Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112
Email: plandev@cityofmountdora.com

PLANNING & ZONING COMMISSION
City Hall Board Room
March 19, 2025 at 10:00 AM

I. Call to Order

II. Roll Call with Determination of Quorum

III. Approval of Minutes

IV. Public participation/hearing for non-agenda items

V. New Business
   A. Presentation: Public Works Wastewater Capacity
   B. Capital Improvement Plan Ordinance Update
   C. Land Development Code Ordinance Update

VI. Other Business

VII. Announcement of next scheduled meeting date
   A. Next regularly scheduled meeting date: April 16, 2025

VIII. Adjournment

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: If any person decides to appeal any decisions made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City shall not make or perfect such a record. Section 286.0105, *Florida Statutes*.

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at (352) 735-7126, ext. 1111, or by email at clerk@cityofmountdora.com.
If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

I. Call to Order

Having been duly advertised as required by law Chairman, Miles Beach called the regular meeting of the Planning and Zoning Commission to order at 10:00 a.m. on Wednesday, February 19, 2025.

II. Roll Call with Determination of Quorum

Present: Miles Beach, Adrian Coombes, Tom Dring, Barbara Tietmeyer, Harris Turner, Andrea Lother, & Suzanne Scheck

City Staff and Attorney: Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner, Whitney Scott, Administrative Coordinator; Andrew Hand, City Attorney

Presenters: Michele Janiszewski, *Senior Planner*; Brett Tobias, *Halff*; Austin Guenther, *G3 Development*; Robby Joshi, *Metro Architecture*

III. Election

A. Chairperson

B. Vice-Chair

On a motion by Mr. Coombes, seconded by Ms. Tietmeyer, the board voted to nominate Mr. Beach as Chair; with a 7 - 0 vote. Mr. Beach accepted.

On a motion by Ms. Tietmeyer, seconded by Mr. Beach, the board voted to nominate Mr. Coombes as Vice-Chair; with a 7- 0 vote. Mr. Coombes accepted.

IV. Approval of Minutes

Mr. Coombes motioned to approve the meeting minutes dated January 17, 2024. Ms. Tietmeyer seconded the motion and the minutes were approved unanimously; with a 7- 0 vote.

V. Public participation/hearing for non-agenda items

None

VI. New Business

A. Request for PUD Amendment; Waterman Village Expansion (Project Name); Lakeside at Waterman Village, LLC (Owner); Lakeside at Waterman Village, LLC (Applicant); Halff Associates, Inc. (Engineer). Project No. PUD24-02.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff finds the request consistent with the Land Development Code and Comprehensive Plan, and recommends approval of the request to amend PUD Ordinance 2018-08 to extend the expiration date an additional five years.

Discussion on if the applicant has a tentative construction schedule.

Mr. Bret Tobias stated that there's not currently a construction schedule for phase two, they are at the mercy of what the market is.

Ms. Janiszewski clarified the fee schedule for PUD amendment.

Discussion on outdated traffic study (7 years old) if PUD is extended. Ms. Janiszewski stated site plan would require updated traffic study.

Ms. Janiszewski clarified that the applicant still has to go through the permitting process, site plan review and etc. The PUD expired one year after it was approved.

Ms. Janiszewski stated that the applicant got a site development permit for phase one, not phase two. She reiterated, that one requirement will be an updated traffic study for phase two. Code changes will also have to be updated with the plan.

Discussion on if traffic study doesn't support density. Ms. Janiszewski stated site plan wouldn't be allowed to be approved.

Ms. Janiszewski stated that typically the extension is a one year, is at the board's discretion. In this case, the board would provide a recommendation to be approved/denied by City Council.

Discussion on city utilities and capacity. Ms. Janiszewski stated that they've already accounted for phase two of their development in their calculations.

Mr. Tobias stated water is vested, the sewer isn't. The site plan is contingent on city having the capacity.

The applicant reiterated that another reason they are requesting for the extension, is due to no capacity.

Discussion on if there will be a cost to the applicant if they need to come back after four year extension, to ask for another.

Ms. Janiszewski clarified the process.

Discussion on Fiddler Road, located on Northside of property.

Mr. Tobias explained that the Northside is constructed with the project as a condition of the original PUD. It has been deeded to the City of Mount Dora but isn't currently open because it doesn't connect to anything.

Ms. Janiszewski clarified that it needs to be connected to another road before it can be open.

Discussion on how much of the PUD has modified our Land Development plan specific vs. just references our plan, so that any changes within the next four years would be incorporated in.

Ms. Janiszewski stated, that keeping the existing landscaping plan will keep it consistent throughout the development.

Discussion on recommending approval to City Council for four years, subject to any new landscaping and the land development code as amended.

Board and staff discussed Grandview Road extension and buffers.

Ms. Janiszewski stated that the buffers for the Yardly have already been approved through the county.

Mr. Tobias stated on the east side, the retention pond adjacent is constructed/master system. By increasing the width, construction of the four units wouldn't be feasible in the area. The pond is existing and can't be reconfigured, should the buffer be increased it does jeopardize the ability to build those units.

Ms. Janiszewski clarified that Grandview Rd will be a city road. The landscaping was approved through the county.

The board discussed making subject to the regulations in place at that time, going forward.

Mr. Tobias clarified, the original intent was to pursue the phase two construction immediately but due to the pandemic it was halted. The phase two site permit was pulled but it was never commenced with construction.

Board considered leaving buffering and adding additional requirements to increase the landscaping. Potentially a variance process.

Mr. Tobias stated most cities in a PUD zoning scenario, don't like granting variances after the fact. They would be open to planting extra shrubs and trees within the buffer width.

Ms. Janiszewski stated the PUD would be with water treatment plant two.

Mr. Tobias clarified that the expansion for water treatment plant two is several years out. There is currently an ongoing study relating to the feasibility.

Board concerned that in four years, there will still be no capacity.

Mr. Tobias stated they understand the city won't approve, if there isn't capacity.

On a motion by Ms. Tietmeyer, seconded by Mr. Coombes, the board recommended approval for the four year request, subject to a yet to be determined density of plantings within the existing buffer; that's established in the PUD.

B. Request for PUD Amendment; Mount Dora Small Bay Warehouses (Project Name); 1649 Lincoln Avenue (Site Address); Lincoln 1649, LLC (Owner); Metro Architecture Partnership (Applicant); Tawill Engineering, Inc. (Engineer); Landscape Dynamics (Landscape Architect). Project No, PUD24-01.

Ms. Janiszewski provided a brief summary of the proposed application and stated that staff recommends approval of the above-referenced request.

Discussion on comments from Josh Kramm, regarding septic tank design.

Ms. Janiszewski stated the applicant proposed to use wastewater treatment plant that didn't meet the city's criteria. Staff would allow a self-contained package plant on property that meets requirements for sewer availability but can't connect because of capacity. Applicant decided to revise the plan to request a four year extension instead.

Conversation on why submitting a new PUD isn't required. Ms. Janiszewski stated staff utilized existing PUD, essentially will be a new ordinance and is just processed as an amendment.

The board stated a brand new master plan should be submitted.

Ms. Janiszewski stated a new master plan has been proposed. Instead of expiring after one year, it would be four years. The applicant wants the four years because there is no current capacity.

Discussion on Land Development Code, regarding landscaping buffers.

Ms. Janiszewski provided landscaping buffers proposed by the applicant and stated that they are greater than the code requirements.

Discussion on sewer availability and probability of allowing package plants.

Ms. Janiszewski stated code defines availability, doesn't take in consideration for capacity.

