town shall be entitled to retain and apply the impact fees as reimbursement for consumption of existing facility capacity by growth or for growth-necessitated capital improvements and additions to the regional water system.

(d) Monies refunded in accordance with this section shall be returned with interest paid at the rate of the average net interest earned by the town in the water system impact fee trust account, as applicable.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.22. Exemptions.

The following shall be exempted from payment of impact fees:

(1) Alterations or expansion of an existing building, structure or improvement where no additional demand on the regional water system is or will be created.

(2) The construction of accessory buildings, structures or improvements which will not create an additional demand on the regional water system.

(3) The replacement of an existing building, structure or improvement which has been previously been subjected to an impact fee payable to the town where no additional demand is or will be created on the regional water system.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.23. Changes of size and use.

(a) Impact fees shall be imposed and calculated for the alteration, expansion or replacement of water system impact development which will result in a land use determined to create an additional demand on the regional water system. Whenever any person applies to connect to the regional water system, the impact fee imposed shall be calculated on the entirety of the buildings. Where the alteration, expansion or replacement occurs on lands for which a water system impact fee has already been paid, the impact fee imposed shall be only upon the additional demand created by the alteration, expansion or replacement.

(b) No refund or credit shall be afforded an owner or applicant in the event that a diminution of use occurs after the water system impact fee already paid has been expended or encumbered. For the purposes of this section, fees collected shall be deemed to be spent or encumbered on the basis that the first fee in shall be the first fee out.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.24. Alternative collection method.

In the event the water system impact fee, as applicable, is not paid prior to physical connection to the regional water system, the town shall proceed to collect the water system impact fee as follows:

(1) The town shall serve, by certified mail, return receipt requested, a notice of impact fee statement upon the owner at the address appearing on the most recent records maintained by the property appraiser of the county in which the property is located. Service shall be deemed effective on the date the return receipt indicates the notice was received by either the applicant or the owner. The notice of impact fee statement shall contain a reasonable legal description of the property and shall advise the applicant and owner:

a. Of the amount due and the general purpose for which the water system impact fee was imposed;

b. That a hearing pursuant to section 16-59.26 may be requested within 30 calendar days from the effective date of service of the notice of impact fee statement, by making application to the town clerk.

(2) The water system impact fee shall be delinquent if, within 30 calendar days from the effective date of service of the notice of impact fee statement, neither the impact fee has been paid and received by the town nor has a review hearing been requested pursuant to section 16-59.26. In the event a hearing is requested pursuant to section 16-59.26, the unpaid impact fees shall become delinquent if not paid within 30 days from the date the town council determines the amount of impact fees due upon the conclusion of such a hearing. Upon becoming delinquent, the water system impact fee shall be subject to interest on the unpaid amount at the statutory rate for final judgments on a calendar day basis until paid.

(3) In the event the water system impact fee becomes delinquent, the total amount of unpaid impact fees plus any applicable interest shall be added to the owner's monthly bill for water service and shall be paid as a condition of service.

(4) At the town's discretion, any delinquent impact fees may be collected by any other method which is authorized by law, including, but not limited to, lien foreclosure proceedings.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.25. Developer contribution credit.

(a) The town may enter into a contribution agreement with a developer which grants a credit for water system impact fees imposed in section 16-59.18 ~~16-78~~ in exchange for certain donations of impact fee improvements, or for the construction or installation of certain impact fee improvements.

(b) The amount of developer contribution credit to be applied shall be determined according to the following standards of valuation:

(1) The value of donated impact fee improvements shall be based upon a written appraisal of fair market value by a qualified and professional appraiser acceptable to the town based upon generally accepted methods of valuation.

(2) The cost of eligible anticipated construction of impact fee improvements for the regional water system shall be based upon professional opinions of total project probable cost certified by a professional architect or engineer.

(3) In the case of contributions of construction or installation of impact fee improvements, the value of the developer's proposed contribution shall be adjusted upon completion of the construction to reflect the actual costs of construction or installation of improvements contributed by the developer.

(4) No credit whatsoever for lands, easements, construction or infrastructure otherwise required to be built or transferred to the town by law, ordinance or any other rule or regulation shall be considered or included in the value of any developer's contribution.

(c) All construction cost estimates shall be based upon, and all construction plans, specifications and conveyances shall be in conformity with the utility construction standards and procedures of the town. All plans and specifications shall be approved by the town manager prior to commencement of construction.

(d) Prior to the commencement of construction the applicant shall submit to the town clerk a proposed plan and estimate of costs for contributions to the regional water system. The proposed plan and estimates shall include:

(1) A designation and description of the water system impact development for which the proposed plan is being submitted;

(2) A description of any impact fee improvements proposed to be donated and a written appraisal prepared in conformity with subsection (b)(1) of this section;

(3) Initial professional opinions of probable construction costs for the proposed construction provided by a professional architect or engineer;

(4) A proposed schedule for completion of the proposed plan prepared by a professional architect or engineer; and

(5) A processing, review and audit fee as determined by the town.

(e) Upon favorable review of the proposed plan, the town clerk shall schedule a presentation before the town council at a regularly scheduled meeting or a special meeting called for the purpose of reviewing the proposed plan and shall provide the applicant or owner written notice of the time and place of the presentation.

(f) The town council shall authorize a contribution agreement with the owner only if:

(1) Such proposed plan is in conformity with the contemplated improvements and additions to the regional water system;

(2) Proposed plan, viewed in conjunction with other existing or proposed plans, will not adversely impact the cash flow or liquidity of the water system impact fee trust account in such a way as to frustrate or interfere with other planned or ongoing growth-necessitated capital improvements and additions to the regional water system;

(3) Such proposed plan, viewed in conjunction with other existing or proposed plans, will not create a detrimental imbalance between the treatment and transmission capabilities of the regional water system;

(4) The proposed plan is consistent with the public interest; and

(5) The proposed time schedule for completion of the plan is consistent with the most recently adopted five-year capital improvement plan for the regional water system.

(g) The processing, review and audit fees shall be returned to the applicant if either the town manager or the town council determines the proposed plan is not acceptable. The processing, review and audit fee shall become nonrefundable once the town council authorizes a contribution agreement.

(h) In the event the amount of developer contribution pursuant to an approved plan of construction or donation of impact fee improvements exceeds the total amount of impact fee credits used on the benefiting water system impact development identified in a contribution agreement, the contribution agreement may provide for the reimbursement of the excess or remaining balance of such contribution credit, provided funds are available and collected from future receipts by the town from water system impact fees collected during the fiscal year immediately following the fifth anniversary of the date of substantial completion of the plan of construction or the date of donation, or the fifth anniversary, exclusive of any moratoria, from the date of recording the contribution agreement in the official records of the clerk for the circuit court of the county, whichever shall first occur. Should the source of funds for reimbursement as described in this subsection not be available within the timeframes described herein, the remaining balance of any impact fee credits shall be forfeited.

(i) Any applicant or owner who submits a proposed plan pursuant to this section and desires an immediate connection to the regional water system shall pay, prior to or at the time the proposed plan is submitted, the applicable water system impact fee pursuant to section 16-24. Said payment shall be deemed paid under protest and shall not be construed as a waiver of any review rights. Any difference between the amount paid and the amount due, as determined by the town council, shall be refunded to the applicant or owner.

(Ord. No. 2017-044, § 2, 1-9-2018; Ord. No. 2021-003, § 28, 3-9-2021)

Sec. 16-59.26. Review hearings.

(a) An applicant or owner who is required to pay a water system impact fee pursuant to section 16-59.18 shall have the right to request a review hearing.

(b) Such hearing shall be limited to the review of the following:

(1) The application of the water system impact fee pursuant to section 16-59.18 ~~16-78~~.

(2) Denial of a developer contribution credit pursuant to section 16-59.25.

(3) Denial of an exemption pursuant to section 16-59.25.

(c) Except as otherwise provided in this article, such hearings shall be requested by the applicant or owner within 30 days, including Sundays and legal holidays, of the date of first receipt of the following, whichever is applicable:

(1) Receipt of notice from the town that an impact fee is due.

(2) The denial of developer contribution credit.

(3) The denial of an impact fee exemption.

(d) Failure to request a hearing within the time provided shall be deemed a waiver of such right.

(e) The request for hearing shall be filed with the office of the town clerk and shall contain the following:

(1) The name and address of the applicant and owner;

(2) The legal description of the property in question;

(3) A brief description of the improvements on the property or the connection being undertaken;

(4) The date the water system impact fee was paid, if applicable; and

(5) A statement of the reasons why the applicant or owner is requesting the hearing.

(f) Upon receipt of such request, the town clerk shall schedule a hearing before the town council at a regularly scheduled meeting or a special meeting called for the purpose of conducting the hearing and shall provide the applicant or owner with written notice of the time and place of the hearing. The hearing shall be held within 60 days of the date of the request for the hearing was filed.

(g) Such hearing shall be before the town council and shall be conducted in a manner designed to obtain all information and evidence relevant to the request for the hearing. Formal rules of civil procedure and evidence shall not be applicable; however, the hearing shall be conducted in a fair and impartial manner with each party having an opportunity to be heard and to present information and evidence.

(h) Any applicant or owner who requests a hearing pursuant to this section and desires an immediate connection to the regional water system shall pay, prior to or at the time the request for hearing is filed, the water system impact fee pursuant to section 16-59.18 ~~16-78~~. Said payment shall be deemed paid under protest and shall not be construed as a waiver of any review rights.

(Ord. No. 2017-044, § 2, 1-9-2018)

Sec. 16-59.27. Review requirements.

The ordinance from which this article is derived and the accompanying rate study shall be reviewed by the town council at least every five years. Each review shall consider new estimates of population, cost related to the acquisition of land, buildings, capital plant and equipment necessitated by growth and adjustments to the assumptions, conclusions and findings set forth in the study adopted by section 16-59.17. The purpose of this review is to ensure that the water system impact fees do not exceed the reasonably anticipated costs associated with the improvements necessary to offset the demand generated by new construction or use of the regional water system. In the event the review of the ordinance required by this section alters or changes the assumptions, conclusions and findings of the rate study adopted by reference in section 16-59.17, revises or changes the regional water system or alters or changes the amount of the impact fees, the rate study adopted by reference in section 16-59.17 shall be amended and updated to reflect new and demonstrable assumptions, conclusions and findings and section 16-59.17 shall be amended to adopt by reference such updated study.

(Ord. No. 2017-044, § 2, 1-9-2018)

Secs. 16-59.28—16-59.40. Reserved.

V3 5/19/2025

ORDINANCE 2025-57

AN ORDINANCE OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PROVIDING FOR AMENDMENT OF THE TOWN OF MONTVERDE CHARTER BY CREATING A NEW SECTION THAT REQUIRES A SUPERMAJORITY VOTE OF TOWN COUNCIL OF ANY COMPREHENSIVE PLAN AMENDMENT THAT INCREASES THE ALLOWABLE DENSITY WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF MONTVERDE; REQUESTING THE SUPERVISOR OF ELECTIONS TO PLACE THE BALLOT LANGUAGE ON THE BALLOT FOR THE NOVEMBER 4, 2025, REGULAR ELECTION; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR INCLUSION IN THE CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.031 of Florida Statutes provides for the governing body of a municipality to submit to the electors of said municipality a proposed amendment to its charter through referendum. Upon adoption of an amendment by a majority of the electors voting in a referendum upon such amendment, the amendment shall be incorporated into the charter and the revised charter filed with the Department of State; and

WHEREAS, the Town Council desires to seek electors approval to amend the Town Charter to require any ordinance amending the comprehensive plan that increases the allowable density or intensity within the municipal boundaries of Montverde be approved only by a majority-plus-one vote of the entire membership of the Town Council

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

Section 1. Amendment of the Town of Montverde Charter. Article II is hereby amended to create Section 2.10 to read as follows:

Sec. 2.10 - Supermajority Vote Required
After the effective date of this section, any ordinance amending the Town of Montverde comprehensive plan, other than an ordinance initially assigning a future land use designation to a property, that increases the allowable density within the municipal boundaries of Montverde may be approved only by an affirmative vote of not less than a majority plus one vote of the entire membership of the council.

Section 2. Referendum Called. The Charter amendment proposed in Section 1. of this Ordinance shall be presented to the Town of Montverde electorate at a referendum. The Town Council hereby authorizes, directs and requests the supervisor of elections to conduct the referendum, pursuant to applicable Florida law, with the date of the referendum to be November 4, 2025.

Section 3. Forms of Ballot. The form of ballot for the Charter amendment proposed in Section 1 of this Ordinance shall be as follows:

SUPERMAJORITY VOTE REQUIRED TO INCREASE DEVELOPMENT DENSITIES

Shall the Town of Montverde's Charter be amended to require any ordinance amending the comprehensive plan that increases the allowable density within the municipal boundaries of Montverde be approved only by a majority-plus-one vote of the entire membership of the Town Council?

_____ YES

_____ NO

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

Section 5. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Inclusion in Charter. It is the intention of the Town of Montverde and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Montverde Charter as approved by a majority of electors voting on such measure.

Section 7. Effective Date. This Ordinance shall become effective immediately upon its passage as a non-emergency ordinance at two scheduled meetings of the Town Council. The Charter amendment provision provided herein shall be effective upon the date of certification of approval by a majority vote of the electors voting on the measure.

ADOPTED AND APPROVED by the Town Council of the Town of Montverde, Lake County, Florida this ____ day of _____, 2025.

_____
Joe Wynkoop, Mayor

Attest:

_____
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 Carol Womack		
Vacant		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and ***must be posted on the Town's website no later than the time notice of the proposed ordinance is published in the newspaper.***

ORDINANCE 2025-57

AN ORDINANCE OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PROVIDING FOR AMENDMENT OF THE TOWN OF MONTVERDE CHARTER BY CREATING A NEW SECTION THAT REQUIRES A SUPERMAJORITY VOTE OF TOWN COUNCIL OF ANY COMPREHENSIVE PLAN AMENDMENT THAT INCREASES THE ALLOWABLE DENSITY WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF MONTVERDE; REQUESTING THE SUPERVISOR OF ELECTIONS TO PLACE THE BALLOT LANGUAGE ON THE BALLOT FOR THE NOVEMBER 4, 2025, REGULAR ELECTION; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR INCLUSION IN THE CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

[1] See Section 166.041(4)(c), Florida Statutes.

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):The ordinance if approved will place a referendum on the November 2025 ballot for the voters of Montverde to consider approving a charter amendment. The ordinance serves a public purpose by serving the public health, safety, morals and welfare of the Town and residents. The proposed amendment provides for "*any ordinance amending the Town of Montverde comprehensive plan, other than an ordinance initially assigning a future land use designation to a property, that increases the allowable density within the municipal boundaries of Montverde may be approved only by an affirmative vote of not less than a majority plus one vote of the entire membership of the council.*"

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any: No direct economic impact.
(a) An estimate of direct compliance costs that businesses may reasonably incur; No costs of compliance.
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible No new charge or fee is imposed by the ordinance; and
(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs. No regulatory costs are incurred. No revenues are generated as there are no new charge or fee being imposed by the ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: No impact.

4. Additional information the governing body deems useful (if any):
The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated individuals, but does not apply to businesses.

NOTICE OF TOWN COUNCIL PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of Montverde proposed to adopt Ordinance 2025-57. The Town Council will hold public meetings at Town Hall located at 17404 Sixth St., Montverde, Florida 34756 on June 10, 2025 at 7:00 p.m. or as soon thereafter as possible, with the public hearing held July 8, 2025 at 7:00 pm. or as soon thereafter as possible. The title of the ordinance is as follows:

ORDINANCE 2025-57

AN ORDINANCE OF THE TOWN OF MONTVERDE, COUNTY OF LAKE, STATE OF FLORIDA, PROVIDING FOR AMENDMENT OF THE TOWN OF MONTVERDE CHARTER BY CREATING A NEW SECTION THAT REQUIRES A SUPERMAJORITY VOTE OF TOWN COUNCIL OF ANY COMPREHENSIVE PLAN AMENDMENT THAT INCREASES THE ALLOWABLE DENSITY WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF MONTVERDE; REQUESTING THE SUPERVISOR OF ELECTIONS TO PLACE THE BALLOT LANGUAGE ON THE BALLOT FOR THE NOVEMBER 4, 2025, REGULAR ELECTION; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR INCLUSION IN THE CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the Town Council public hearing and be heard with respect to the above-described ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

The ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth St., Montverde, Florida 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

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

Paul Larino, Town Manager

Publication date: 5/29/2025

STAFF REPORT

LAND DEVELOPMENT CODE (LDC) AMENDMENT

Public Hearings: Planning & Zoning: April 2, 2025
Town Council: April 8, 2025
Town Council: June 10, 2025

Ordinance No.: 2025-55

Applicant/Owner: Town of Montverde

Requested Action: The Town seeks to amend the Land Development Code Section 10-82 to allow accessory structures to be closer to the rear property line than is currently allowed.