Mr. Hand stated that it has been a point of contingency. If applicant asked for a package plant, they would have to come back to the board to amend the master plan. If viable it can be considered a request.

Discussion on elevations regarding frontage on Lincoln.

Mr. Guenther from G3 Development, clarified the north elevation (two) is what will be visible driving down Lincoln. The back of the building (three) would be where the roll up doors are accessed.

Board members expressed their concerns with the elevations being mislabeled.

Mr. Rabbi Joshi, stated there are three buildings. Front facade will hide other two rear buildings.

Mr. Rabbi Joshi acknowledged that the elevations are mislabeled. Provided clarification to board/staff on what elevations should be.

Board members stated elevations should be corrected before recommending approval/denial to City Council.

Mr. Guenther inquired about board making a condition for the approval.

Ms. Janiszewski stated that City Council needs a recommendation from the board, before reviewing.

Ms. Janiszewski clarified that they want the applicant to fix any conditions before it goes to City Council. It's put in staff report as a condition of approval, to ensure the final PUD order is consistent.

Ms. Janiszewski stated that it won't be put on the City Council agenda, until the updated elevations are submitted/reviewed.

On a motion by Mr. Beach, seconded by Ms. Tietmeyer, the board voted to recommend approval of the new PUD to City Council; including the change from a one year extension to a four year extension. Rejecting the current landscaping plan and revising the Master PUD Plan, stating that the landscaping shall be consistent with the Land Development Code at the time of site plan approval. In addition to higher elevation standards, elevations being labeled correctly and elevations being re-labeled; to clearly indicate that building (one) will be fronting Lincoln Avenue and that the façade will have no overhead doors that face Lincoln directly.

C. Sunshine Law Presentation: City Attorney, Andrew Hand

Mr. Hand provided a presentation on Sunshine Law and answered the board's questions/concerns.

Conversation regarding disclosing communication amongst board members, staff, and etc.

Discussion on disclosing ex parte communications.

Discussion on disclosing site visits.

VII. Other Business

Discussion on status of Land Development Code changes from January 3, 2025, special meeting.

Ms. Janiszewski stated that staff is still working on Land Development Code. There have been a few additional requests to be added to the Land Development Code ordinance. As far as the landscaping, there is additional material to go through. Staff has to go back and revisit the tree removal section. Once, complete it will be brought back to the board.

Board recommended possibly moving meeting to a later date, to help staff prepare.

Ms. Janiszewski stated that the objective is to get it in front of City Council as soon as she can. Staff can look into breaking up the ordinance into sections.

Ms. Janiszewski stated she will send the draft ordinances out for the board to review.

Discussion on waste water treatment plants.

Board asked if someone from Public Works can come and provide feedback, regarding their questions/concerns pertaining to areas of coverage, vested projects and capacity percentage.

Ms. Janiszewski stated staff will arrange for someone from Public Works to be present at next meeting.

Discussion regarding development moratoriums.

Board discussed passing recommendation to City Council.

Ms. Janiszewski stated that she can draft a letter regarding board's recommendation and present to City Council.

Mr. Hand clarified that moratoriums really have to be addressed properly.

Board agreed to have someone from Public Works come and answer questions before proceeding.

Discussion on package plants. Mr. Hand stated practically speaking, to his knowledge package plants have been prohibited.

Conversation on considering increasing one year limitation for PUD extension to four years, due to no capacity.

Board expressed concerns and stated the Land Development Code shouldn't be crafted around specific timely circumstances.

Ms. Janiszewski stated that staff would be receptive to a lengthier time for PUD's.

Discussion on review fees covering staff costs.

Discussion on PUD process regarding time frame. Ms. Janiszewski stated it depends on the project, applicant and how much work is done upfront.

Ms. Janiszewski stated she will look at other jurisdictions.

The board stated outside of no capacity, they don't want to extend if it's not necessary.

Discussion on any existing PUD that will be coming forward in the future. Ms. Janiszewski stated she doesn't believe we have many PUD's that are expiring. Regarding capacity, she will have to defer to Public Works.

VIII. Announcement of next scheduled meeting date

A. Next regularly scheduled meeting date: March 19, 2025

Ms. Tietmeyer stated she will not be in attendance at the next regularly scheduled meeting.

IX. Adjournment

On a motion by Mr. Turner, seconded by Ms. Scheck, the meeting was adjourned at 12:11 p.m.

Miles Beach Chair	Whitney Scott Administrative Coordinator

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmountdora.com

DATE: March 19, 2025

TO: Planning and Zoning Commission

FROM: Development Review Committee
Michele Janiszewski, AICP, Senior Planner

RE: Ordinance 2025-07
Capital Improvement Plan Update and Comprehensive Plan Amendment

Overview of Request:
Ordinance to amend the 2045 Comprehensive Plan for the City of Mount Dora to update the Capital Improvement Plan and update the gallons of water/wastewater associated with Equivalent Residential Units.

Background:
Chapter 163.3177, Florida Statutes, provides the required and optional elements of Comprehensive Plans which are required to be adopted and maintained by all municipalities within Florida. Subsection 3(a) requires Comprehensive Plans to contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities. The capital improvements element must be reviewed by the local government on an annual basis and regularly updated to reflect a 5-year planning period.

The enclosed ordinance updates the Capital Improvement Element to reflect capital improvements to ensure the City continues to provide our established levels of service. The City of Mount Dora has adopted the following Standards of Service:

1. Water level-of-service standard: 350 gallons per day (GPD) per equivalent residential unit (ERU)
2. Sewer level-of-service standard: 300 GPD per ERU
3. Solid waste level-of-service standard: 7.1 pounds per capita per day.
4. Stormwater facilities shall be designed to accommodate the 25-year / 24-hour storm design event to meet the established water quality and quantity standards in the Code
5. Parks and Recreation: All residents shall have access to a Community or Neighborhood Park as defined in the Comprehensive Plan within a 10-minute walk. All City parks, regardless of park type, that were constructed prior to January 1, 2020 shall count towards the 10-minute walk LOS standard.
6. Transportation: The minimum acceptable roadway operating conditions on City roads during the peak-hour will be LOS D north and east of, and including, US Hwy 441; and LOS E south and west of US Hwy 441 for City roads; and LOS E south and west of US Hwy 441 for City collector roads. The minimum acceptable LOS for State roads shall be LOS D for principal arterials and LOS D for minor arterials and collectors.

Essentially, the level of service standards is established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to F.S. Section 163.3202(2)(g). As further stated in the statutes, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits.

The attached ordinance also amends the Comprehensive Plan to lower the average gallons per day (GPD) associated with the potable water and waste water of single-family residences or Equivalent Residential Units (ERUs). The GPD per EDU are utilized to calculate the impact generated by new developments and the capacity of our existing systems.

The study prepared by Kimley-Horn from February 2024, titled "Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis" used a lower level of service of 225 gallons per day (gpd) per ERU when planning future capacity needs of the system. The recommendation followed the observed industry trend of reducing level of service requirements seen across utilities due to the efficiency and demand characteristics of newer construction and appliances. The Sewer Connection Fee Study prepared by Raftelis and dated May 1, 2024, agreed with these findings and stated:

> *The current LOS per ERU is 300 gallons per day on an average daily flow basis. However, after a review of recent customer usage data, discussions with City Staff, and review of the recent engineering report from Kimley-Horn, "Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis," dated February 2024, we propose a new level of service of 225 gallons per day (gpd) per ERU. The recommendation follows the observed industry trend of reducing level of service requirements seen across utilities due to the efficiency and demand characteristics of newer construction and appliances. This approach is consistent with the City's existing methodology for charge application. The utilization of ERUs as the determining factor for the application of such charges considers the link between meter size and customer capacity / demand and is commonly used by many public utilities across the state.*
>
> *The following table summarizes the Wastewater System's existing LOS:*

Figure 2: Proposed Levels of Service for Residential Customers	
Existing Service Level	1 Sewer ERU = 300 gpd (ADF)
Proposed Service Level	1 Sewer ERU = 225 gpd (ADF)

gpd = gallons per day
ADF = Average Daily Flow

> *These LOS standards are consistent with the capacity planning for the City and are also generally comparable with those utilized by other utilities throughout the state of Florida.*

Florida Statutes Section 163.3177(1)(f), requires all elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment.

The studies completed support the decrease in ERUs from 300 and 350 GPD to 225 GPD. The Land Development Code will be updated to reflect the decrease in GPD.

Consistency with the Comprehensive Plan:
The proposed ordinance is not in conflict with the Comprehensive Plan.

Staff Recommendation:
Staff recommends approval of the amendment to the Comprehensive Plan to update the Capital Improvement Plan and update the gallons of water/wastewater associated with Equivalent Residential Units.

Requested Action:
Staff is seeking a recommendation from the Planning and Zoning Commission (PZC) as to whether or not the proposed ordinance is consistent with the Land Development Code and Comprehensive Plan to forward to City Council for their consideration.

Process:
Recommendation by the Planning & Zoning Commission: March 19, 2025
First Reading of the Ordinance by City Council: April 15, 2025
Second Reading and Approval of the Ordinance by City Council: May 6, 2025

Attachments:
Ordinance 2025-07
Sewer Connection Fee Study, Raftelis, May 1, 2024
Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis, Kimley-Horn, February 2024

ORDINANCE NO. 2025 - 07

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045 BY PROVDING REVISIONS TO THE INFRASTRUCTURE AND CAPITAL IMPROVEMENT ELEMENTS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT; PROVIDING FOR TRANSMITTAL OF AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE, LEGAL STATUS OF PLAN AMENDMENT AND INCORPORATION INTO COMPREHENSIVE PLAN.

WHEREAS, the City of Mount Dora is committed to planning and managing the future growth of the City; and

WHEREAS, Florida Statutes, Section 163.3167 requires that the City of Mount Dora maintain a Comprehensive Plan to guide its future development and growth; and

WHEREAS, the City of Mount Dora has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the purpose of this Ordinance is to amend the City of Mount Dora Comprehensive Plan to adjust the water utility capacity calculations and update the Capital Improvement Projects; and

WHEREAS, the City of Mount Dora Planning and Zoning Commission has been duly designated as the Local Planning Agency of the City and in such capacity held a duly noticed public hearing on March 19, 2025, to receive public comments on the proposed text amendment to the City of Mount Dora Comprehensive Plan 2045; and

WHEREAS, the City Council conducted a duly noticed public hearing to consider the public comments and receive the recommendations of the Planning and Zoning Commission; and

WHEREAS, the City of Mount Dora has complied with all requirements and procedures under Florida law in adopting the subject element to the City of Mount Dora Comprehensive Plan 2045.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. **Legislative Findings and Intent.** The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. **Approval of Comprehensive Plan Text Amendment.** The City of Mount Dora Comprehensive Plan 2045, enacted by Ordinance No. 2020-04 on June 16, 2020, is hereby amended to reduce the established equivalent residential units (ERUs) pertaining to water and wastewater capacity as shown in **Exhibit "A,"** attached hereto and made a part hereof.

NOTE: Within **Exhibit "A,"** underlined words constitute additions to the City of Mount Dora Comprehensive Plan 2045, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

SECTION 3. **Approval of Capital Improvement Plan Update.** The City of Mount Dora Comprehensive Plan 2045, enacted by Ordinance No. 2020-04 on June 16, 2020, is hereby amended to repeal and replace Table IX-I entitled 'Projected Capital Improvements' with the table provided for in **Exhibit "B,"** attached hereto and made a part hereof, and repeal Table IX-II entitled 'Projected Review & Expenditures'.

SECTION 4. **Transmittal of Amendments.** The City Manager or a designee thereof is hereby directed to transmit the amendments to the City of Mount Dora Comprehensive Plan 2045 to all necessary reviewing agencies pursuant to Florida Statutes, Section 163.3184.

SECTION 5. **Implementing Administrative Actions.** The City Manager is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 6. **Savings Clause.** All prior actions of the City of Mount Dora pertaining to the City of Mount Dora Comprehensive Plan 2045, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 7. **Non-Codification and Scrivener's Errors.** The provisions of this Ordinance shall not be codified in the City of Mount Dora Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 8. **Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 9. **Severability.** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other Section or part of this Ordinance.

SECTION 10. **Effective Date, Legal Status of Plan Amendment and Incorporation into Comprehensive Plan.**

A. The effective date of the Comprehensive Plan Amendments adopted by this Ordinance shall be 31 days after the Department of Community Planning of Florida Commerce notifies the City that the plan amendment package is complete or, if timely challenged, the date the Florida Department of Economic Opportunity or the Administration Commission enters a final order determining the adopted amendments to be in compliance as set forth in Florida Statutes, Section 163.3184.

B. Upon the effective date of the Comprehensive Plan Amendments adopted by this Ordinance, said Amendments shall be incorporated into the City of Mount Dora Comprehensive Plan 2045 and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this ____ day of _____ 2025.

_____
James Homich, Mayor
City of Mount Dora

ATTEST:

_____
Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

_____
Patrick Brackins, City Attorney

EXHIBIT "A"

Underlined words constitute additions to the City of Mount Dora Comprehensive Plan 2045, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

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Infrastructure Element, Objective 1, Policy d, as follows:

d. Adopted level-of-service standards for water, sewer, and solid waste.
   (1) Water level-of-service standard: ~~350~~ 225 gallons per day (GPD) per equivalent residential unit (ERU);
   (2) Sewer level-of-service standard: ~~300~~ 225 GPD per ERU;
   (3) Solid waste level-of-service standard: 7.1 pounds per capita per day.

***

Capital Improvements Element, Objective 3, Policy a, as follows:

a. Use the following LOS standards in reviewing the impacts of new development and redevelopment for the provision of public services:
   (1) Sanitary Sewer – ~~300~~ 225 gallons per ERU per day
   (2) Solid Waste – 7.1 pounds per capita per day
   (3) Drainage – 25-year, 24-hour design storm to limit rate of discharge in all basins; 25-year, 96-hour design storm to limit volume of discharge in a closed basin; and 100-year, 24-hour storm to protect arterial bridges, evacuation routes, and prevent flooding of houses and buildings. When stormwater pond berms are proposed to be elevated above adjacent natural ground, then a minimum of one-foot freeboard shall be required above the 100-year, 24-hour peak pond stage and the pond design shall include an emergency overflow structure and conveyance.
   (4) Potable Water – ~~350~~ 225 gallons per ERU per day

***

Capital Improvements Element, Objective 5, Policy a, as follows:

a. Average Daily Flow (ADF). The sewer system design shall be based on full ultimate development as known, or projected. The Average Daily Flow (ADF) from domestic units shall be calculated at the minimum rate of ~~300~~ 225 gallons per day per equivalent residential unit, but should conditions be unfavorable such as high groundwater conditions, an additional allowance shall be included for infiltration. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records or by estimated projections using the best available data; however, in no case shall a rate of less than 2,000 gallons per acre per day be used, unless specifically approved otherwise.