Staff Recommendation: Staff recommends approval of this amendment as it will help reduce variance requests as well as allow residents to have more usable space in their backyards.

The purpose of this proposed change is to protect property values and property rights of adjacent neighbors and ensure clarity in the Town's Planning & Zoning clearance process.

In comparison to other municipalities, the proposed changes and existing code are similar or less stringent.

Sec. 10-82. Location, design and maximum floor area of accessory buildings and uses in residential districts.

(a) The first-floor area of an accessory building within a residential district shall be no greater than 800 square feet or 50 percent of the square footage of the primary structure whichever is lesser and shall not exceed a height of 14 feet or the height of the primary structure whichever is lesser.

(b) When an accessory building is attached to a main structure by a breezeway or any other structure requiring a Town of Montverde building permit it shall comply with the setback requirements of the main building.

(c) All accessory buildings must be issued a permit by the town prior to installation or construction.

(d) Accessory buildings 120 square feet or less shall be set back and located a minimum of seven and one-half feet from the side and rear property lines. Accessory buildings greater than 120 square feet shall conform to the applicable side yard building ~~zoning~~ setbacks of the applicable zoning district and a minimum of fifteen feet from the rear property line.

(e) Accessory buildings greater than 120 square feet~~²~~ must be constructed or installed to be similar to the architectural style, colors and materials of the principal structure. Properties located in agriculture zoning district are exempt from this requirement.

(f) Each residential lot (determined by ALT key or parcel identification number) may have no more than two accessory buildings.

(g) Temporary storage structures shall be limited to 60 consecutive days and no more than 120 days in any calendar year and shall be located a minimum of ten feet from all property lines.

(h) Accessory buildings may not be placed in the front yard. Accessory buildings shall be placed in side or rear yards only, except if a corner lot, then accessory buildings shall only be placed in the rear yard.

ORDINANCE 2025-55

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING REGULATIONS IN CHAPTER 10 OF THE TOWN OF MONTVERDE LAND DEVELOPMENT CODE RELATING TO SETBACKS FOR ACCESSORY STRUCTURES; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town finds that location of accessory structures and their distance from abutting properties have impacts on adjacent properties, including but not limited to potential noise and mass disturbance, and infringement on quiet enjoyment of property and; and

WHEREAS, the Town of Montverde desires to impose clear setback requirements applicable to address these impacts; and

WHEREAS, the Town of Montverde has determined that it is necessary to amend the Town's Land Development Code to protect the health, safety, and welfare of its citizens;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Montverde, Florida, as follows:

SECTION 1. Legislative Findings and Intent. The findings set forth in the recitals above are hereby adopted as legislative findings pertaining to this Ordinance.

SECTION 2. That Section 10-82 of Article III in Chapter 10, Part III (Land Development Code) of the Montverde Code of Ordinances shall be amended to read as follows:

Sec. 10-82. Location, design and maximum floor area of accessory buildings and uses in residential districts.

(a) The first floor area of an accessory building within a residential district shall be no greater than 800 square feet or 50 percent of the square footage of the primary structure whichever is lesser and shall not exceed a height of 14 feet or the height of the primary structure whichever is lesser.

(b) When an accessory building is attached to a main structure by a breezeway or any other structure requiring a Town of Montverde building permit it shall comply with the setback requirements of the main building.

(c) All accessory buildings must be issued a permit by the town prior to installation or construction.

(d) Accessory buildings 120 square feet or less shall be set back and located a minimum of seven and one-half feet from the side and rear property lines. Accessory buildings greater than 120 square feet shall conform to the applicable <u>side yard building</u> ~~zoning~~ setbacks <u>of the applicable zoning district and a minimum of fifteen feet from the rear property line</u>.

(e) Accessory buildings greater than 120 square feet^2 must be constructed or installed to be similar to the architectural style, colors and materials of the principal structure. Properties located in agriculture zoning district are exempt from this requirement.

(f) Each residential lot (determined by ALT key or parcel identification number) may have no more than two accessory buildings.

(g) Temporary storage structures shall be limited to 60 consecutive days and no more than 120 days in any calendar year and shall be located a minimum of ten feet from all property lines.

(h) Accessory buildings may not be placed in the front yard. Accessory buildings shall be placed in side or rear yards only, except if a corner lot, then accessory buildings shall only be placed in the rear yard.

SECTION 3. Codification. It is the intent of the Town Council of the Town of Montverde that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance.

SECTION 4. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. Conflicts. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this Town, the provision of this Ordinance shall govern.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED by 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 _____
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
Councilmember Allan Hartle		
Councilmember VACANT		
Councilmember Joe Morganelli		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

STAFF REPORT: RIGHTS-OF-WAY VACATION

Public Hearings: Town Council: June 10, 2025

Resolution No.: 2025-176

Applicant: Town of Montverde

Requested Action: The applicant seeks to vacate certain rights-of-way in proximity to the Town Hall to be used for Kirk Park, the Library, Sports Courts, and related facilities.

Staff Determination: Staff finds the application consistent with the Comprehensive Plan and Land Development Code (LDC).

Property Information

Location: This application includes the vacation of rights-of-way for portions of Sixth Street, Franklin Avenue, Fifth Street, and certain Alleys in Blocks 3, 4 and 7 in Division C, all as shown on the unrecorded plat of the Town of Montverde. A location map is included as Appendix A to this report. Legal descriptions are included as Exhibit A to the Resolution.

Alternate Key No.'s in Proximity: 1530920, 1530938, 1530962, 1530954, 1530911, 1530971, 1765960

Zoning Districts: Public Facilities, Commercial, and Office/ Residential/ Commercial.

Future Land Use Designation: Utility Open Space, Recreational, Institutional, and Office/Residential/Commercial.

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	C1 and R1M	Commercial & Residential	
East	R3	Residential	
South	PF	Bella Collina	
West	C1	Residential	Lake County

C1: Commercial
R1M: Single Family Medium Density
R3: Multi-Family
PF: Public Facilities

Staff Analysis

1) Land Development Code (LDC) Sec 8-16(a) states that roads, rights-of-way and easements may be vacated at a public hearing of the town council. **Staff is requesting the Town Council to approve vacating the rights-of way included in this report.**

2) Land Development Code (LDC) Sec 8-16(b) states that the applicant must submit a petition and legal description of the area to be vacated, as well as a survey identifying all structures and utilities, if any, located in the legally described area. **A revised plat may be required by the town. Legal descriptions have been provided by a licensed surveyor and are included as Appendix B.**

3) Land Development Code (LDC) Sec 8-16(c) states that the town council will consider the petition based on the recommendation of appropriate departments in regard to the possible effect of the proposal on the town in general, the immediate neighborhood, and individuals near the specific land in question. **The effect of the approved petition would be very positive for the town in general, immediate neighborhood, and individuals near the area. Vacating the specified rights-of-way allows for easier access to Kirk Park and the new sports courts, increased/improved parking areas, access to the new public restroom building and butterfly garden, as well as improved walkability in general.**

Town Council Considerations:

Resolution 2025-176

1. **Recommend approval** of Resolution 2025-176, vacating certain rights-of-way in proximity to the Town Hall to be used for Kirk Park, the Library, Sports Courts and related Facilities.

2. **Recommend denial** of Resolution 2025-176, vacating certain rights-of-way in proximity to the Town Hall to be used for Kirk Park, the Library, Sports Courts and related Facilities, based on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]

3. **Continue action** of Resolution 2025-176, vacating certain rights-of-way in proximity to the Town Hall to be used for Kirk Park, the Library, Sports Courts and related Facilities pending additional information requested. [Provide specific additional information requested.]

LOCATION MAP

(between Division Street & Fourth Street, north of Porter Avenue)



May 1, 2024

- County Boundary
- Surrounding Counties
- Street Names
- Local Streets 5K
- Tax Parcels Alternate Key
- Tax Parcels

Legend

- Lots
- Rights of Way to be vacated
- Alleys to be vacated

1:1,240

0 0.0125 0.025 0.05 mi

0 0.0225 0.045 0.09 km

Lake BCC

LEGAL DESCRIPTIONS

ADVERTISING INFORMATION

NOTICE OF PUBLIC HEARINGS

The Town of Montverde Town Council will hold public hearings on **Tuesday, June 10, 2025, at 7:00 p.m.** and **Tuesday, July 8, 2025, at 7:00 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida, 34756 to deliberate on the following:

RESOLUTION 2025-176

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, VACATING PORTIONS OF SIXTH STREET, FRANKLIN AVENUE, FIFTH STREET, AND CERTAIN ALLEYS IN BLOCKS 3, 4 AND 7 IN DIVISION C, ALL AS SHOWN ON THE UNRECORDED PLAT OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA,; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at the public hearings and be heard with respect to the proposed resolution. 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, 34756, for inspection on Monday through Thursday, from 7:00 a.m. to 6:00 p.m. If you have any other questions concerning the hearing, please contact the Town Clerk at 407-469-2681.

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

Publication Date: 05/30/2025


DIVISION ST
VACATE RIGHT OF WAY
VACATE RIGHT OF WAY
VACATE RIGHT OF WAY
VACATE RIGHT OF WAY
VACATE RIGHT OF WAY
VACATE RIGHT OF WAY
1530928
1530928
1530926
1530929
2869384
2868384
1530911
1530938
1530946
1530962
1530962
1530930
1530971
1530971
FRANKLIN AVE
FOURTH ST
PORTER AVE

2018-4 IH BORROWER LP 1717 MAIN ST STE 2000 DALLAS, TX 75201	AKHTER MOSAMMAT R & MOHAMMED NUR 424 HIGHBROOKE BLVD OCOEE, FL 34761	ARELLANO JOHN A & KARIN 17531 COUNTY ROAD 455 MONTVERDE, FL 34756
BELLAMY EDNA S LIFE ESTATE 705 HOOKS ST CLERMONT, FL 34711-3538	BRECHEEN GLEN D & 17424 SCOTT LN MONTVERDE, FL 34756-3294	CHANDLER MARY 17525 TEMPLE ST MONTVERDE, FL 34756
DORN TRAVIS 17525 BROAD ST MONTVERDE, FL 34756	FILEGAR JOHN F & MARY K PO BOX 560652 MONTVERDE, FL 34756-0652	FRANKLIN CENTER EAST INC 12637 KATHERINE CIR CLERMONT, FL 34711-0007
FRANKLIN POSTAL BUILDING INC PO BOX 560112 MONTVERDE, FL 34756-0112	FULMORE CORA R AND TOMEKA F SMITH 906 SUNNYDELL DR ORLANDO, FL 32818	GERRARD STEPHANIE E & 17523 DORIS ST MONTVERDE, FL 34756
HALL THERESA M & 51 EASTER AVE WINDHAM, ME 4062	HEWITT THOMAS E & EMMA J 17400 FOURTH ST MONTVERDE, FL 34756	HICKORY HILL LEISURE LIVING LLC 15617 HICKORY LN CLERMONT, FL 34715
INDERDEO ANAND K & ROLENA PERSAUD- 17109 LAKESIDE DR MONTVERDE, FL 34756	JOHN & KARIN ARELLANO INVESTMENTS LLC 17531 COUNTY ROAD 455 MONTVERDE, FL 34756	KUMQUAT BEACH II LLC 16316 BURKE ST MONTVERDE, FL 34756
MONTVERDE ACADEMY INC 17235 SEVENTH ST MONTVERDE, FL 34756-3210	MURPHY TRUST 17408 4TH ST MONTVERDE, FL 34756	OTIS PETER E & STEPHANIE 17409 DIVISION MONTVERDE, FL 34756
POTTS EARL L & WANDA A LIFE ESTATE 4505 HAYLOCK DR ORLANDO, FL 32807	RAKOW BARRIE B 16938 FRANKLIN AVE MONTVERDE, FL 34756	RASHID HAROON 17424 FOURTH ST MONTVERDE, FL 34756
SALVI MICHAEL H & DEBORAH A 17416 FOURTH ST MONTVERDE, FL 34756	SANTOS EDWIN & CRUZITA PO BOX 691957 ORLANDO, FL 32869-1957	SHERI FORD LEWIN REVOCABLE TRUST 344 CRYSTAL LAKE DR CLERMONT, FL 34711
SOLTIS SARAH & JUSTIN MOOREFIELD 14729 WINTER STAY DR WINTER GARDEN, FL 34787	THE CHURCH AT MONTVERDE INC 17015 PORTER AVE MONTVERDE, FL 34756	TOWN OF MONTVERDE PO BOX 560008 MONTVERDE, FL 34756-0008

RESOLUTION 2025-176

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, VACATING PORTIONS OF SIXTH STREET, FRANKLIN AVENUE, FIFTH STREET, AND CERTAIN ALLEYS IN BLOCKS 3, 4 AND 7 IN DIVISION C, ALL AS SHOWN ON THE UNRECORDED PLAT OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA,; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council is empowered pursuant to §166.042, *Florida Statutes,* to vacate public rights of ways within its municipal boundaries; and

WHEREAS, the Town Council of the Town of Montverde, Florida, has determined that the right-of-way described herein below is not needed for public roadways now or in the future, but is needed for public use and convenience relating to Town facilities including but not limited to park improvements, and it is in the public interest to abandon the same as a right-of-way; and

WHEREAS, the Planning and Zoning Board considered the petition to vacate right of way at a public hearing and made a recommendation to Town Council; and

WHEREAS, public notice of this Resolution has been published in a newspaper of general circulation within the Town no less than 14 days prior to adoption.

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

Section 1: Vacation.
The rights-of-way as described and depicted in **Composite Exhibit A** attached hereto are hereby closed and vacated as a public right-of-way.

Section 2: Vesting of title.
Title to said vacated rights-of-way shall vest in accordance with law.

Section 3: Severability.
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 4: Conflict.
All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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 resolution or a certified copy of this resolution and attaching the correct legal description.

Section 6: Effective Date.
This resolution shall become effective immediately upon its approval and adoption by the Town Council.

ADOPTED at a 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

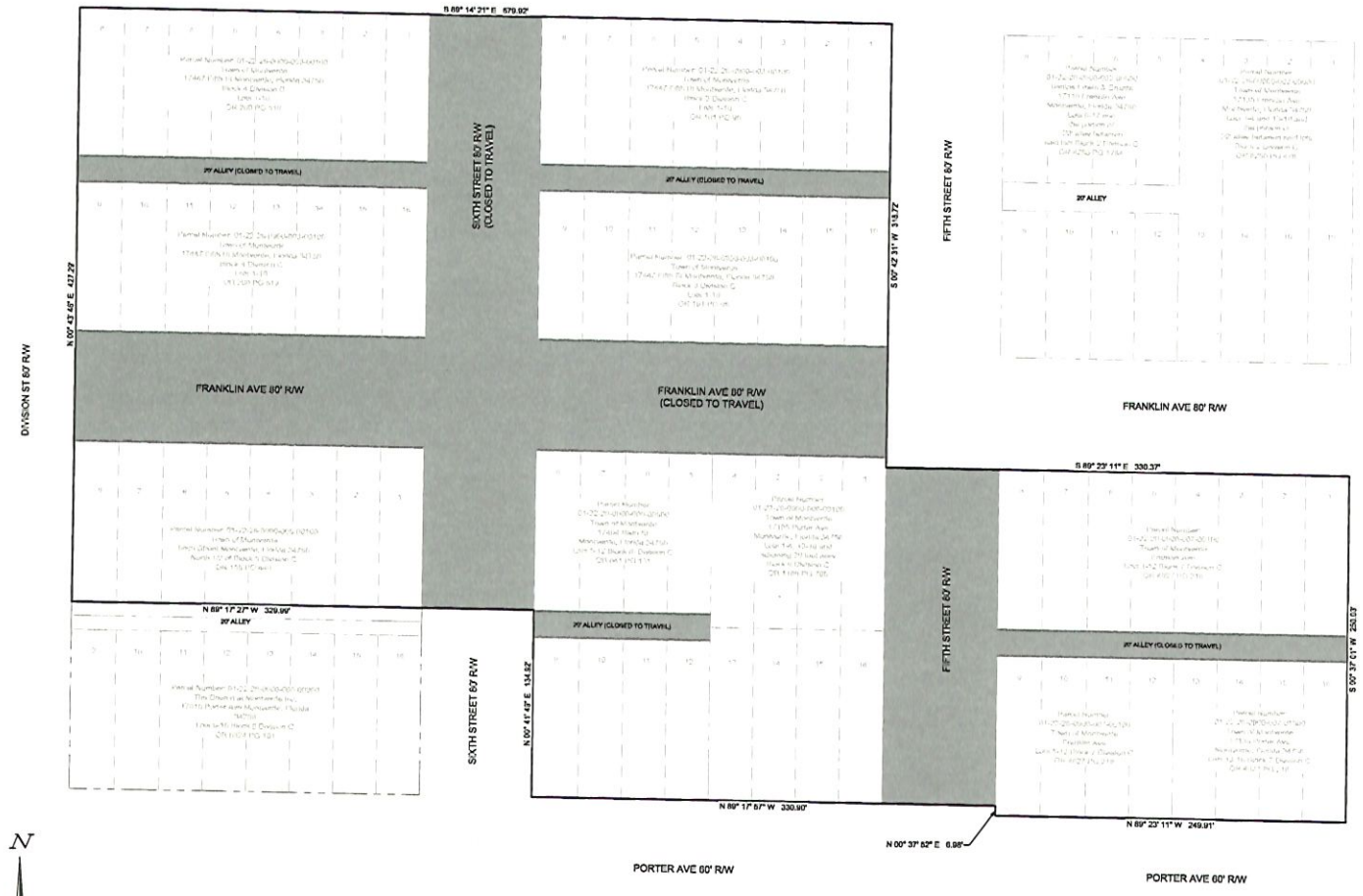
First Reading _____

Second Reading _____

	YEA	NAY
Vice Mayor Carol Womack		
Councilmember VACANT		
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
Mayor Joe Wynkoop		