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EXHIBIT "B"

Table IX-I
Projected Capital Improvements

Project Name	Department/Division:	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Gateway Improvement Roundabouts - Debt	Roads and Streets	-	161,395	-	-	-	161,395
Gateway Improvement Roundabouts - Debt	Roads and Streets	-	1,080,105	-	-	-	1,080,105
Gateway Improvement Roundabouts - Debt	Roads and Streets	-	-	1,356,000	-	-	1,356,000
Old US Hwy 441 Boulevard Construction	Roads & Streets	-	-	-	-	460,000	460,000
Pinecrest Park	Roads & Streets - Multi	-	-	50,500	-	-	50,500
Primary Gateway Monuments	Roads & Streets	-	35,000	125,000	161,500	-	321,500
Sidewalk ADA Compliance and Replacement	Roads & Streets	92,000	92,000	94,500	97,000	99,500	475,000
Street Resurfacing	Roads & Streets	315,000	305,000	313,500	322,000	331,000	1,586,500
Britt Road Utility Expansion Phase 2	Water/Wastewater - Multi	-	-	-	-	7,752,000	7,752,000
Round Lake Utilities Phase 2	Water/Wastewater	-	-	-	-	5,245,000	5,245,000
SR 44 Utility Relocations	Water/Wastewater - Multi	-	-	-	-	3,347,000	3,347,000
Wolf Branch Utilities Phase 1	Water/Wastewater - Multi	-	-	-	-	4,295,000	4,295,000
WWTP #1 Expansion and Improvements	Water/Wastewater	-	5,814,000	-	-	-	5,814,000
Cross Connection Control Program	Water/Wastewater	240,875	-	-	-	-	240,875
New & Replacement Water & Wastewater Meters	Water/Wastewater	140,000	144,500	153,000	161,500	170,500	769,500
R&R - Fire Hydrant & Control Apparatus Replacement	Water/Wastewater	84,600	90,100	92,600	95,100	97,600	460,000

R&R - Lift station Improvements	Water/Wastewater	361,248	348,000	128,000	256,000	128,000	1,221,248
R&R - Valve Replacement Program	Water/Wastewater	66,200	72,400	76,200	80,900	85,800	381,500
R&R - WWTP #1	Water/Wastewater	212,000	153,000	157,000	161,500	166,000	849,500
R&R - WWTP #2	Water/Wastewater	168,675	122,000	125,500	129,000	132,500	677,675
R&R Water Main Distribution Upgrades	Water/Wastewater	50,000	53,000	54,500	56,000	57,500	271,000
R&R Water Treatment Plants	Water/Wastewater	165,000	183,000	188,500	193,500	198,500	928,500
SR 19 Utility Relocation	Water/Wastewater	170,840	-	-	-	-	170,840
Telemetry Improvements and Other SCADA Needs	Water/Wastewater	287,000	122,000	125,500	129,000	132,500	796,000
Thrill Hill Reservoir	Water/Wastewater	100,000	348,000	-	-	-	448,000
Thrill Hill Reservoir	Water/Wastewater	150,000	-	-	-	-	150,000
Thrill Hill Reservoir	Water/Wastewater (Grant)	-	-	-	-	1,500,000	1,500,000
Thrill Hill Reservoir	Water/Wastewater (SRF)	-	-	-	-	5,112,500	5,112,500
US 441 Collections and New Lift Stations	Water/Wastewater	-	-	-	-	2,645,000	2,645,000
Wolf Branch Utilities Phase 1	Water/Wastewater - Multi	-	-	-	-	193,700	193,700
WWTP #1 Expansion and Improvements	Water/Wastewater	500,000	-	-	-	-	500,000
WWTP #1 Expansion and Improvements	Water/Wastewater (Grant)	-	1,500,000	-	-	-	1,500,000
WWTP #1 Expansion and Improvements - Debt	Water/Wastewater	-	5,814,000	-		-	5,814,000
Britt Road Phase 1	Wastewater Impact Fee	5,000	-	-	-	-	5,000
Britt Road Phase 1	Wastewater Impact Fee	85,750	-	-	-	-	85,750
Britt Road Phase 1	Wastewater Impact Fee	-	383,250	-	-	-	383,250
Britt Road Utility Expansion Phase 2	Wastewater Impact Fee	-	-	-	201,159	-	201,159

~~Britt Road Utility Expansion Phase 2~~	~~Wastewater Impact Fee~~					~~3,876,000~~	~~3,876,000~~
~~Connecting Parcel 17 to State Road 46~~	~~Wastewater Impact Fee~~	~~15,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~15,000~~
~~Round Lake Utilities Phase 1~~	~~Wastewater Impact Fee~~	~~720,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~720,000~~
~~Round Lake Utilities Phase 2~~	~~Wastewater Impact Fee~~	~~-~~	~~-~~	~~-~~	~~-~~	~~150,000~~	~~150,000~~
~~Round Lake Utilities Phase 2~~	~~Wastewater Impact Fee~~	~~-~~	~~-~~	~~-~~	~~-~~	~~2,472,500~~	~~2,472,500~~
~~Upsizing Water Sewer Reclaimed Mains~~	~~Wastewater Impact Fee~~	~~100,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~100,000~~
~~Utility Master Plan~~	~~Wastewater Impact Fee~~	~~240,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~240,000~~
~~Wastewater Treatment Plant #2 Expansion~~	~~Wastewater Impact Fee~~	~~-~~	~~-~~	~~186,500~~	~~-~~	~~2,318,500~~	~~2,505,000~~
~~Wolf Branch Utilities Phase 1~~	~~Wastewater - Multi~~	~~-~~	~~-~~	~~-~~	~~-~~	~~2,147,500~~	~~2,147,500~~
~~Britt Road Phase 1~~	~~Water Impact Fee~~	~~5,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~5,000~~
~~Britt Road Phase 1~~	~~Water Impact Fee~~	~~85,750~~	~~-~~	~~-~~	~~-~~	~~-~~	~~85,750~~
~~Britt Road Phase 1~~	~~Water Impact Fee~~	~~-~~	~~383,250~~	~~-~~	~~-~~	~~-~~	~~383,250~~
~~Britt Road Utility Expansion Phase 2~~	~~Water Impact Fee~~				~~201,159~~		~~201,159~~
~~Britt Road Utility Expansion Phase 2~~	~~Water Impact Fee~~					~~3,876,000~~	~~3,876,000~~
~~Connecting Parcel 17 to State Road 46~~	~~Water Impact Fee~~	~~15,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~15,000~~
~~Round Lake Utilities Phase 1~~	~~Water - Multi~~	~~480,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~480,000~~
~~Round Lake Utilities Phase 2~~	~~Water Impact Fee~~					~~150,000~~	~~150,000~~
~~Round Lake Utilities Phase 2~~	~~Water Impact Fee~~					~~2,472,500~~	~~2,472,500~~
~~Upsizing Water Sewer Reclaimed Mains~~	~~Water Impact Fee~~	~~100,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~100,000~~
~~Utility Master Plan~~	~~Water - Multi~~	~~120,000~~	~~-~~	~~-~~	~~-~~	~~-~~	~~120,000~~
~~Wolf Branch Utilities Phase 1~~	~~Water - Multi~~	~~-~~	~~-~~	~~-~~	~~-~~	~~2,147,500~~	~~2,147,500~~
~~WTP #2 New Well~~	~~Water Impact Fee~~				~~64,500~~	~~1,190,500~~	~~1,255,000~~
~~2206 Dogwood Circle Drainage Improvements~~	~~Stormwater~~	~~-~~	~~-~~	~~-~~	~~-~~	~~264,500~~	~~264,500~~

539 Liberty Avenue Drainage Improvements	Stormwater	-	439,000	-	-	-	439,000
CCMD Stormwater System Inspections Phase I	Stormwater	-	-	-	-	117,500	117,500
Donnelly Street Drainage Improvements	Stormwater - Multi	-	-	270,346	-	-	270,346
Donnelly Street Drainage Improvements	Stormwater - Multi (Grant)	-	-	3,022,699	-	-	3,022,699
Helen Street Drainage Improvements	Stormwater	86,000	-	-	-	-	86,000
Helen Street Drainage Improvements	Stormwater	300,000	-	-	-	-	300,000
Hilltop Stormwater Drainage Improvements	Stormwater	-	-	99,500	451,000	-	550,500
Lincoln Avenue Community Park and Pool	Stormwater - Multi	-	1,737,075	-	-	-	1,737,075
Overlook and Purple Heart Drainage Improvements	Stormwater	-	-	-	-	172,000	172,000
Stormwater Capital Improvement Program and Review	Stormwater	269,180	-	-	-	-	269,180
Tremain and Charles Avenue Drainage Improvements	Stormwater	-	-	-	580,000	-	580,000
-	**Totals**	**$ 5,730,118**	**$ 19,380,075**	**$ 6,619,345**	**$ 3,340,818**	**$ 53,504,600**	**$ 88,574,956**

Source: City of Mount Dora Finance Department

Table IX-II

PROJECTED REVENUE & EXPENDITURES (2012/2013 - 2016/2017)

Item	**Year 1 2019/2020**
Expenditures	-
Water, Wastewater, & Reclaimed, Expenditures	7,272,158
Stormwater Expenditures	2,495,171
Roadway Expenditures	1,108,322

~~**TOTAL**~~	~~**10,875,651**~~
~~**Funding**~~	
~~Water, Wastewater, & Reclaimed Operating Funds~~	~~3,742,562~~
~~Stormwater Funds~~	~~2,495,171~~
~~Discretionary Sales Tax~~	~~1,082,500~~
~~Grants~~	~~1,500,000~~
~~Designated Capital Fund~~	~~555,418~~
~~Outside Financing~~	~~1,500,000~~
~~**TOTAL**~~	~~**10,875,651**~~

~~*Source: City of Mount Dora Finance Department*~~

Project	**Funding Source**	**Priority**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**Total**
SW1901: Donnelly St Drainage Improvements	General Fund	Medium	$1,884,601	-	-	-	-	$1,884,601
SW2511: North East Area Drainage Project	General Fund	Medium	$400,000	-	-	-	-	$400,000
WW2316: Wastewater Treatment Plant #2 Expansion - RIB	Wastewater Impact Fees	High	$3,047,274	-	-	-	-	$3,047,274
WI2504: WWTP #2 New mirror plant - Engineering/design 24-25	Wastewater Impact Fees	High	$6,300,000	$36,000,000	$36,000,000	-	-	$78,300,000
Liberty Avenue Stormwater Implement Phase II (from tracks to lake)	Unfunded	Low	-	$980,000	-	-	-	$980,000
		Total	**$11,631,875**	**$36,980,000**	**$36,000,000**	-	-	**$84,611,875**

Mount Dora Wastewater Treatment Facility No. 2

Growth Planning Analysis

CITY OF MOUNT DORA WASTEWATER FACILITIES & COLLECTIONS DEPARTMENT

FEBRUARY 2024

Prepared By:

Kimley»Horn

Contents

1 General 4

1.1 General Facility Description 4

2 Historical Conditions 6

2.1 Seasonal Flow 7

3 Future Conditions 9

4 Facility Improvements Analysis 12

4.1 Preliminary Treatment 12

4.2 Biological Treatment System 13

4.3 Secondary Clarifiers 14

4.4 Tertiary Filters 14

4.5 Disinfection 15

4.6 Final Effluent 16

4.6.1 Effluent Transfer Pump Station 16

4.6.2 Ground Storage Tank 16

4.6.3 Reuse High Service Pump Station 16

4.7 Solids Handling 16

5 Conclusion and Recommendations 17

Tables

Table 1: Historical Flows 6
Table 2: Seasonal Flow Ratio 8
Table 3: Future Flows 9
Table 4: Projected Flow and Capacity Summary 10
Table 5: Cost Estimate – Preliminary Treatment 18
Table 6: Cost Estimate – Biological Treatment 19
Table 7: Cost Estimate – Solids Handling 20
Table 8: Two Year WWTP No. 2 Influent Flows 21

Figures

Figure 1: Service Area Boundary 5
Figure 2: Historical Flows 7
Figure 3: Seasonal Flow 8
Figure 4: Future Flows 11
Figure 5: Location of a Proposed BNR System 14
Figure 6: Location of a Proposed Chlorine Contact Tank 15

Appendix

Appendix A – Plant Two Year Influent Flows

1 GENERAL

The City of Mount Dora owns and operates the James P. Snell Wastewater Treatment Facility (hereafter referred to as Wastewater Treatment Facility (WWTF) No. 2). This facility operates as a Modified Ludzak-Ettinger (MLE) process facility and is currently permitted through the Florida Department of Environmental Protection Agency (FDEP) for 1.25 million gallons per day (MGD) of annual average daily flow (AADF) producing reclaimed water quality effluent.

Kimley-Horn has been contracted by the City of Mount Dora to provide a growth planning analysis based on the significant population growth occurring within the City's eastern service area. This analysis includes a capacity tracker, facility overview, and a schedule for expansion of the facility with associated cost estimates. Expansion will be based on the projected flows from developments within the service area coming online generating wastewater flow. These projections are made based on an estimated time of completion for permitting and construction and an assumed gallons per day (gpd) per ERC. From this, a timeline will be developed that will provide guidance for when facility expansion will be necessary to treat the expected capacity.

1.1 GENERAL FACILITY DESCRIPTION

The Mount Dora WWTF No. 2 is located in northwest Lake County, Florida, 0.4 miles from the border of Orange County, southeast of the intersection of US Highway 441 and State Road 46. The service area for the facility extends along city limits. The service area is composed of single-family and multi-family residential developments, a commercial district, historical commercial district, and agricultural developments consisting of plant nurseries and small farms. The boundary of the service area is shown in **Figure 1**.

WWTF No. 2 serves the City in conjunction with WWTF No. 1, an older facility located in the west area of the city. Wastewater flow can be partially diverted through the collection system as needed.

The Mount Dora WWTF No. 2 consists of a preliminary treatment structure with a mechanical bar screen and equalization basin. The preliminary treatment is followed by biological treatment processes including anoxic basins, oxidation ditches and clarifiers. The wastewater is then treated by two tertiary filters and two chlorine contact chambers. Effluent is treated to high-level disinfection standards to meet public access reuse water quality criteria. Biosolids generated from the facility are treated in an aerobic digester and hauled off site for disposal.

The facility currently meets the Class B, Category I treatment facility requirements, which requires a licensed operator with a minimum certification of Class C or higher to be on-site sixteen hours/day for seven days/week. The facility is currently permitted to be staffed at 8 hours/day due to process automation and controls which allow for remote monitoring. Since the facility will remain within the capacity range of 0.5 MGD to 3.0 MGD, the facility will continue to be rated as a Category I, Class B facility and no changes to the current staffing levels are required.