COMPOSITE EXHIBIT A

[attach the exhibit and all of the Sketch and Descriptions]



N

GRAPHIC SCALE (IN FEET)

LEGEND

RIGHT OF WAY VACATION AREA

NOT A BOUNDARY SURVEY

CESO
www.cesoinc.com

THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE OF AUTHORIZATION
LB8582

1000 LEGION PLACE, SUITE 800
ORLANDO, FLORIDA 32801

TOWN OF MONTVERDE

EXHIBIT SHOWING OVERALL PROPOSED BOUNDARY AND PROPOSED RIGHT OF WAY VACATIONS

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	02-06-2025
Issue:	

Drawing Title:

EXHIBIT SHOWING OVERALL PROPOSED BOUNDARY AND PROPOSED RIGHT OF WAY VACATIONS

C:\Users\drl.lan\DOCUMENTS\Civil 3D Projects\CESO\Town of Montverde Kirk Park Boundary and Plat\Project Files_CESO\05-SURVEY\Dwg\764460-01_TOWN_OF_MONTVERDE_EXHIBIT.dwg - 2/6/2025 - David Lund

WEST RIGHT OF WAY OF FIFTH STREET

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the West 1/2 of Fifth Street, east of Block 6 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.
2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)
5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.
6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book

Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-29-2024.

GORDON P.R. LAND
License Number
7127
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Gordon R Land
Date: 2024.08.29 06:39:27-04'00'

08-29-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:
SKETCH AND DESCRIPTION

1 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF FIFTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

© 2024 CESO, INC.

CESO
WWW.CESOINC.COM

DESCRIPTION - WEST PORTION OF FIFTH STREET

A portion of the west 1/2 of Fifth Street, east of Block 6 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

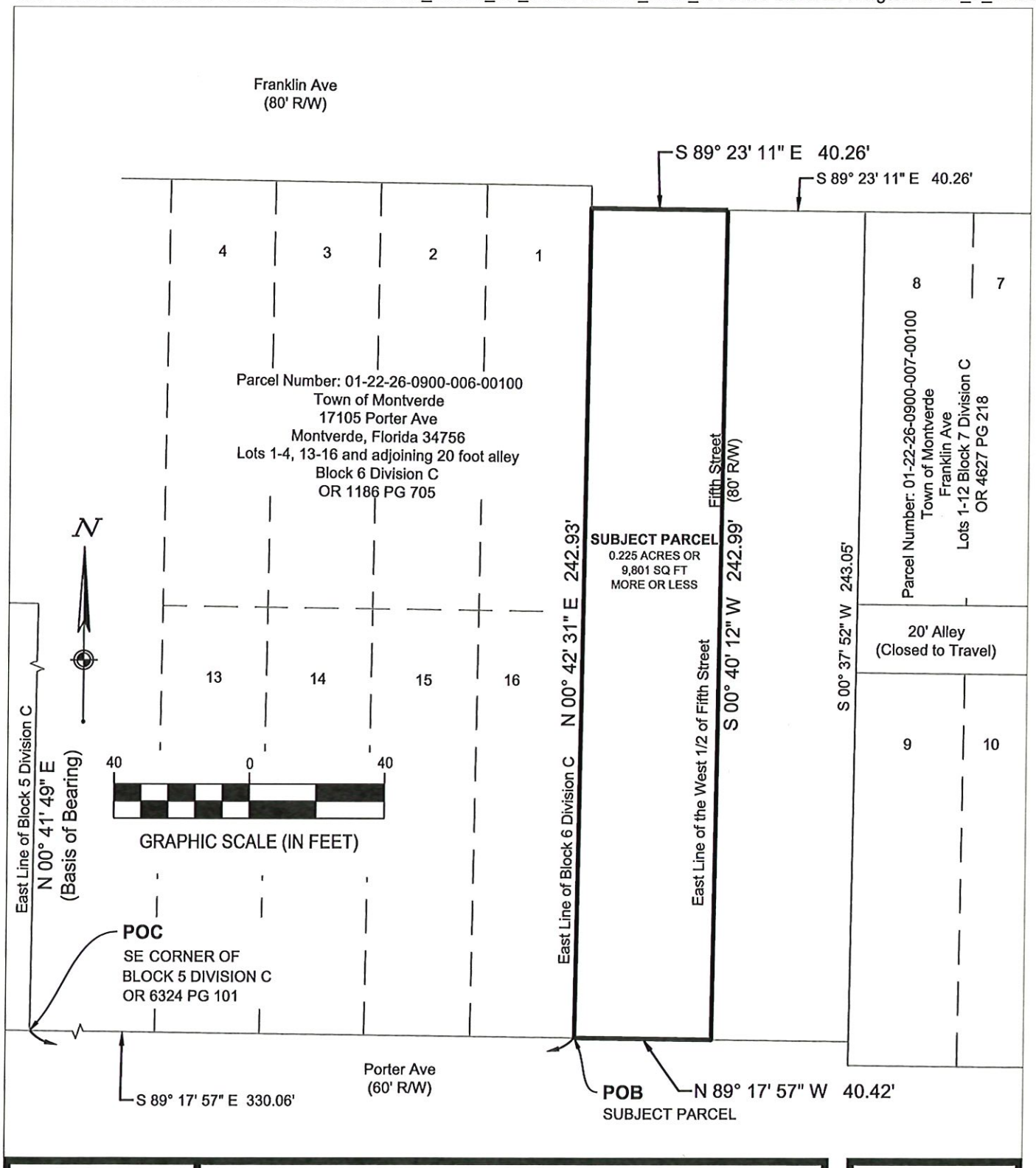
COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence South 89°17'57" East, a distance of 330.06 feet to the southeast corner of Block 6 Division C, of the aforementioned unrecorded plat of the Town of Montverde, also being the **POINT OF BEGINNING** of the parcel herein described; thence along the east line of said Block 6 Division C, North 00°42'31" East, a distance of 242.93 feet; thence departing said east line, South 89°23'11" East, a distance of 40.26 feet to a point on the east line of the west 1/2 of the aforementioned Fifth Street; thence along said east line, South 00°40'12" West, a distance of 242.99 feet; thence departing said east line North 89°17'57" West, a distance of 40.42 feet to the **POINT OF BEGINNING.**

Containing 9,801 square feet or 0.225 acres, more or less.

Drawing Title: **SKETCH AND DESCRIPTION**		TOWN OF MONTVERDE
	Project Number: 764460-01	**SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF FIFTH STREET**
	Scale: 1"=40'	
	Drawn By: DRL	
	Checked By: GPRL	
	Date: August 29, 2024	A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA
2 of 3	Issue:	© 2024 CESO, INC.

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W:\PROJECTS\TOWN OF MONTVERDE\764460-01_TOWN_OF_MONTVERDE_KIRK_PARK\05-SURVEY\Dwg\SKETCH_&_DESCRIPTIOI



Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF FIFTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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WEST RIGHT OF WAY OF FIFTH STREET

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the East 1/2 of Fifth Street, West of Block 7 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.
2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)
5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.
6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book

Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-29-2024.

GORDON P.R. LAND License Number 7127 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Gordon R Land
Date: 2024.08.29 06:41:49-04'00'

08-29-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE EAST RIGHT OF WAY OF FIFTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - EAST PORTION OF FIFTH STREET

A portion of the east 1/2 of Fifth Street, west of Block 7 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence South 89°17'57" East, a distance of 330.06 feet to the southeast corner of Block 6 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence continue, South 89°17'57" East, a distance of 40.42 feet to a point on the west line of the east 1/2 of the aforementioned Fifth Street, also being the **POINT OF BEGINNING** of the parcel herein described; thence along said west line, North 00°40'12" East, a distance of 242.99 feet; thence departing said west line, South 89°23'11" East, a distance of 40.26 feet to the northwest corner of the aforementioned Block 7 Division C; thence along the west line of said Block 7 Division C, South 00°37'52" West, a distance of 243.05 feet; thence departing said west line, North 89°17'57" West, a distance of 40.42 feet to the **POINT OF BEGINNING.**

Containing 9,804 square feet or 0.225 acres, more or less.

Drawing Title:	**SKETCH AND DESCRIPTION**
	2 of 3
Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

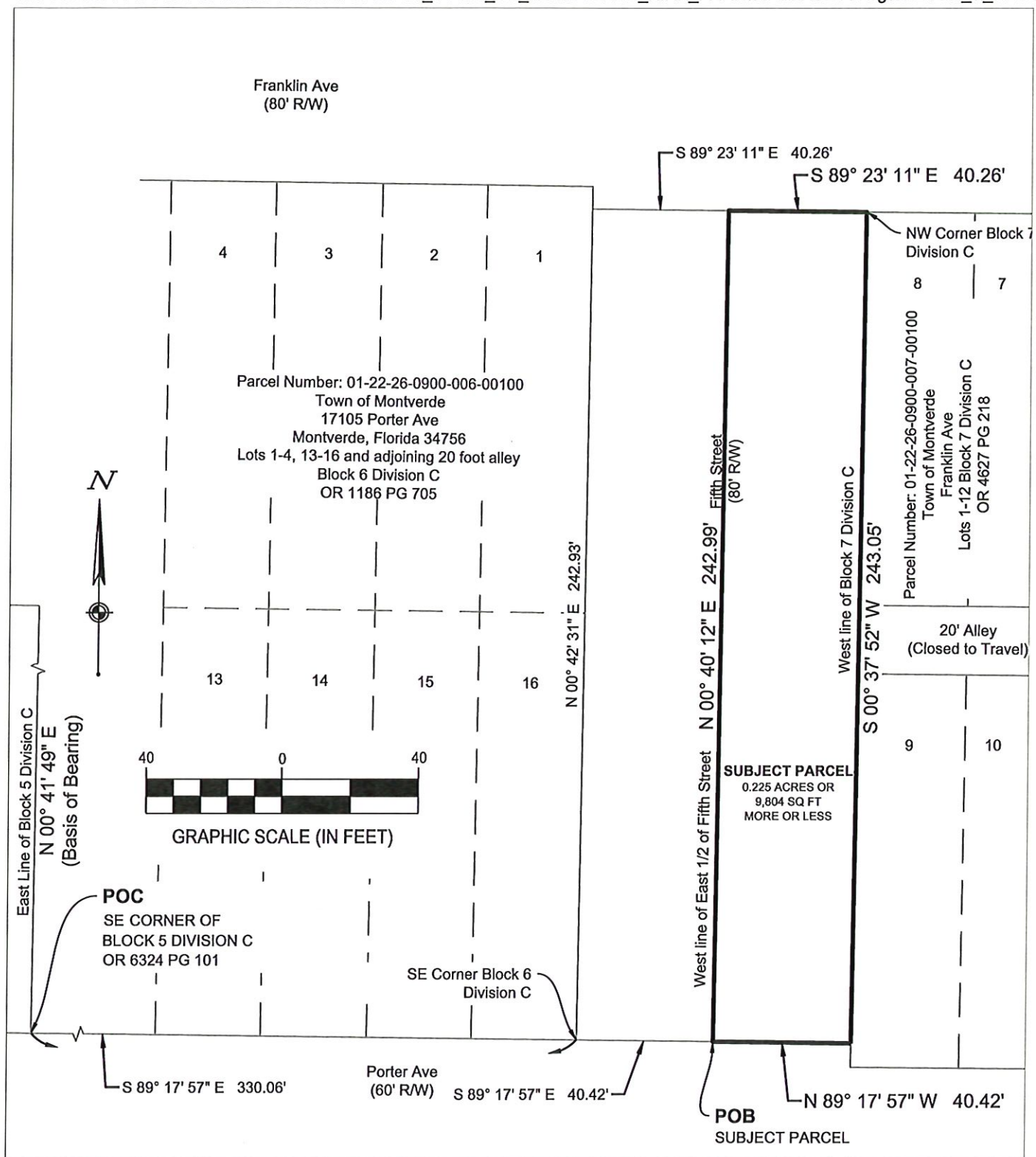
SKETCH AND DESCRIPTION OF THE EAST RIGHT OF WAY OF FIFTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE EAST RIGHT OF WAY OF FIFTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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NORTH RIGHT OF WAY OF FRANKLIN AVE (EAST OF SIXTH STREET)

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the North 1/2 of Franklin Avenue, South of Block 3 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.

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ABBREVIATIONS:

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GORDON P.R. LAND
License Number
7127
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Gordon R Land
Date: 2024.08.29 06:42:35-04'00'

08-29-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE NORTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - NORTH PORTION OF FRANKLIN AVENUE (EAST OF 6TH)
A portion of the north 1/2 of Franklin Avenue, south of Block 3 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of said Block 5 Division C; thence South 89°17'09" East, a distance of 80.00 feet to the northwest corner of said Block 6 Division C; thence North 00°48'17" East, a distance of 40.00 feet to a point on the south line of the north 1/2 of the aforementioned Franklin Avenue, also being the **POINT OF BEGINNING** of the parcel herein described; thence North 00°48'17" East, a distance of 40.00 feet to the southwest corner of Block 3 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence along the south line of said Block 3 Division C, South 89°12'02" East, a distance of 249.97 feet to the southeast corner of said Block 3 Division C; thence South 00°42'31" West, a distance of 40.00 feet to a point on the south line of the north 1/2 of the aforementioned Franklin Avenue; thence along said south line, North 89°12'02" West, a distance of 250.04 feet to the **POINT OF BEGINNING.**

Containing 10,000 square feet or 0.230 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