1 Mount Dora Groves North
2 Mount Dora Groves South
3 Mount Dora Groves Commercial
4 Round Lake and Wolf Branch
5 Robie Ave
6 Trailside PUD
7 Heritage Green 24, LLC
8 Pandolph Property
9 Mount Dora Hills, et al
10 SR 46 Mixed Use (Round Land Highway)
11 Richland Communities
12 Indian Springs PUD
13 Bailes Property - KB Homes
14 Bernfeld, Hastings, and Highsmith
15 Villages of Loch Leven Townhomes
16 Wekiva Hills (Route 46 Properties, LLC) Multi-Family
17 Mount Dora Hotel Center
18 Wiggins
19 Juniper Multi-Family Townhomes
20 Summerbrooke Phase 4
21 Foothills of Mount Dora Phase 4- 1A & 1B
22 Mount Dora Self Storage
23 Dollar Tree Retail
24 Timberwalk Phase 1-3
25 Seasons at Wekiva Ridge
26 Mt. Ines PUD
27 Bristol Park Apartments
28 Reed Warehouse Addition
29 Donnelly Woods PUD
30 Lakes of Mount Dora
31 Oaks at Dora Landing

No.1 WWTF No. 1

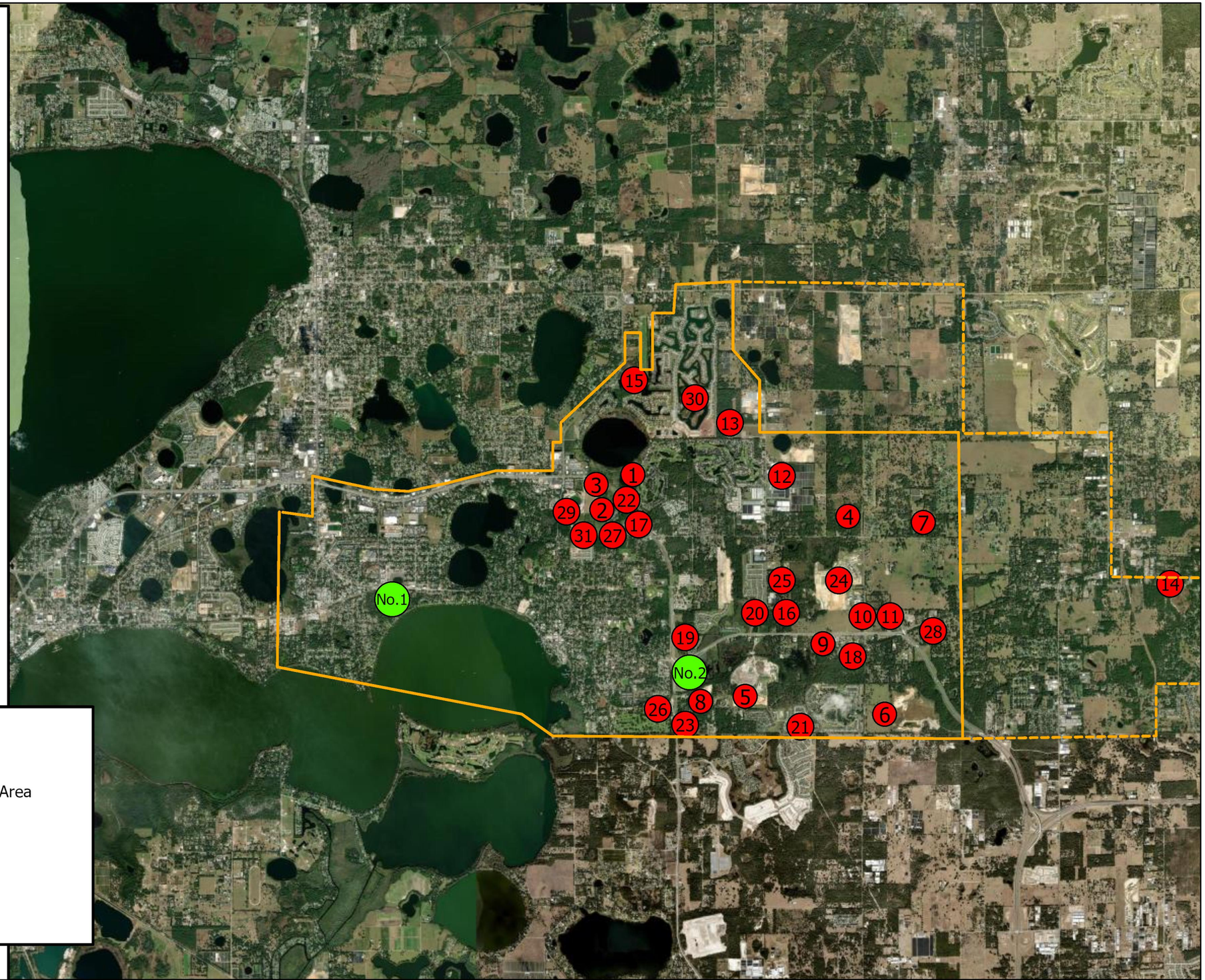
No.2 WWTF No. 2

Service Area

Expanded Service Area

Treatment Facility

Project Location



Sheet	City of Mount Dora | Capacity Analysis Wastewater Service Area			
1		Kimley»Horn 189 S Orange Ave, Suite 1000, Orlando FL 32801 Phone: (407) 898-1511	Project Number: 148969010 Date: August 2023	0 3,000 Feet

2 HISTORICAL CONDITIONS

Raw influent flow data from January 2020 to December 2022 was obtained from the Discharge Monitoring Reports (DMR) from the FDEP. The flow data is tabulated in **Appendix A**. The monthly average daily flow (MADF), three-month average daily flow (3MADF), and twelve-month running average are summarized in **Table 2** and shown in **Figure 2**.

The AADF was calculated on a 12-month rolling basis, as required by the permit, for the described period. During the period of January 2020 to December 2022 the AADF peaked at 1.16 MGD in September 2020.

During the analyzed time period there were two hurricanes that impacted Central Florida. Both Hurricane Ian and Hurricane Nicole passed through the area in September and October 2022, but evidence of their impacts on AADF is minimal. An increase in rainfall measurements at the facility shows the two storms impact, but flow through the plant does not reflect this. This indicates that I&I in the collection system is minimal.

Table 1: *Historical Flows*

Flows (MGD)						
Year	AADF	MADF	Peak Month (MADF)	3MADF	Peak Month (3MADF)	% Capacity based on AADF
2020	0.596	0.659	January	0.663	January	48%
2021	0.629	0.689	July	0.653	August	50%
2022	0.656	0.677	March	0.664	May	52%

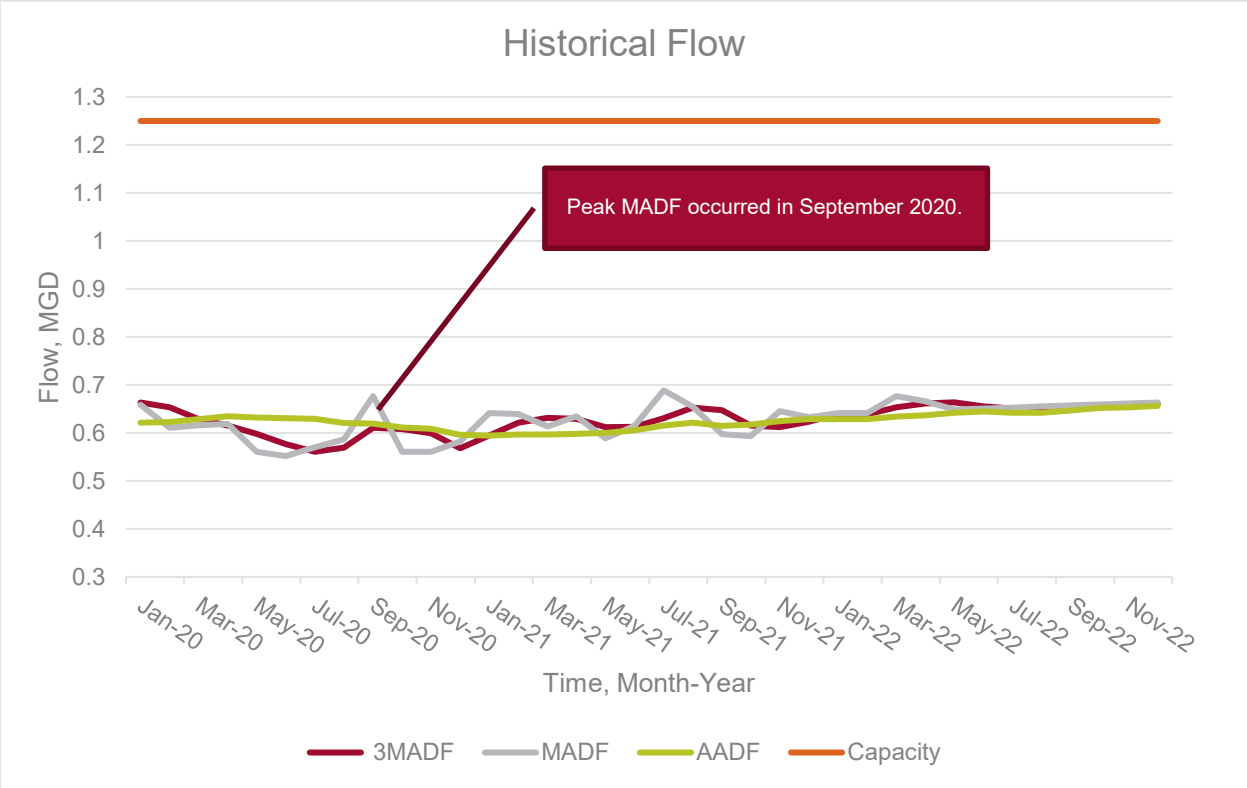


***Figure 2:** Historical Flows*

The service area has had consistent growth over the past two years. Since 2020, the facility has experienced an increasing AADF. Due to the proximity of the service area to Orange County Utilities, city staff share the same assumption of 225 gpd per connection as their OCU counterparts. A conservative value of 225 gpd is used in this report for the purposes of projecting the future needs at the facility.

2.1 SEASONAL FLOW

Figure 3 represents the 3MADF from January 2020 to December 2022 to depict the seasonal flow as compared to the permitted capacity of 1.25 MGD for the facility. The 3MADF data does not show a specific correlation for seasonal flow related to the rainy season. The rainy season is typically defined between June and October. **Figure 3** does not show a significant increase in flows during the rainy season, as stated in Section 2.

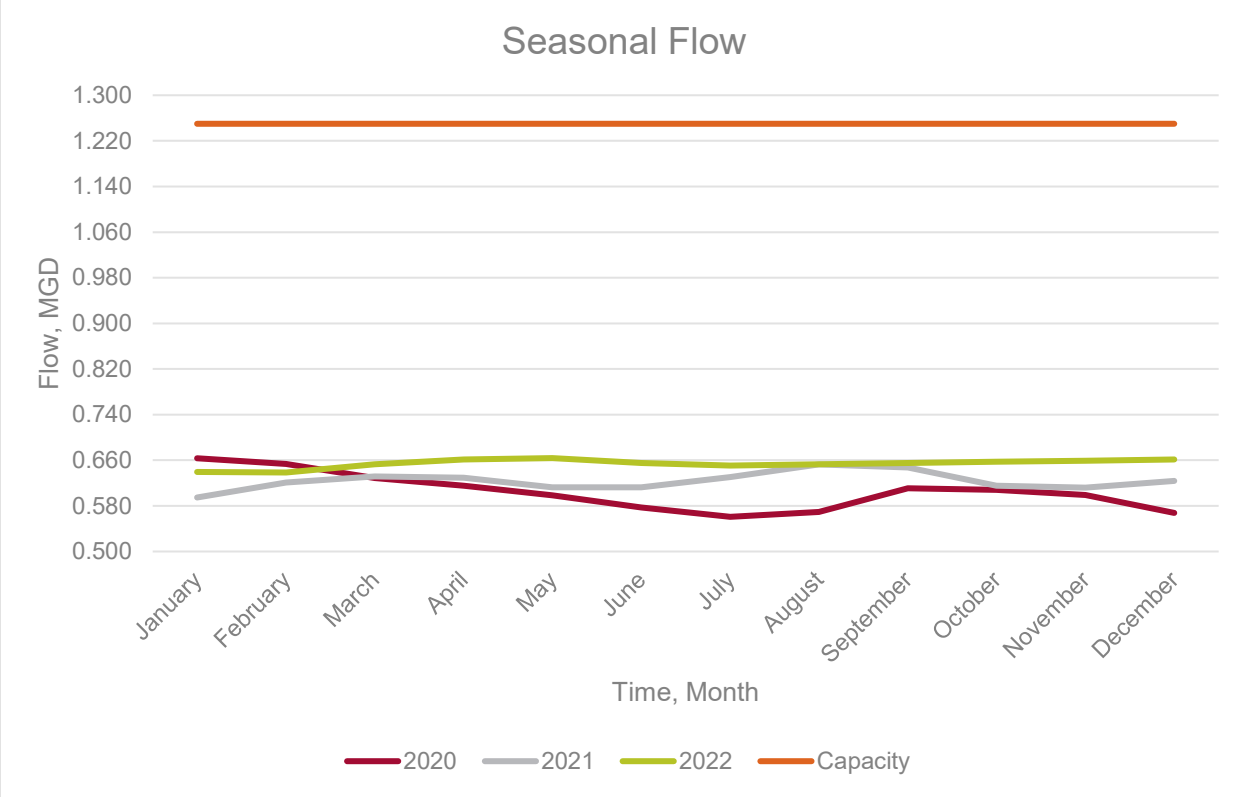


***Figure 3:** Seasonal Flow*

Table 2 identifies the ratio of the yearly maximum 3MADF to the AADF. The two-year average of this ratio equals 1.05. This indicates that seasonal variations in flow average is a 5% increase in flow.

***Table 2:** Seasonal Flow Ratio*

Year	Max 3MADF (MGD)	AADF (MGD)	3MADF/AADF
2020	0.663	0.596	1.11
2021	0.653	0.629	1.04
2022	0.664	0.656	1.01
Average	0.660	0.627	1.05

3 FUTURE CONDITIONS

WWTF No. 2 is currently permitted to treat 1.25 MGD based on the AADF. The current annual average daily flow of the facility is 0.656 MGD, as of December 2022.

The Mount Dora WWTF No. 2 service area is expecting growth to continue over the next few years, with multiple projects currently underway and a significant number of projects in the planning phase. Based on information provided by City staff, reserved flows have been determined for proposed developments. There are approximately 31 projects within the service area that are either in the planning or construction phase, that have reserved capacity at WWTF No. 2. The estimated flow from these projects is approximately 1.9 MGD. This number is ascertained using a design flow rate of 225 gpd per connection, resulting in a total estimated flow of 1,898,091 gpd, as seen in **Table 3.**

Table 3: *Future Flows*

Future Connections	No. of Connections	Design Flow Rates	Total Estimated Flow (gpd)
Single-Family Residential	4,755 units	225 gpd	1,069,875
Multi-Family Residential/Hotel	2,558 units	225 gpd	575,550
Office	(6 units) 442,686 ft^2	0.1 gpd/ft^2	44,268.6
Retail/Commercial	(11) 2,033,973 ft^2	0.1 gpd/ft^2	203,397
Industrial	2 units	0.1 gpd/ft^2	5,000
		Total Estimated Flow	1,898,091

1. Design flow rates of 225 gallons per day per connection is based on shared assumption between The City and OCU.
2. Non-residential connection design flow rates are based on the building square-footage.