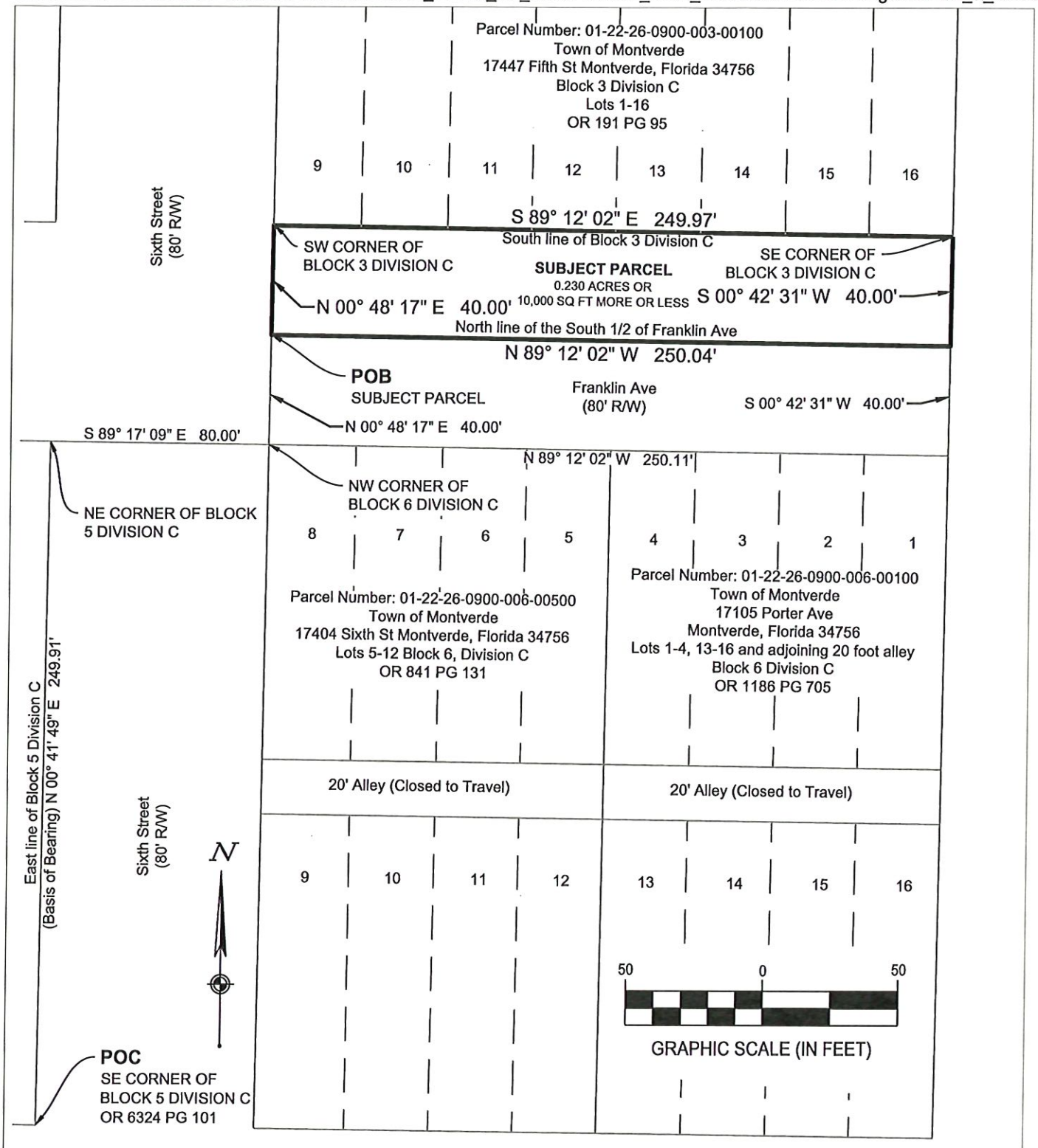
SKETCH AND DESCRIPTION OF THE NORTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE NORTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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NORTH RIGHT OF WAY OF FRANKLIN AVE (WEST OF SIXTH AVENUE)

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the North 1/2 of Franklin Avenue, south of Block 4 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.
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Surveyor's Certificate:

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GORDON P.R. LAND License Number 7127 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Gordon R Land
Date: 2024.08.29 06:43:25-04'00'

08-29-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - NORTH PORTION OF FRANKLIN AVENUE (WEST OF 6TH)

A portion of the north 1/2 of Franklin Avenue, south of Block 4 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of Block 5 Division C; thence North 00°48'17" East, a distance of 40.00 feet to a point on the south line of the north 1/2 of the aforementioned Franklin Avenue, also being the **POINT OF BEGINNING** of the parcel herein described; thence along said south line, North 89°15'52" West, a distance of 249.98 feet; thence departing said south line, North 00°43'46" East, a distance of 40.00 feet to the southwest corner of Block 4 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence along the south line of said Block 4 Division C, South 89°15'52" East, a distance of 250.03 feet to the southeast corner of said Block 4 Division C; thence South 00°48'17" West, a distance of 40.00 feet to the **POINT OF BEGINNING.**

Containing 9,999 square feet or 0.230 acres, more or less.

Drawing Title:	**SKETCH AND DESCRIPTION**
	2 of 3
Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

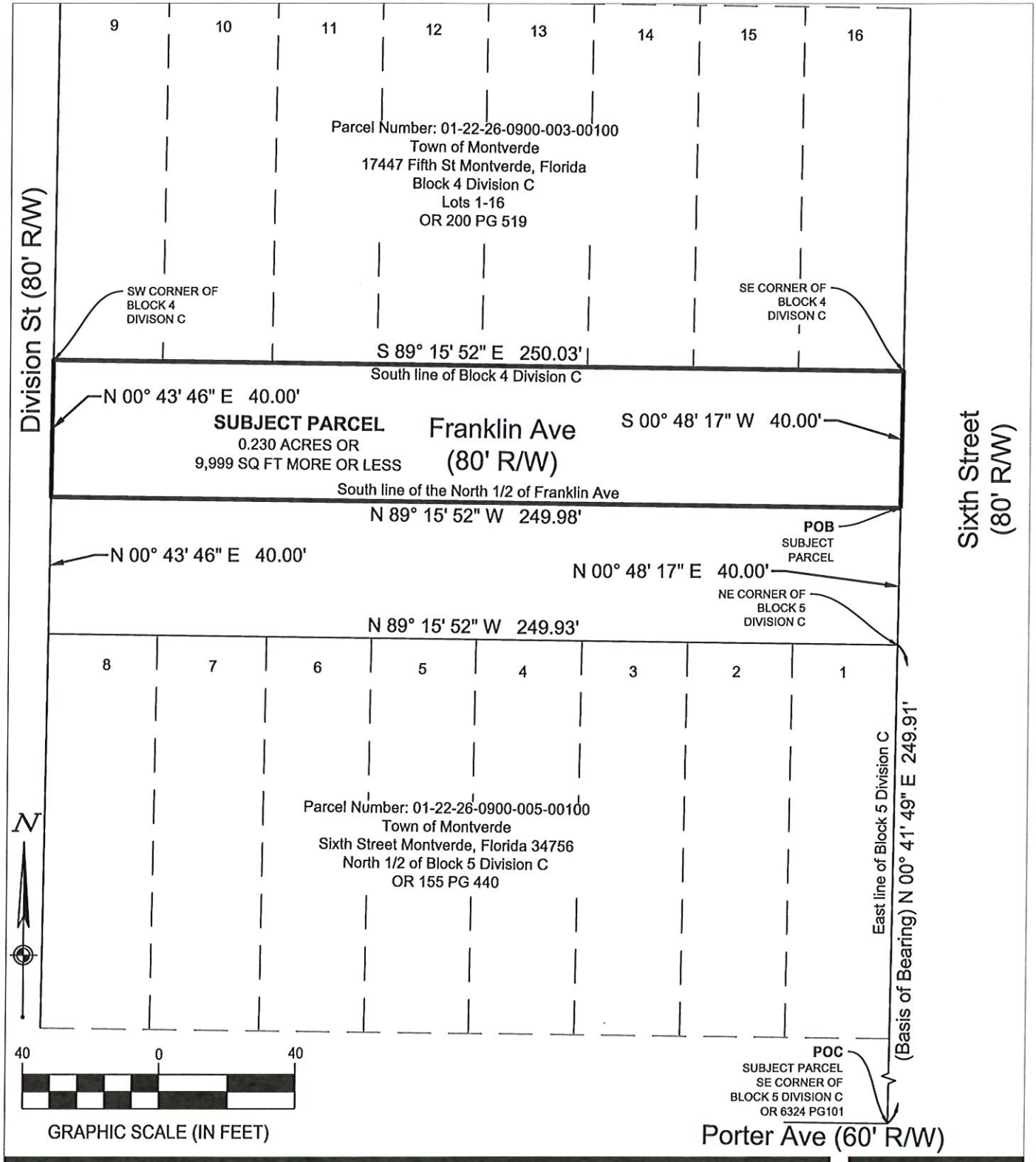
SKETCH AND DESCRIPTION OF NORTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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SOUTH RIGHT OF WAY OF FRANKLIN AVE (EAST OF SIXTH STREET)

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the South 1/2 of Franklin Avenue , of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.

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5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.

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ABBREVIATIONS:

POB = Point of Beginning
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PB = Plat Book
PG = Page
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Surveyor's Certificate:

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GORDON P.R. LAND
License Number
7127
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Gordon R Land
Date: 2024.08.29 06:44:13-04'00'

08-29-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE SOUTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - SOUTH PORTION OF FRANKLIN AVENUE (EAST OF 6TH)

A portion of the south 1/2 of Franklin Avenue, north of Block 6 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of said Block 5 Division C; thence South 89°17'09" East, a distance of 80.00 feet to the northwest corner of said Block 6 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence North 00°48'17" East, a distance of 40.00 feet to a point on the north line of the south 1/2 of the aforementioned Franklin Avenue; thence along said north line, South 89°12'02" East, a distance of 250.04 feet; thence departing said north line, South 00°42'31" West, a distance of 40.00 feet to the northeast corner of the aforementioned Block 6 Division C; thence along the north line of said Block 6 Division C, North 89°12'02" West, a distance of 250.11 feet to the **POINT OF BEGINNING**.

Containing 10,003 square feet or 0.230 acres, more or less.

Drawing Title:	**SKETCH AND DESCRIPTION**
	2 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

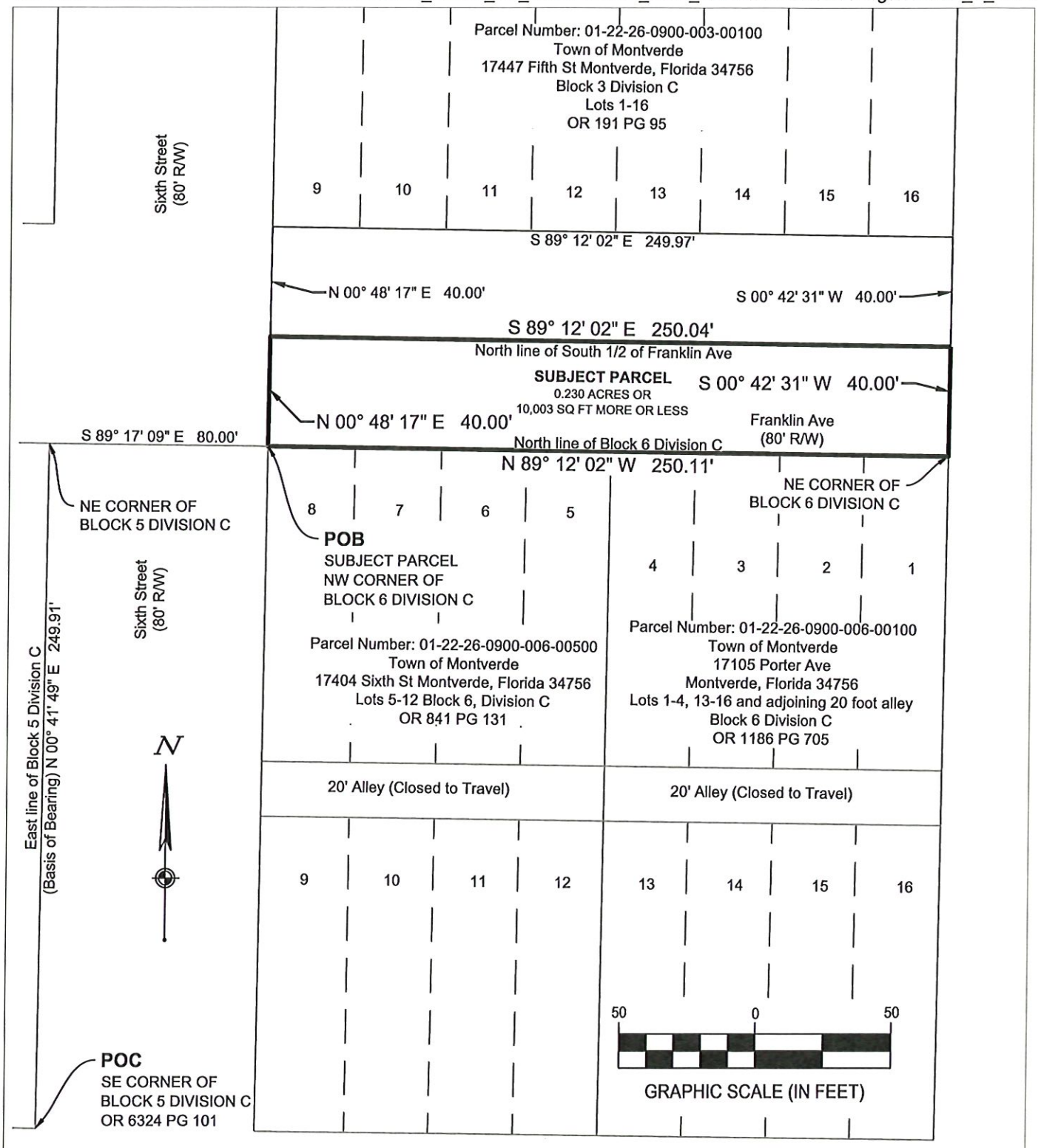
SKETCH AND DESCRIPTION OF THE SOUTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE SOUTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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SOUTH RIGHT OF WAY OF FRANKLIN AVE (WEST OF SIXTH STREET)

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POC = Point of Commencement
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PG = Page
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Digitally signed by Gordon R Land
Date: 2024.08.29 06:45:03-04'00'

08-29-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE SOUTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - SOUTH PORTION OF FRANKLIN AVENUE (WEST OF 6TH)

A portion of the south 1/2 of Franklin Avenue, north of Block 5 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of Block 5 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence along the north line of the aforementioned Block 5 Division C, North 89°15'52" West, a distance of 249.93 feet to the northwest corner of said Block 5 Division C; thence North 00°43'46" East, a distance of 40.00 feet to a point on the north line of the south 1/2 of the aforementioned Franklin Avenue; thence along said north line, South 89°15'52" East, a distance of 249.98 feet; thence departing said north line, South 00°48'17" West, a distance of 40.00 feet to the **POINT OF BEGINNING.**

Containing 9,997 square feet or 0.230 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

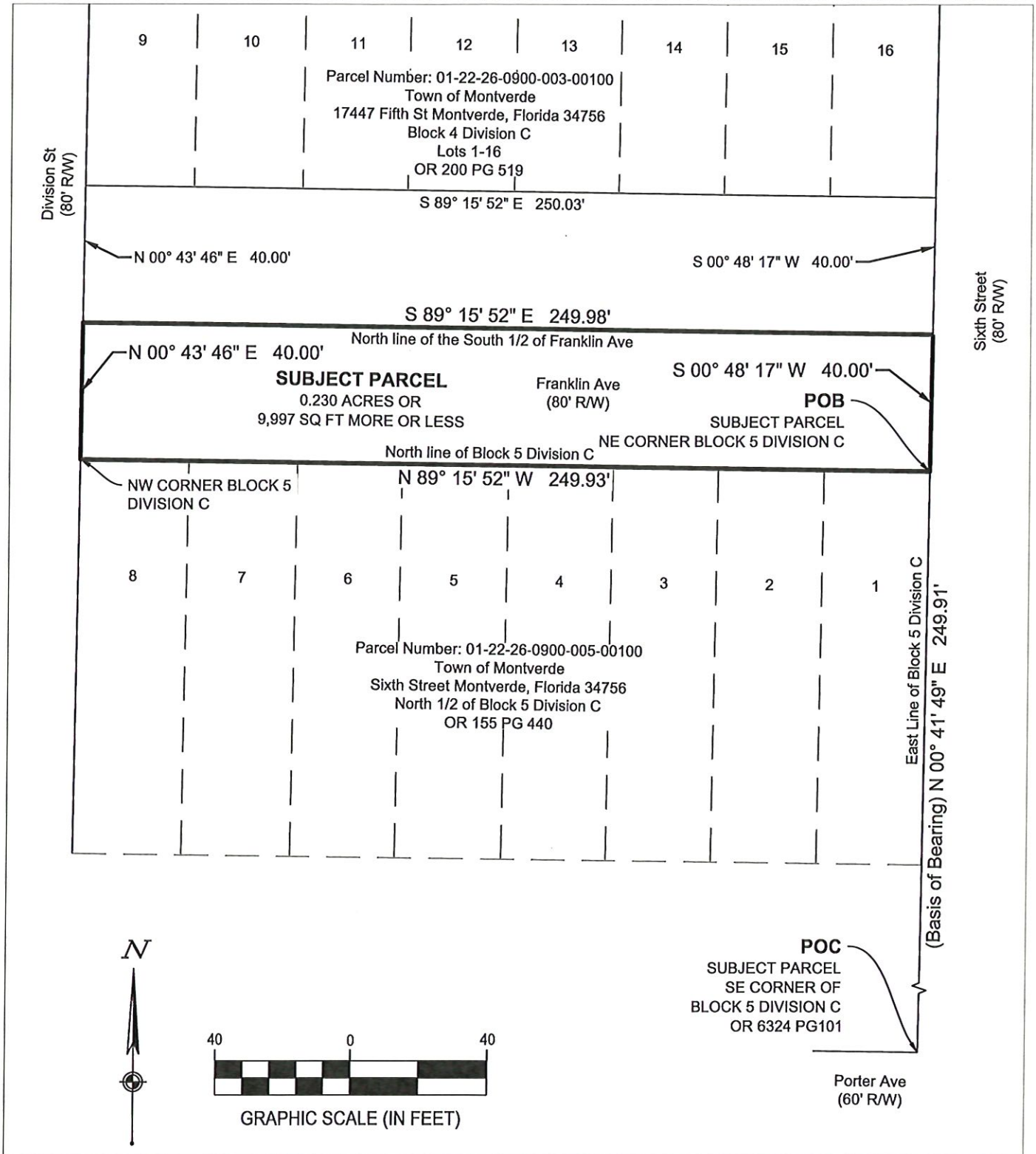
SKETCH AND DESCRIPTION OF THE SOUTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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W:\PROJECTS\TOWN OF MONTVERDE\764460-01_TOWN_OF_MONTVERDE_KIRK_PARK\05-SURVEY\Dwg\SKETCH_&_DESCRIPTIOI



Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 29, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE SOUTH RIGHT OF WAY OF FRANKLIN AVE

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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NORTH ALLEY BLOCK 3
DIVISION C

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of the North 1/2 of a 20 foot alley way, in Block 3 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.

2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.

3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)

5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.

6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book



Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-30-2024.

Digitally signed by Gordon R Land
Date: 2024.08.30 07:42:59-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH ALLEY BLOCK 3 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - NORTH PORTION OF 20' ALLEY BLOCK 3 DIVISION C

The north 1/2 of a 20 foot alley way, in Block 3 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of said Block 5 Division C; thence South 89°17'09" East, a distance of 80.00 feet to the northwest corner of Block 6 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence North 00°48'17" East, a distance of 80.00 feet to the southwest corner of the aforementioned Block 3 Division C; thence along the west line of said Block 3 Division C, North 00°42'31" East, a distance of 116.01 feet to a point on the south line of the north 1/2 of a 20 foot alley way, of said Block 3 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence continue along the west line of said Block 3 Division C, North 00°42'31" East, a distance of 10.00 feet to the southwest corner of Lot 8, of said Block 3 Division C; thence along the south line of Lots 1 through 8, of said Block 3 Division C, South 89°13'11" East, a distance of 249.97 feet to the southeast corner of Lot 1, of said Block 3 Division C; thence along the east line of said Block 3 Division C, South 00°42'31" West, a distance of 10.00 feet to a point on the south line of the north 1/2 of the aforementioned 20 foot alley way; thence along said south line, North 89°13'11" West, a distance of 249.97 feet to the **POINT OF BEGINNING.**

Containing 2,500 square feet or 0.057 acres, more or less.

Drawing Title:	**SKETCH AND DESCRIPTION**
	2 of 3
Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

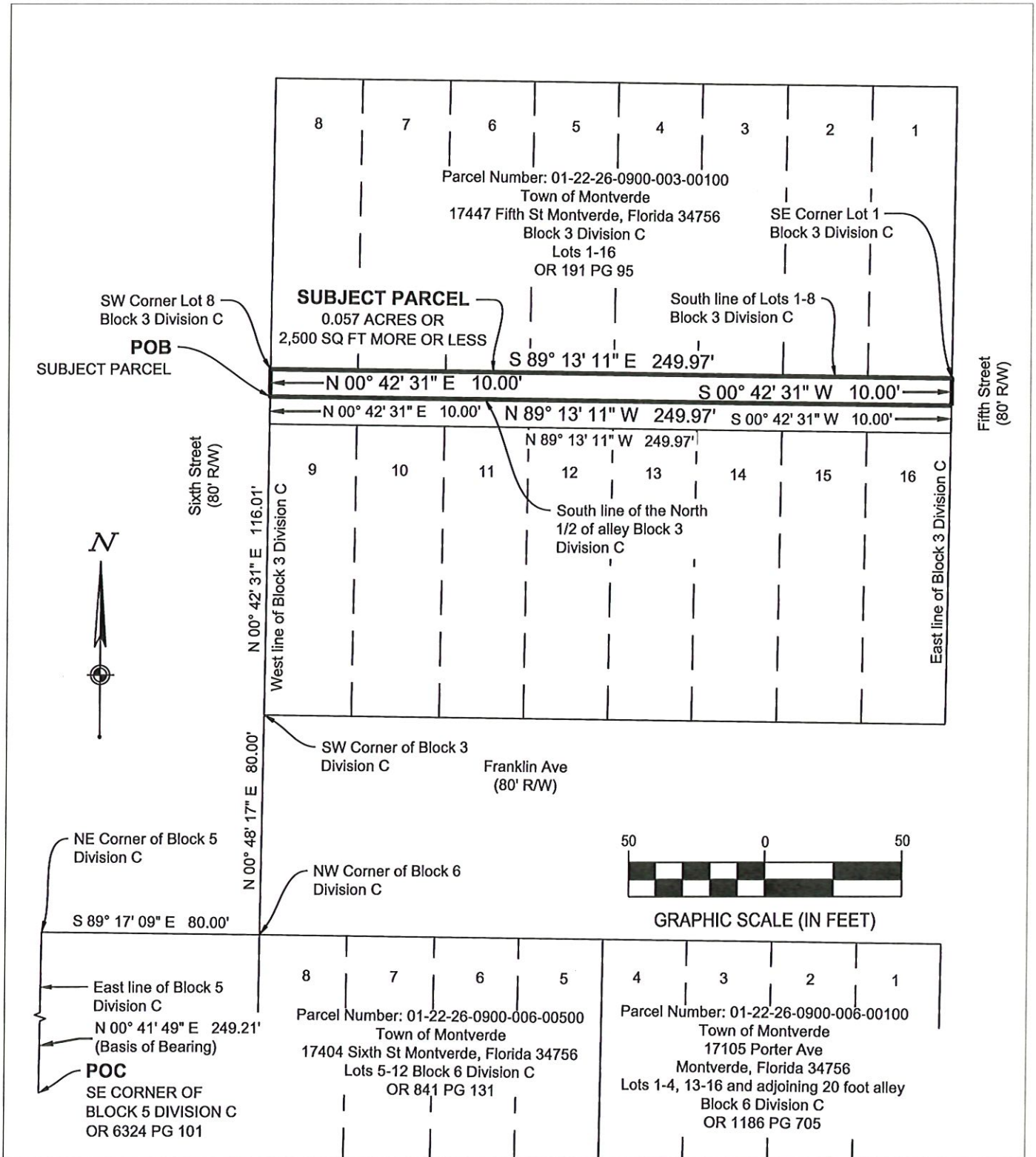
SKETCH AND DESCRIPTION OF NORTH ALLEY BLOCK 3 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH ALLEY BLOCK 3 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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NORTH 1/2 OF ALLEY BLOCK 4 DIVISION C

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of the North 1/2 of a 20 foot alley way, in Block 4 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.
2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)
5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.
6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book



Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-30-2024.

Digitally signed by Gordon R Land
Date: 2024.08.30 08:33:39-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH 1/2 OF ALLEY BLOCK 4 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - NORTH PORTION OF 20' ALLEY BLOCK 4 DIVISION C

The north 1/2 of a 20 foot alley way, in Block 4 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of said Block 5 Division C; thence North 00°48'17" East, a distance of 80.00 feet to the southeast corner of the aforementioned Block 4 Division C; thence along the east line of said Block 4 Division C, North 00°42'31" East, a distance of 116.05 feet to a point on the south line of the north 1/2 of a 20 foot alley way, in Block 4 Division C, of the aforementioned unrecorded plat of the Town of Montverde, also being the **POINT OF BEGINNING** of the parcel herein described; thence along said south line, North 89°15'07" West, a distance of 249.99 feet to a point on the west line of the aforementioned Block 4 Division C; thence along said west line, North 00°43'46" East, a distance of 10.00 feet to the southwest corner of Lot 8, of said Block 4 Division C; thence along the south line of Lots 1 through 8, of said Block 4 Division C, South 89°15'07" East, a distance of 249.99 feet to the southeast corner of Lot 1, of said Block 4 Division C; thence along the east line of said Block 4 Division C, South 00°42'31" West, a distance of 10.00 feet to the **POINT OF BEGINNING.**

Containing 2,500 square feet or 0.057 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

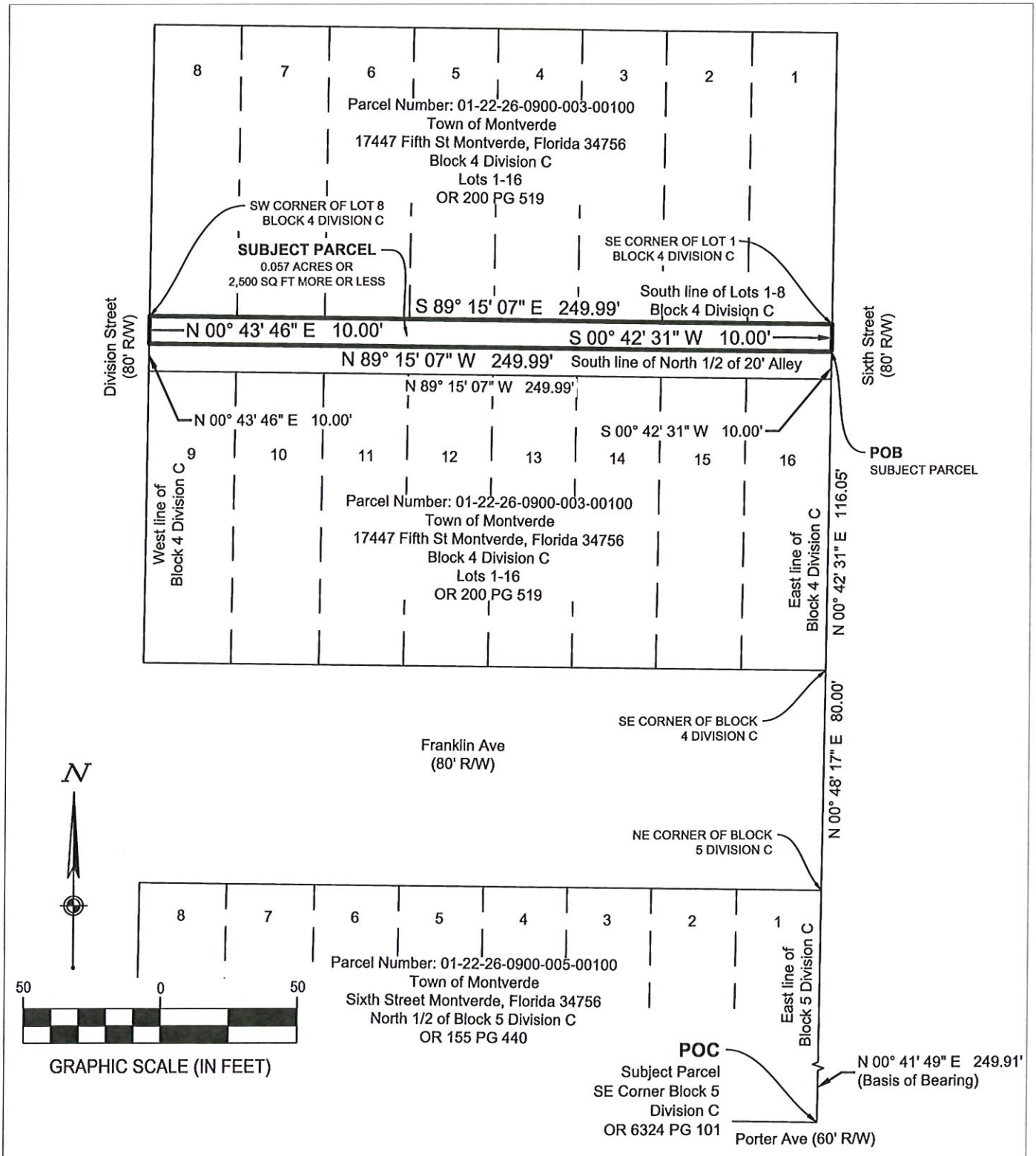
SKETCH AND DESCRIPTION OF NORTH 1/2 OF ALLEY BLOCK 4 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTIONS

3 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH 1/2 ALLEY BLOCK 4 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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NORTH ALLEY BLOCK 7 DIVISION C

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of the North 1/2 of a 20 foot alley way, in Block 7 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.

2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.

3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)

5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.

6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book



Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-30-2024.

Digitally signed by Gordon R Land
Date: 2024.08.30 13:12:57-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3

TOWN OF MONTVERDE

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

SKETCH AND DESCRIPTION OF NORTH ALLEY BLOCK 7 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - NORTH PORTION OF 20' ALLEY BLOCK 7 DIVISION C

The north 1/2 of a 20 foot alley way, in Block 7 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the north right of way line of Porter Avenue, of said unrecorded plat of the Town of Montverde, South 89°17'57" East, a distance of 410.91 feet to a point on the west line of the aforementioned Block 7 Division C; thence along said west line, North 00°37'52" East, a distance of 118.03 feet to a point on the south line of the north 1/2 of a 20 foot alley way, of said Block 7 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence continue along the west line of said Block 7 Division C, North 00°37'52" East, a distance of 10.00 feet to the southwest corner of Lot 8, of said Block 7 Division C; thence along the south line of Lots 1 through 8, of said Block 7 Division C, South 89°23'11" East, a distance of 249.88 feet to the southeast corner of Lot 1, of said Block 7 Division C; thence along the east line of said Block 7 Division C, South 00°37'01" West, a distance of 10.00 feet to a point on the south line of the north 1/2 of the aforementioned 20 foot alley way; thence along said south line, North 89°23'11" West, a distance of 249.88 feet to the **POINT OF BEGINNING.**

Containing 2,499 square feet or 0.057 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

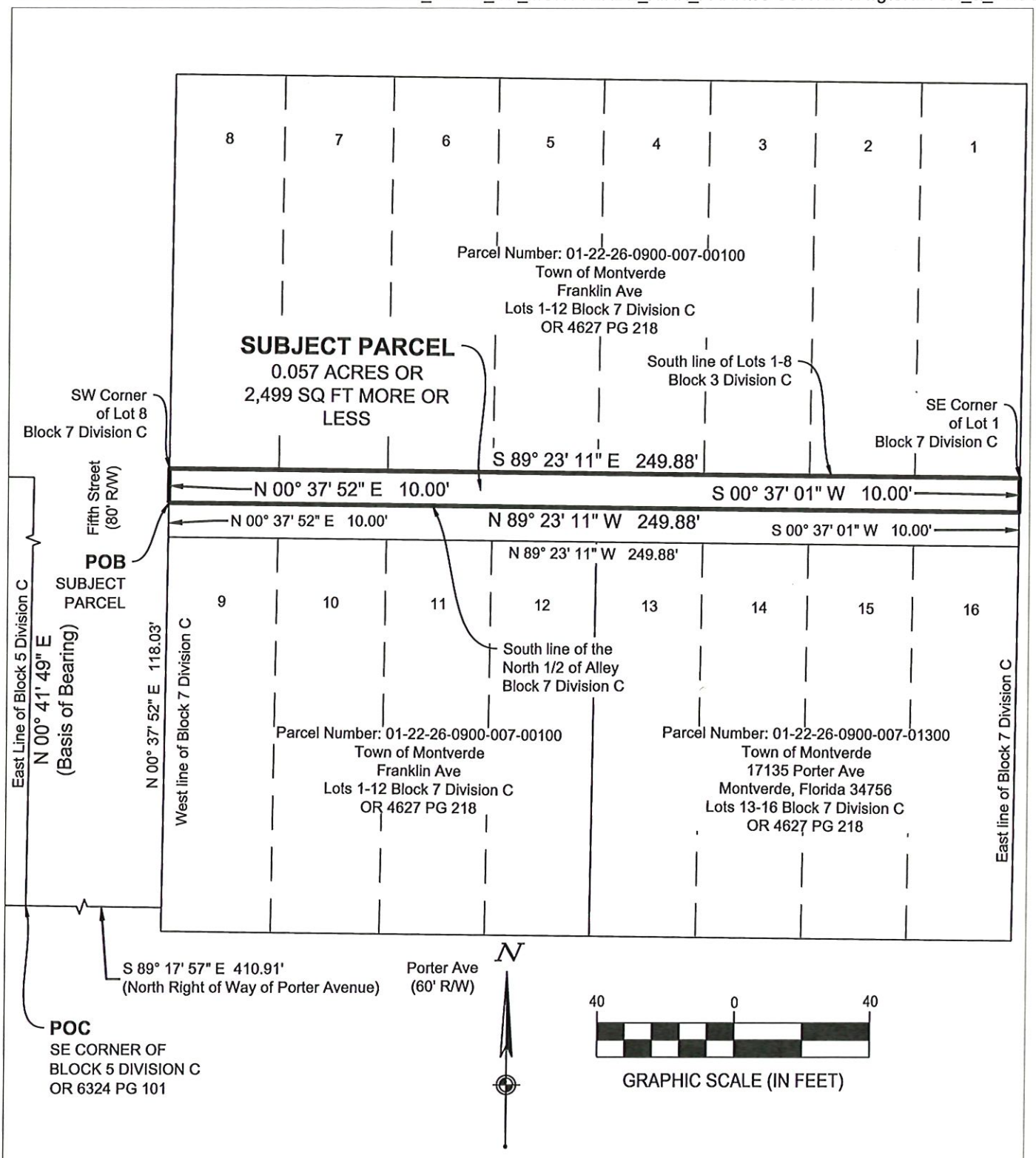
SKETCH AND DESCRIPTION OF NORTH ALLEY BLOCK 7 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF NORTH ALLEY BLOCK 7 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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EAST RIGHT OF WAY OF SIXTH STREET

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the East 1/2 of Sixth Street, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.
2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)
5. This sketch and description is intended to be issued as a 4 sheet set. All sheets are invalid without the remainder of the set.
6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book

Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-30-2024.

GORDON P.R. LAND
License Number
7127
STATE OF
FLORIDA
Professional Surveyor and Mapper

Digitally signed by
Gordon R Land
Date: 2024.08.30
07:35:49-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 4
Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF EAST RIGHT OF WAY OF SIXTH STREET

SIXTH STREET
MONTVERDE, FLORIDA 34756

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DESCRIPTION - EAST PORTION OF SIXTH STREET

A portion of the east 1/2 of Sixth Street, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 134.93 feet; thence departing said east line, South 89°17'27" East, a distance of 40.00 feet to a point on the west line of the east 1/2 of the aforementioned Sixth Street, also being the **POINT OF BEGINNING** of the parcel herein described; thence along said west line, North 00°41'49" East, a distance of 114.97 feet; thence North 00°48'17" East, a distance of 80.00 feet; thence North 00°42'31" East, a distance of 232.06 feet; thence departing said west line, South 89°14'21" East, a distance of 40.00 feet to the northwest corner of Block 3 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence along the west line of said Block 3 Division C, South 00°42'31" West, a distance of 232.02 feet to the southwest corner of said Block 3 Division C; thence South 00°48'17" West, a distance of 80.00 feet to the northwest corner of Block 6 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence along the west line of said Block 6 Division C, South 00°41'49" West, a distance of 114.97 feet to the southwest corner of Lot 8 of said Block 6 Division C; thence departing said west line, North 89°17'27" West, a distance of 40.00 feet to the **POINT OF BEGINNING.**

Containing 17,080 square feet or 0.392 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 4

Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

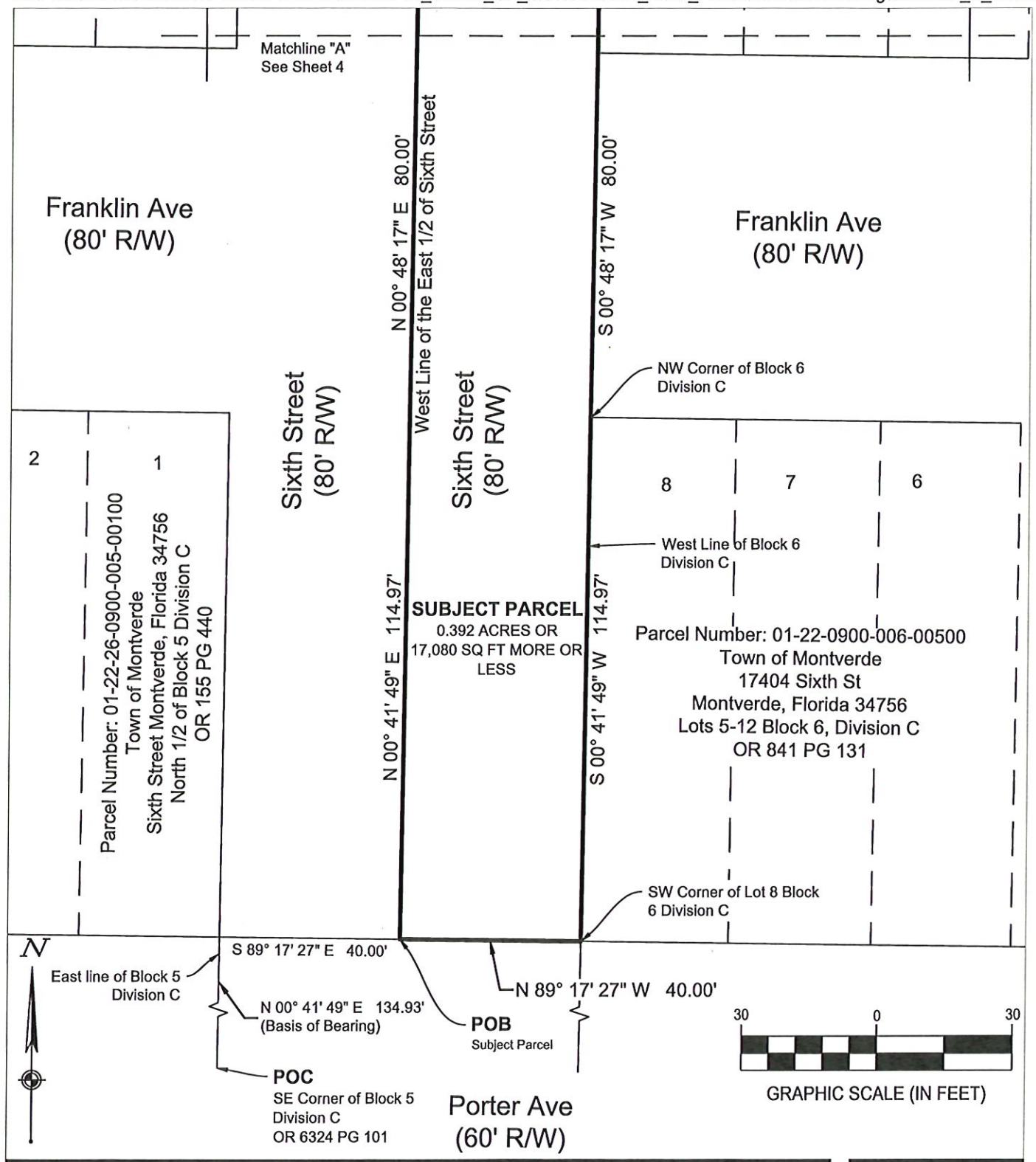
SKETCH AND DESCRIPTION OF EAST RIGHT OF WAY OF SIXTH STREET

SIXTH STREET
MONTVERDE, FLORIDA 34756

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WWW.CESOINC.COM

W:\PROJECTS\TOWN OF MONTVERDE\764460-01_TOWN_OF_MONTVERDE_KIRK_PARK\05-SURVEY\Dwg\SKETCH_&_DESCRIPTIOI



Drawing Title:

SKETCH AND DESCRIPTION

3 of 4

Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	####
Issue:	

TOWN OF MONTVERDE

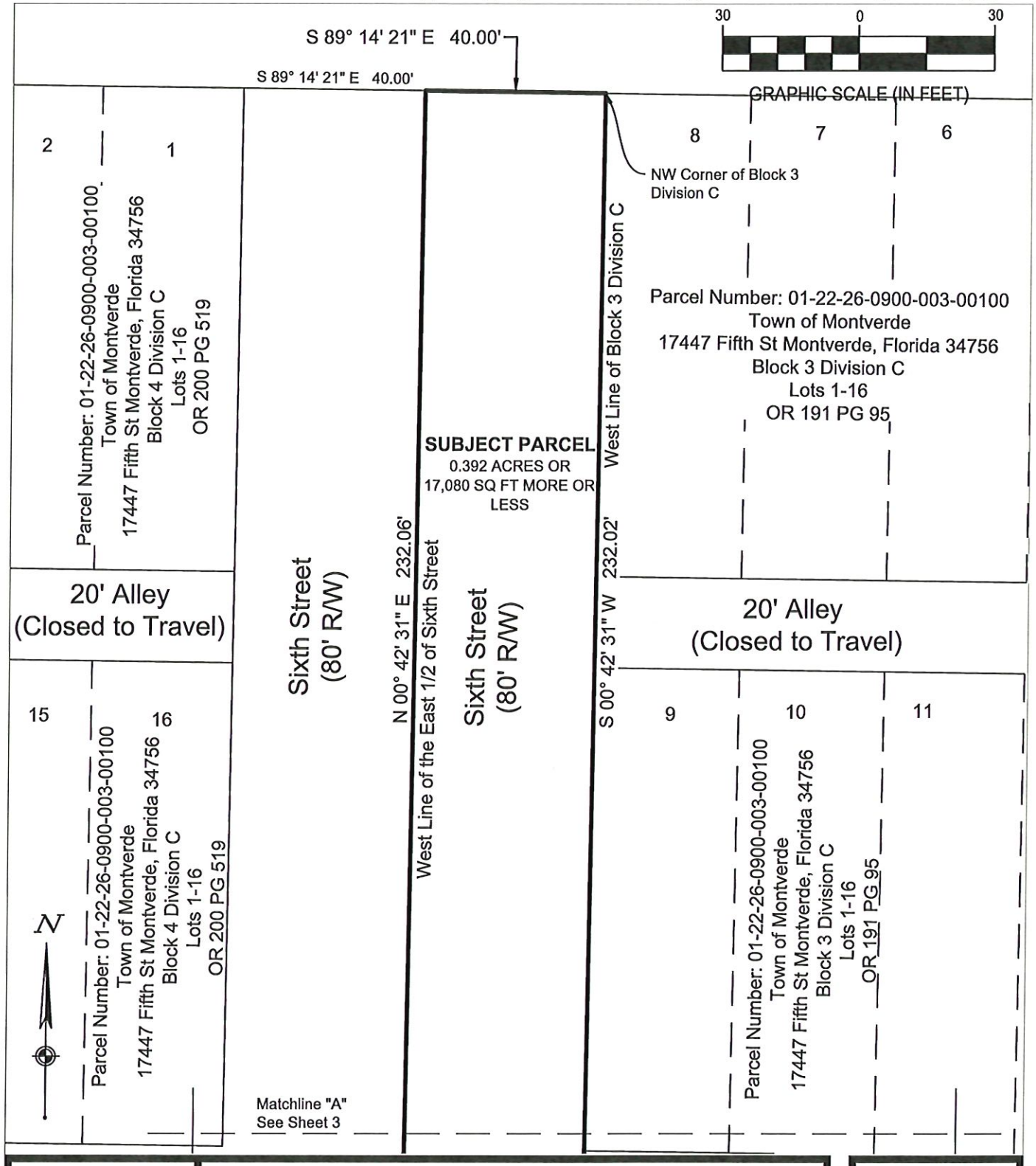
SKETCH AND DESCRIPTION OF THE EAST RIGHT OF WAY OF SIXTH STREET

SIXTH STREET
MONTVERDE, FLORIDA 34756

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W:\PROJECTS\TOWN OF MONTVERDE\764460-01_TOWN_OF_MONTVERDE_KIRK_PARK\05-SURVEY\Dwg\SKETCH_&_DESCRIPTIOI



Drawing Title:
SKETCH AND DESCRIPTION

4 of 4

Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE EAST RIGHT OF WAY OF SIXTH STREET

SIXTH STREET
MONTVERDE, FLORIDA 34756

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WWW.CESOINC.COM

WEST RIGHT OF WAY OF SIXTH STREET

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of a portion of the West 1/2 of Sixth Street, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.
2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)
5. This sketch and description is intended to be issued as a 4 sheet set. All sheets are invalid without the remainder of the set.
6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

POB = Point of Beginning
POC = Point of Commencement
PB = Plat Book
PG = Page
ORB = Official Records Book

Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-30-2024.

GORDON P.R. LAND License Number 7127 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Gordon R Land
Date: 2024.08.30 07:42:09-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 4
Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF SIXTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - WEST PORTION OF SIXTH STREET

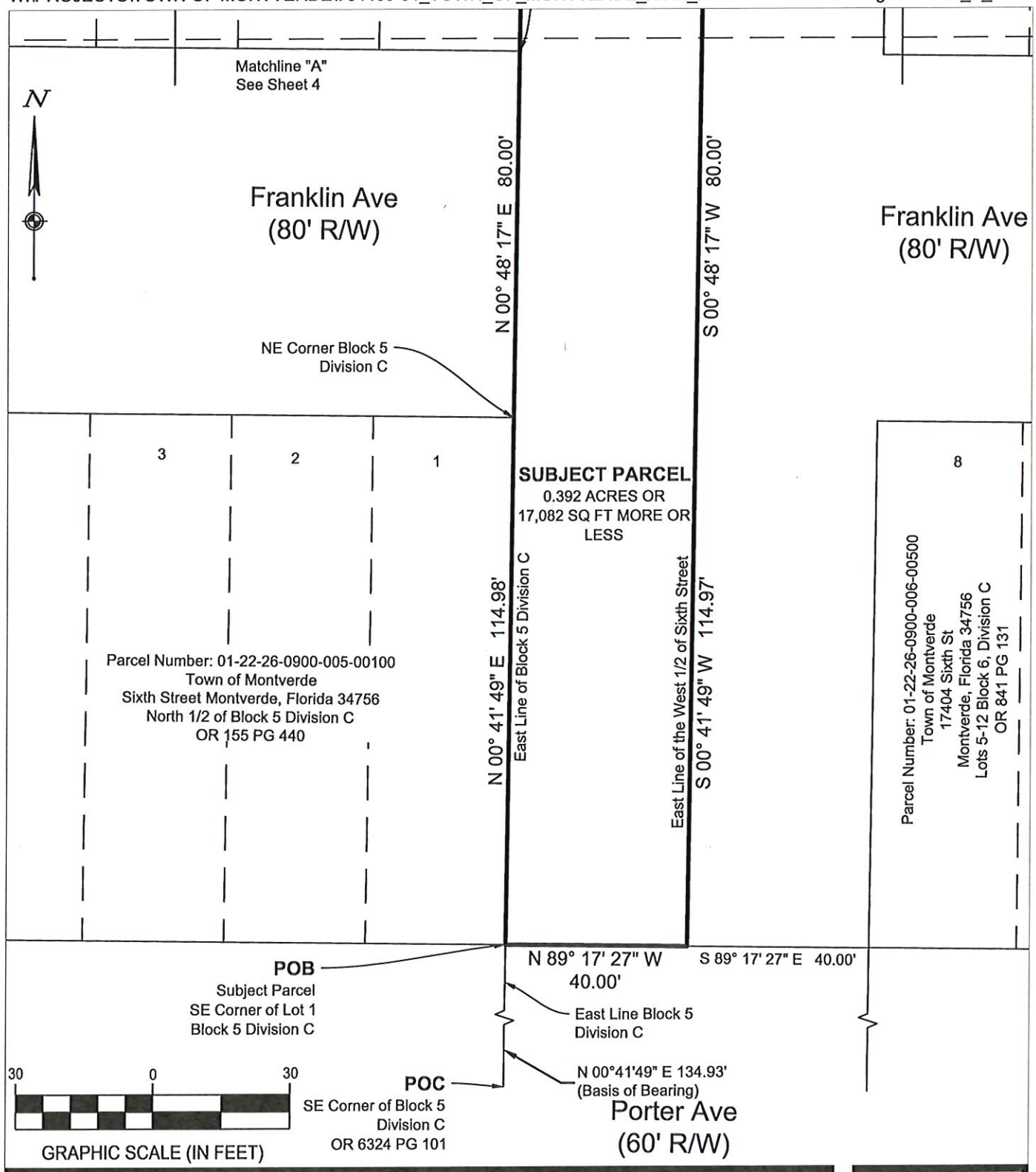
A portion of the west 1/2 of Sixth Street, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 134.93 feet to the southeast corner of Lot 1 of said Block 5 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence continue along said east line, North 00°41'49" East, a distance of 114.98 feet to the northeast corner of the aforementioned Block 5 Division C; thence North 00°48'17" East, a distance of 80.00 feet to the southeast corner of Block 4 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence along the east line of said Block 4 Division C, North 00°42'31" East, a distance of 232.10 feet to the northeast corner of said Block 4 Division C; thence South 89°14'21" East, a distance of 40.00 feet to a point on the east line of the west 1/2 of the aforementioned Sixth Street; thence along said east line, South 00°42'31" West, a distance of 232.06 feet; thence South 00°48'17" West, a distance of 80.00 feet; thence South 00°41'49" West, a distance of 114.97 feet; thence departing said east line, North 89°17'27" West, a distance of 40.00 feet to the **POINT OF BEGINNING.**

Containing 17,082 square feet or 0.392 acres, more or less.

Drawing Title: **SKETCH AND DESCRIPTION**	Project Number: 764460-01 Scale: 1"=30' Drawn By: DRL Checked By: GPRL Date: August 30, 2024 Issue:	TOWN OF MONTVERDE **SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF SIXTH STREET** A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA	CESO WWW.CESOINC.COM
2 of 4		© 2024 CESO, INC.	

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 4

Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

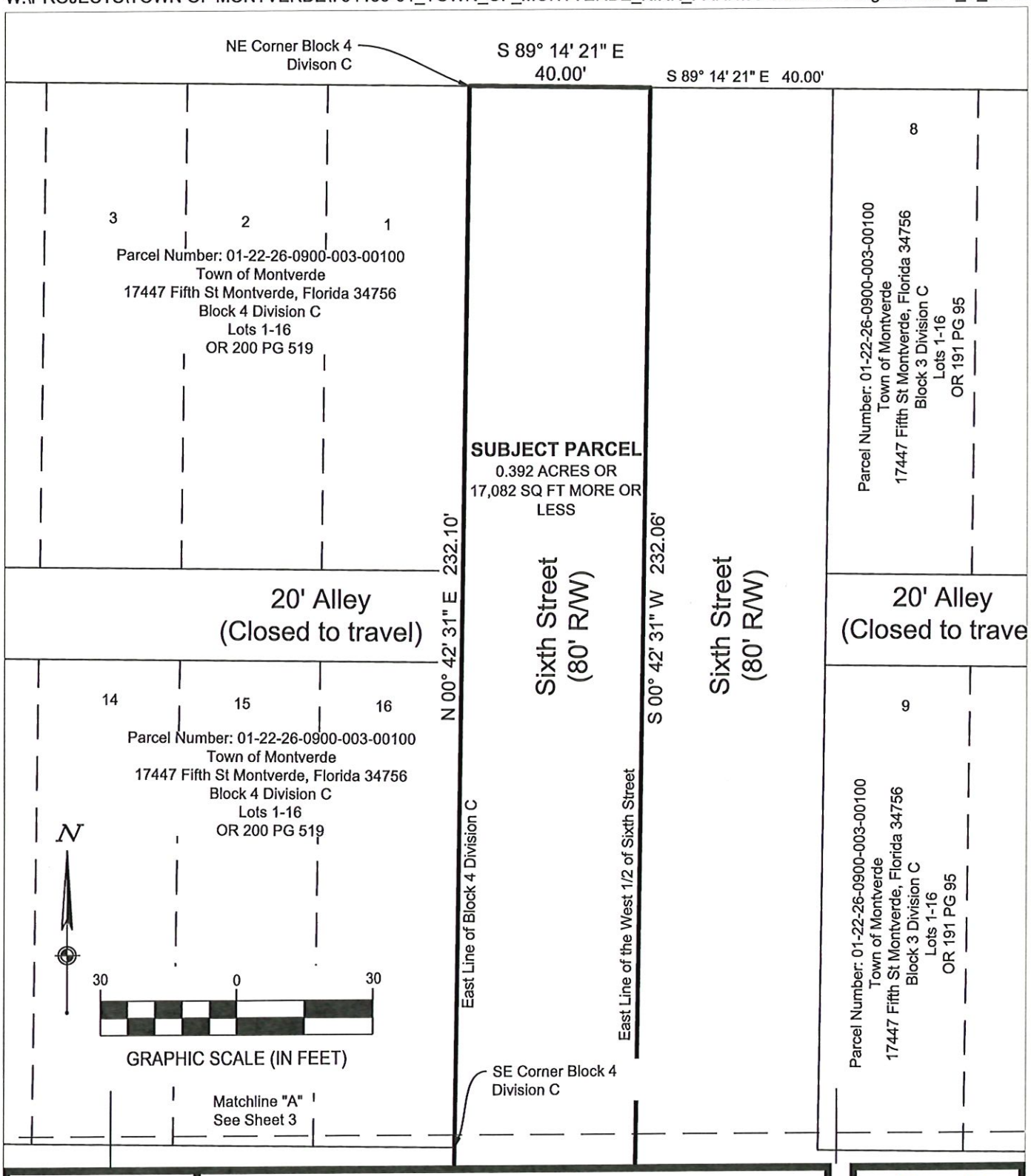
SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF SIXTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

4 of 4

Project Number:	764460-01
Scale:	1"=30'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF THE WEST RIGHT OF WAY OF SIXTH STREET

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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SOUTH ALLEY BLOCK 3
DIVISION C

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of South 1/2 of a 20 foot alley way, in Block 3 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.

2. Instruments of record reflecting easements, encumbrances, rights-of-way, and/or ownership were not furnished to this surveyor, except as shown. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other deeds of record.

3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

4. Bearings shown hereon are based upon the East line of Block 5 Division C.(Basis of Bearings: N 00°41'49" E)

5. This sketch and description is intended to be issued as a 3 sheet set. All sheets are invalid without the remainder of the set.

6. **THIS IS NOT A BOUNDARY SURVEY.**

ABBREVIATIONS:

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Surveyor's Certificate:

I hereby certify that this legal description and sketch of description of the described property, is true and correct to the best of my knowledge and belief, and they conform with the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The seal appearing on this document was authorized by Gordon P. R. Land P.S.M. 7127 on 08-30-2024.

Digitally signed by Gordon R Land
Date: 2024.08.30 08:02:26-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3

TOWN OF MONTVERDE

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

SKETCH AND DESCRIPTION OF SOUTH ALLEY BLOCK 3 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - SOUTH PORTION OF 20' ALLEY BLOCK 3 DIVISION C

The south 1/2 of a 20 foot alley way, in Block 3 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of said Block 5 Division C; thence South 89°17'09" East, a distance of 80.00 feet to the northwest corner of Block 6 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence North 00°48'17" East, a distance of 80.00 feet to the southwest corner of the aforementioned Block 3 Division C; thence along the west line of said Block 3 Division C, North 00°42'31" East, a distance of 106.01 feet to the northwest corner of Lot 9, of said Block 3 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence continue along the west line of said Block 3 Division C, North 00°42'31" East, a distance of 10.00 feet to a point on the north line of the south 1/2 of a 20 foot alley way, of said Block 3 Division C; thence along said north line, South 89°13'11" East, a distance of 249.97 feet to a point on the east line of said Block 3 Division C; thence said east line, South 00°42'31" West, a distance of 10.00 feet to the northeast corner of Lot 16, of said Block 3 Division C; thence along the north line of Lots 9 through 16, of said Block 3 Division C, North 89°13'11" West, a distance of 249.97 feet to the **POINT OF BEGINNING.**

Containing 2,500 square feet or 0.057 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

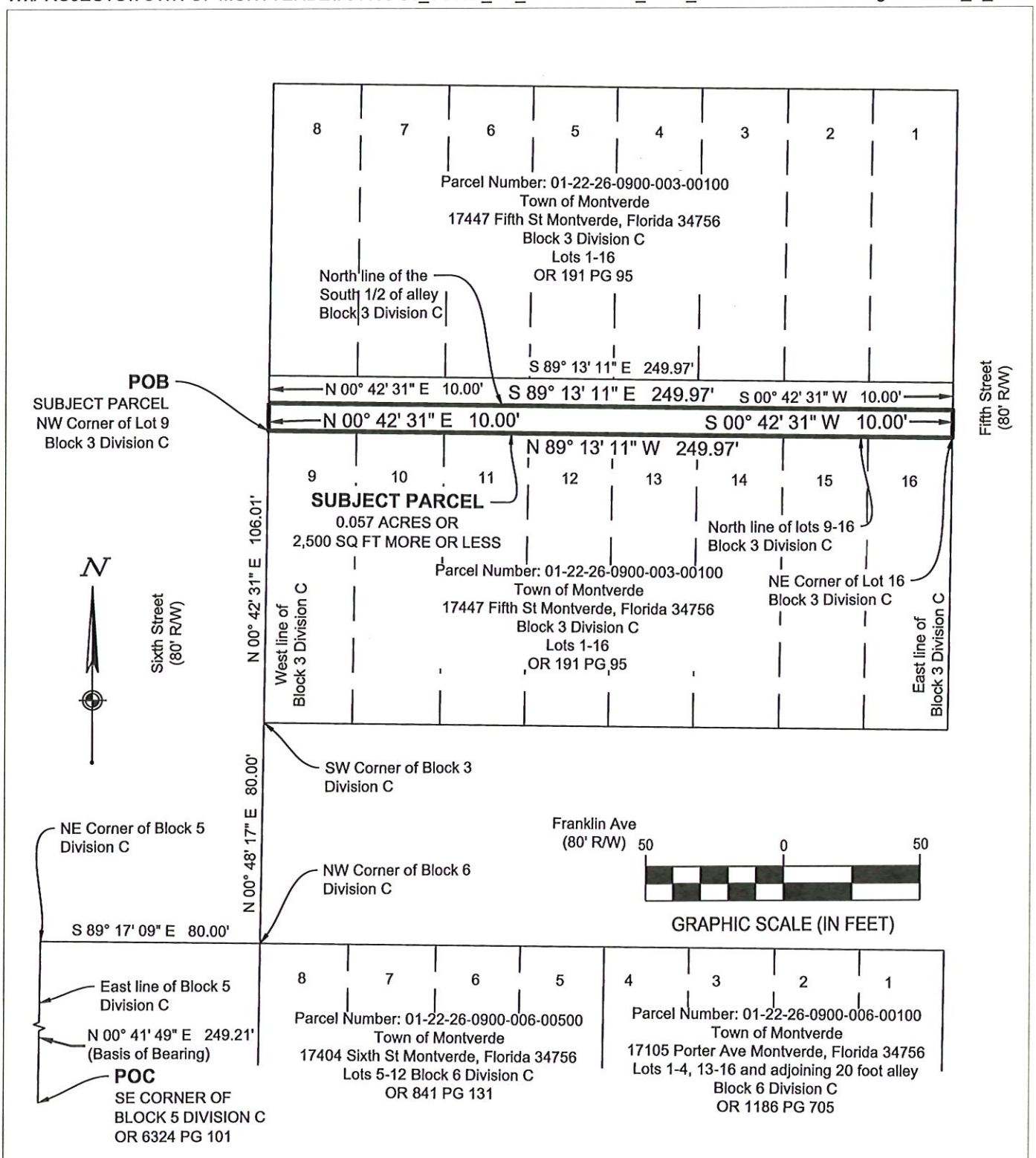
SKETCH AND DESCRIPTION OF SOUTH ALLEY BLOCK 3 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF SOUTH ALLEY BLOCK 3 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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SOUTH 1/2 OF ALLEY BLOCK 4 DIVISION C

SURVEYOR'S NOTES:

1. This is a Sketch of Description, as defined in chapter 5J-17.052(6)(a)-(b) of the Florida Administrative Code. The purpose of this sketch is to depict the visual representation of the South 1/2 of a 20 foot alley way, in Block 4 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida.

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Digitally signed by Gordon R Land
Date: 2024.08.30 09:00:15-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3

TOWN OF MONTVERDE

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

SKETCH AND DESCRIPTION OF SOUTH 1/2 OF ALLEY BLOCK 4 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - SOUTH PORTION OF 20' ALLEY BLOCK 4 DIVISION C

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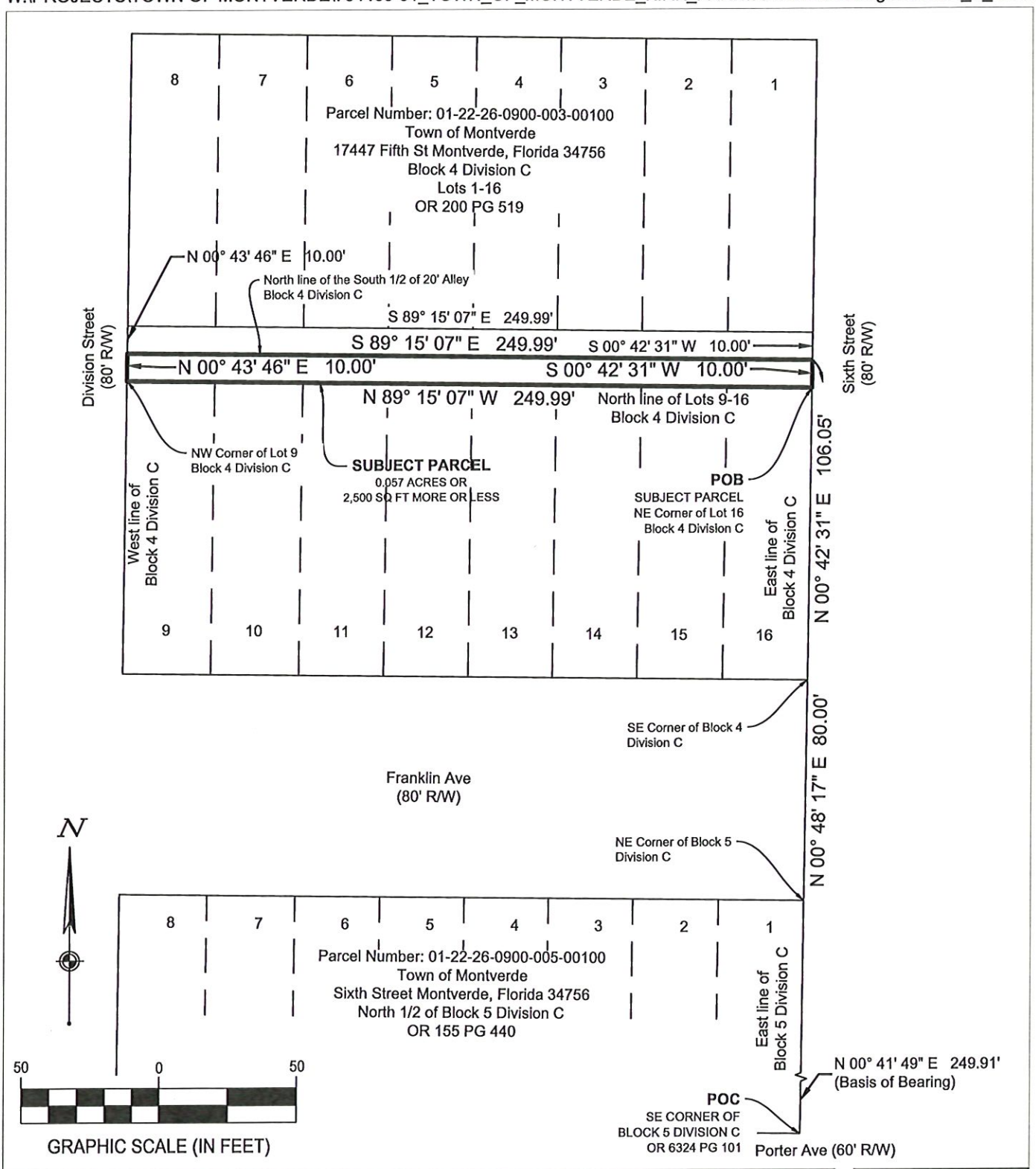
COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the east line of said Block 5 Division C, North 00°41'49" East, a distance of 249.91 feet to the northeast corner of said Block 5 Division C; thence North 00°48'17" East, a distance of 80.00 feet to the southeast corner of the aforementioned Block 4 Division C; thence along the east line of said Block 4 Division C, North 00°42'31" East, a distance of 106.05 feet to the northeast corner of Lot 16, of said Block 4 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence along the north line of Lots 9 through 16, of said Block 4 Division C, North 89°15'07" West, a distance of 249.99 feet to the northwest corner of Lot 9, of said Block 4 Division C; thence along the west line of said Block 4 Division C, North 00°43'46" East, a distance of 10.00 feet to a point on the north line of the south 1/2 of a 20 foot alley way, in Block 4 Division C, of the aforementioned unrecorded plat of the Town of Montverde; thence along said north line, South 89°15'07" East, a distance of 249.99 feet to a point on the east line of the aforementioned Block 4 Division C; thence along said east line, South 00°42'31" West, a distance of 10.00 feet to the **POINT OF BEGINNING.**

Containing 2,500 square feet or 0.057 acres, more or less.

Drawing Title: **SKETCH AND DESCRIPTION**		TOWN OF MONTVERDE
	Project Number: 764460-01	**SKETCH AND DESCRIPTION OF SOUTH 1/2 OF ALLEY BLOCK 4 DIVISION C**
	Scale: 1"=50'	
	Drawn By: DRL	
	Checked By: GPRL	
	Date: August 30, 2024	A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA
2 of 3	Issue:	© 2024 CESO, INC.

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Drawing Title:

SKETCH AND DESCRIPTIONS

3 of 3

Project Number:	764460-01
Scale:	1"=50'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF SOUTH 1/2 ALLEY BLOCK 4 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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SOUTH ALLEY BLOCK 7 DIVISION C

SURVEYOR'S NOTES:

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Surveyor's Certificate:

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Digitally signed by Gordon R Land
Date: 2024.08.30 13:15:22-04'00'

08-30-2024
Date signed

Gordon P.R. Land, PSM
Professional Surveyor & Mapper
Florida License Number LS7127

Drawing Title:	SKETCH AND DESCRIPTION
	1 of 3
Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF SOUTH ALLEY BLOCK 7 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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DESCRIPTION - SOUTH PORTION OF 20' ALLEY BLOCK 7 DIVISION C

The south 1/2 of a 20 foot alley way, in Block 7 Division C, of the unrecorded plat of the Town of Montverde, according to the Public Records of Lake County, Florida, also being a portion of Section 1, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

COMMENCING at the southeast corner of Block 5 Division C, of said unrecorded plat of the Town of Montverde; thence along the north right of way line of Porter Avenue, of said unrecorded plat of the Town of Montverde, South 89°17'57" East, a distance of 410.91 feet to a point on the west line of the aforementioned Block 7 Division C; thence along said west line, North 00°37'52" East, a distance of 108.03 feet to the northwest corner of Lot 9, of said Block 7 Division C, also being the **POINT OF BEGINNING** of the parcel herein described; thence continue along the west line of said Block 7 Division C, North 00°37'52" East, a distance of 10.00 feet to a point on the north line of the south 1/2 of a 20 foot alley way, of said Block 7 Division C; thence along said north line, South 89°23'11" East, a distance of 249.88 feet to a point on the east line of said Block 7 Division C; thence along said east line, South 00°37'01" West, a distance of 10.00 feet to the northeast corner of Lot 16, of said Block 7 Division C; thence along the north line of Lots 9 through 16, of said Block 7 Division C, North 89°23'11" West, a distance of 249.88 feet to the **POINT OF BEGINNING.**

Containing 2,499 square feet or 0.057 acres, more or less.

Drawing Title:
SKETCH AND DESCRIPTION

2 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
Issue:	

TOWN OF MONTVERDE

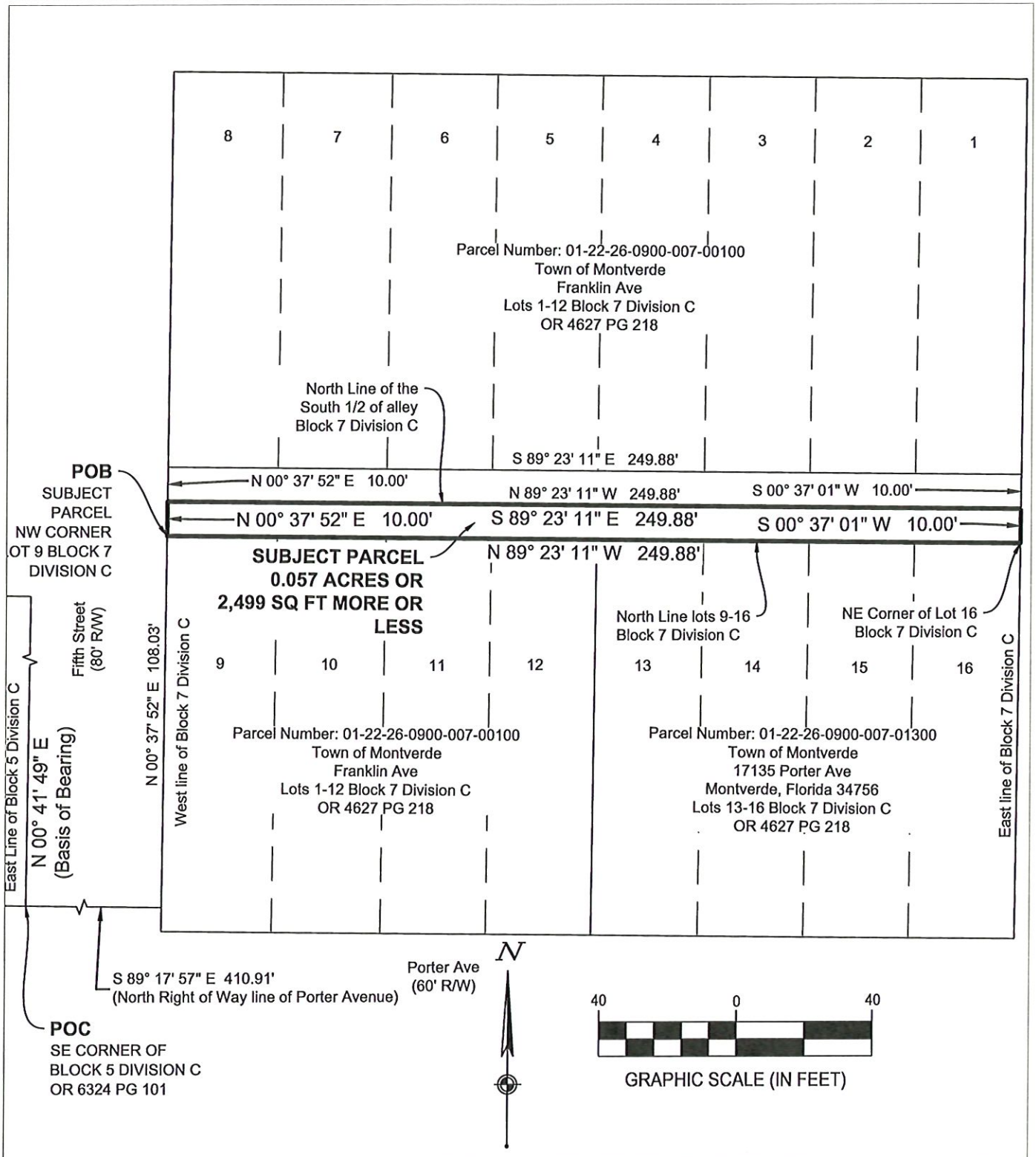
SKETCH AND DESCRIPTION OF SOUTH ALLEY BLOCK 7 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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Drawing Title:

SKETCH AND DESCRIPTION

3 of 3

Project Number:	764460-01
Scale:	1"=40'
Drawn By:	DRL
Checked By:	GPRL
Date:	August 30, 2024
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TOWN OF MONTVERDE

SKETCH AND DESCRIPTION OF SOUTH ALLEY BLOCK 7 DIVISION C

A PORTION OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

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STAFF REPORT

TO: Honorable Mayor and Town Council

FROM: Paul Larino, Town Manager

DATE: 05/15/2025

SUBJECT: Budget Amendment # 1Request for FY 2025

REQUESTED ACTION / RECOMMENDATION:

Approval of the resolution supporting a budget amendment to the FY 2025 Budget

BACKGROUND INFORMATION:

Request increases to the following budget categories:

Public Works (539). The increase is due to an increase caused by Hurricane Milton. The cost includes cleanup, debris removal, and fence repair at Truskett Park. The town expects to receive 90%-100% reimbursement from FEMA to offset the cost. The current 2025 fiscal budget for Public Works is $155,000 and will be increased to $420,721. The increase does not include money for the dock and site repair.

Permitting (519) and Administration Impact Fees (571). The funds are to finish the library construction project. The increase brings the total amount for the new library to $2,450,00, which is the original estimated cost of the library project. The increase is due to the town spending less on the project last FY year than was budgeted, due to delays and the fact that many invoices were not processed until this budget year. The budget amendment moves the remaining money forward to this fiscal year to complete the library project.

Finance (513). The increase is allocated as follows: $125,000 for the new roof on the Town hall, $30,000 for the administration staff position added, $ 75,000 for the lighting strike to the town hall; with $ 60,130 being reimbursed by the town's insurance company (remaining to be submitted upon completion of the last repair).

STAFF REPORT

Lead Line Replacement Capital (341). The funds are for the Lead Line Replacement Survey that was conducted in town. A grant from FDEP covers the $86,487 cost.

Outdoor Park Restroom Capital (572). The funds are for the new park restrooms under construction and approved by the council. The funds approved by the town council were omitted from the budget. The cost of $125,000 is funded through Parks Impact fees collected from new development.

Special Events (574). The funds are for the town's 100th centennial celebration. The town council authorized the additional amount of $25,000.

FISCAL IMPACTS:

Increase in General Fund Revenue and Expenditures	$ 626,000.00
Increase in Capital Funds Revenue and Expenditures	$ 86,487.00
Increase to Parks Impact Fee Revenue and Expenditures	$ 125,000.00
Increase in Administration Impact Fee Revenue and Expenditures	$ 200,000.00
Total Increase	$ 1,037,487.00

RESOLUTION NO. 2025-171

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA AMENDING THE 2024-2025 FISCAL YEAR BUDGET PURSUANT TO SECTION 5.05 OF THE TOWN CHARTER TO TRANSFER FUNDS FROM GENERAL FUND REVENUES TO VARIOUS GENERAL FUND DEPARTMENTS FOR INCREASED EXPENDITURES, PROVIDE FOR A DECREASE OF ADMINISTRATIVE IMPACT FEES AND PARKS IMPACT FEES, AND ACCOUNT FOR AN INCREASE OF REVENUES FOR REIMBURSEMENT FROM INSURANCE AND RECEIPT OF A FDEP GRANT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2024-2025 budget of the Town of Montverde was adopted on September 18, 2024; and

WHEREAS, the Town had an increase in costs due to Hurricane Milton including but not limited to cleanup, debris removal, and fence repair at Truskett Park which has resulted in the need to increase in the Public Works budget (539) and decrease the General Fund Balance; therefore an amendment is required for FY 24-25 Budget; and

WHEREAS, the Town had an increase in the cost of construction of the library due to the Town spending less on the project in FY 23-24 than budgeted, delays and many invoices from FY 23-24 being processed in FY 24-25 which has resulted in an decrease in the Permitting budget (519) and Administrative Impact Fees budget (571) but an increase in the Library Capital Fund budget, and therefore an amendment is required for the FY 24-25 Budget; and

WHEREAS, the Town had an increase in costs due to construction of a new roof on town hall, an administrative staff position and a lightning strike to town hall which has resulted in an increase in the Finance budget (513), and an increase in revenues of $60,130 for reimbursement from the town's insurance company, therefore an increase in revenues and expenditures is required for FY 24-25 Budget; and

WHEREAS, the Town received a FDEP grant in the amount of $86,487 for the Lead Line Replacement Survey that was conducted by the Town resulting in an increase in revenues and an increase in expenditures in the Lead Line Replacement Capital Fund budget (341), therefore an increase in revenues and expenditures is required for the FY 24-25 Budget; and

WHEREAS, the Town Council approved construction of new restrooms in Kirk Park utilizing Park Impact Fees; however, the expenditure from Parks Impact Fees was omitted from the adopted FY 24-25 budget, therefore it is necessary to increase the Outdoor Park Restroom Capital fund budget (572) and decrease the Parks Impact Fees fund for the FY 24-25 budget; and

WHEREAS, the Town Council authorized expenditure of $25,000 from the General Fund Balance for the Town's 100th Centennial celebration; therefore it is necessary to increase the Special Events budget (574); and

WHEREAS, the Town Council desires to amend the 2024-2025 Fiscal Year budget to transfer funds as set forth in Exhibit "A" attached hereto.

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

Section 1. The 2024-2025 budget adopted on September 18, 2024, is amended as set forth in Exhibit "A" attached hereto.

Section 2. This resolution shall take effect immediately upon its final adoption by the Town Council of the Town of Montverde, Florida.

ADOPTED at a public hearing of the Town Council of the Town of Montverde this ____day of _____, 2025,

_____
Mayor Joe Wynkoop

Attest

_____
Sandy Johnson, Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, Town Attorney

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

	YEA	NAY
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
VACANT		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

RESOLUTION NO. 2025-171

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA AMENDING THE 2024-2025 FISCAL YEAR BUDGET PURSUANT TO SECTION 5.05 OF THE TOWN CHARTER TO TRANSFER FUNDS FROM GENERAL FUND REVENUES TO VARIOUS GENERAL FUND DEPARTMENTS FOR INCREASED EXPENDITURES, PROVIDE FOR A DECREASE OF ADMINISTRATIVE IMPACT FEES AND PARKS IMPACT FEES, AND ACCOUNT FOR AN INCREASE OF REVENUES FOR REIMBURSEMENT FROM INSURANCE AND RECEIPT OF A FDEP GRANT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2024-2025 budget of the Town of Montverde was adopted on September 18, 2024; and

WHEREAS, the Town had an increase in costs due to Hurricane Milton including but not limited to cleanup, debris removal, and fence repair at Truskett Park which has resulted in the need to increase in the Public Works budget (539) and decrease the General Fund Balance; therefore an amendment is required for FY 24-25 Budget; and

WHEREAS, the Town had an increase in the cost of construction of the library due to the Town spending less on the project in FY 23-24 than budgeted, delays and many invoices from FY 23-24 being processed in FY 24-25 which has resulted in an decrease in the Permitting budget (519) and Administrative Impact Fees budget (571) but an increase in the Library Capital Fund budget, and therefore an amendment is required for the FY 24-25 Budget; and

WHEREAS, the Town had an increase in costs due to construction of a new roof on town hall, an administrative staff position and a lightning strike to town hall which has resulted in an increase in the Finance budget (513), and an increase in revenues of $60,130 for reimbursement from the town's insurance company, therefore an increase in revenues and expenditures is required for FY 24-25 Budget; and

WHEREAS, the Town received a FDEP grant in the amount of $86,487 for the Lead Line Replacement Survey that was conducted by the Town resulting in an increase in revenues and an increase in expenditures in the Lead Line Replacement Capital Fund budget (341), therefore an increase in revenues and expenditures is required for the FY 24-25 Budget; and

WHEREAS, the Town Council approved construction of new restrooms in Kirk Park utilizing Park Impact Fees; however, the expenditure from Parks Impact Fees was omitted from the adopted FY 24-25 budget, therefore it is necessary to increase the Outdoor Park Restroom Capital fund budget (572) and decrease the Parks Impact Fees fund for the FY 24-25 budget; and

WHEREAS, the Town Council authorized expenditure of $25,000 from the General Fund Balance for the Town's 100th Centennial celebration; therefore it is necessary to increase the Special Events budget (574); and

WHEREAS, the Town Council desires to amend the 2024-2025 Fiscal Year budget to transfer funds as set forth in Exhibit "A" attached hereto.

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

Section 1. The 2024-2025 budget adopted on September 18, 2024, is amended as set forth in Exhibit "A" attached hereto.

Section 2. This resolution shall take effect immediately upon its final adoption by the Town Council of the Town of Montverde, Florida.

ADOPTED at a public hearing of the Town Council of the Town of Montverde this ____day of _____, 2025,

_____
Mayor Joe Wynkoop

Attest

_____
Sandy Johnson, Town Clerk

Approved as to form and legality:

_____
Anita Geraci-Carver, Town Attorney

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

	YEA	NAY
Councilmember Allan Hartle		
Councilmember Joe Morganelli		
VACANT		
Vice Mayor Carol Womack		
Mayor Joe Wynkoop		

	Exhibit A - FY 2025 Budget Amendment # 1				
Increase for	**Fund Accounts**	**Revenue Allocation From**	**Original Fund Account Budget**	**Increase Amount**	**Amended Budget**
FEMA Clean Up and Repairs	Public Works	General Fund / Pending Reimbursement From FEMA	$ 155,721.54	$ 265,000.00	$ 420,721.54
Library Capital Project	Permitting	General Fund from permit fees paid by developers	$ 583,069.56	$ 106,000.00	$ 689,069.56
Library Capital Project	Impact - Capital	Impact Fees - Admin	$ 290,000.00	$ 200,000.00	$ 490,000.00
Employee Administration, Town Hall Roof, Lighting Stike Ins. Claim	Finance	General	$ 307,574.67	$ 230,000.00	$ 537,574.67
Lead Line Replacement	Capital Fund	FDEP Grant	$ -	$ 86,487.00	$ 86,487.00
Outdoor Park Restrooms	Impact - Capital	Impact Fees - Parks	$ -	$ 125,000.00	$ 125,000.00
100 Year Centennial Celebration	Special Events	General	$ 146,669.00	$ 25,000.00	$ 171,669.00
				$ 1,037,487.00	

Increase to General Fund Revenue and Expenditures	$ 626,000.00
Increase to Capital Funds Revenue and Expenditures	$ 86,487.00
Increase to Parks Impact Fee Revenue and Expenditures	$ 125,000.00
Increase to Administration Impact Fee Revenue and Expenditures	$ 200,000.00
Total Increse	$ 1,037,487.00

REMINDERS & ADJOURNMENT