The seasonal peak was calculated using a factor of 1.05. This was calculated by averaging the ratios of the 3MADF and the AADF. Projected flows, based on projected additional connections provided by the City, are summarized in Table 4. In the past several years, flows have increased by an average of 34,000 per year which equates to approximately 150 ERC's per year at an assumed flow per connection of 225 gpd. Conservatively projecting forward, this growth is estimated at 200 ERC's per year or 45,000 gpd per year AADF. Over the 20-year period from 2023 through 2043, using an average connection of 200 connections per year, 4,000 ERC's will be connected to the system. The flows estimated in Table 3 equate to 8,435 connections when adjusting for commercial space. Therefore, at a projected rate of development 33% higher than currently experienced, 47% of the projected ERC's will be connected in the 20-year period.

Table 4: *Projected Flow and Capacity Summary*

Year	Facility Capacity (MGD)	Influent Flows (MGD) (AADF)	Projected Additional Connections	Projected Additional Flows	Percent Capacity AADF	Available ERCs at 225 gpd	Seasonal Peak (gpd)
2020	1.25	596,000	150	33,750	48%	2,907	625,800
2021	1.25	626,000	165	37,125	50%	2,773	657,300
2022	1.25	656,000	135	30,375	52%	2,640	688,800
2023	1.25	689,975	151	33,975	55%	2,489	724,474
2024	1.25	734,975	200	45,000	59%	2,289	771,724
2025	1.5	779,975	200	45,000	52%	3,200	818,974
2026	1.5	824,975	200	45,000	55%	3,000	866,224
2027	1.5	869,975	200	45,000	58%	2,800	913,474
2028	1.5	914,975	200	45,000	61%	2,600	960,724
2029	1.5	959,975	200	45,000	64%	2,400	1,007,974
2030	1.5	1,004,975	200	45,000	67%	2,200	1,055,224
2031	1.5	1,049,975	200	45,000	70%	2,000	1,102,474
2032	1.5	1,094,975	200	45,000	73%	1,800	1,149,724
2033	1.5	1,139,975	200	45,000	76%	1,600	1,196,974
2034	3.0	1,184,975	200	45,000	39%	8,067	1,244,224
2035	3.0	1,229,975	200	45,000	41%	7,867	1,291,474
2036	3.0	1,274,975	200	45,000	42%	7,667	1,338,724
2037	3.0	1,319,975	200	45,000	44%	7,467	1,385,974
2038	3.0	1,364,975	200	45,000	45%	7,267	1,433,224
2039	3.0	1,409,975	200	45,000	47%	7,067	1,480,474
2040	3.0	1,454,975	200	45,000	48%	6,867	1,527,724
2041	3.0	1,499,975	200	45,000	50%	6,667	1,574,974
2042	3.0	1,544,975	200	45,000	51%	6,467	1,622,224
2043	3.0	1,589,975	200	45,000	53%	6,267	1,669,474
2044	3.0	1,634,975	200	45,000	54%	6,067	1,716,724

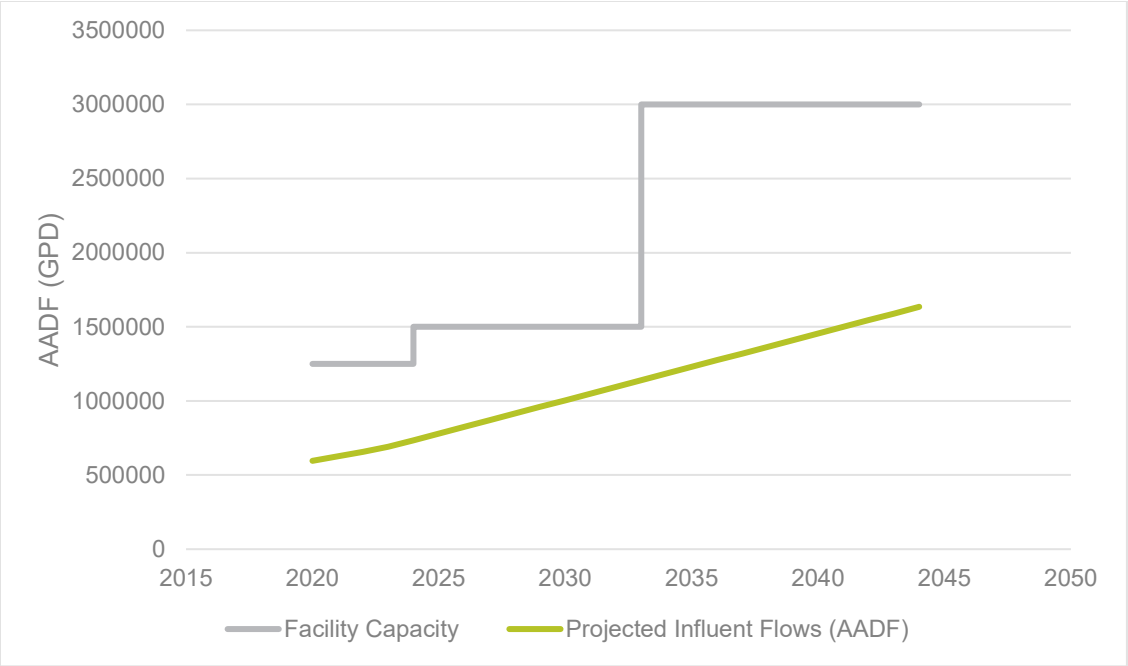


Figure 4: *Future Flows*

Based on **Figure 4** and **Table 5** the projected flows are anticipated to exceed permitted capacity at WWTF No. 2 by 2035.This number is conservative based on an ERC of 225 gpd.

4 FACILITY IMPROVEMENTS ANALYSIS

The WWTF No. 2 treatment system was analyzed by individual units, processes, and components to determine the required improvements to increase the permitted ADF capacity. The facility currently has improvements under design to increase the capacity to 1.50 MGD. By Rule, the FDEP requires planning for the expansion of a facility to occur before the facility reaches 75% capacity. This threshold will be triggered in 2033 based on the above projection. At this point planning should be completed and design should be fully underway to account for the extended period of time it typically takes to construct facility capacity. Design and construction can be estimated to take approximately 5 years to complete. This would have the facility flows at over 90% capacity, which is not recommended. To provide reliable and consistent operations at the facility which will allow for a smoother construction process it is recommended to complete construction when the facility is no higher than 80% capacity. Regressing 5 years from this time on the projection would have construction completing in 2034 and design commencing in 2029.

As of this writing, the City is 5 years from this mark and this document is set to track the growth rate to allow for proper time to address any planning and financing needed. This estimate of construction is developed to address the projected needs to bring the facility to 3.0 MGD AADF and addresses each component of the facility separately. Due to the varying stages of wear and operability, it may be desirable to construct these improvements in phases to develop the ultimate capacity. This breakdown is intended to provide a means of evaluating the overall or phased costs of these improvements to give the City the background necessary to capital plan the future improvements.

4.1 PRELIMINARY TREATMENT

Influent flow enters the facility at pressure directly to the headworks. The headworks provides preliminary treatment by screening inorganic material from the flow stream that would otherwise impede the mechanical or biological operation of the facility. The existing mechanical bar screen has a design capacity of 7.2 MGD per day on a peak flow basis. Assuming a peaking factor of 4, an additional mechanical screen will be required once plant flow exceeds 1.75 MGD.

The facility currently has no grit removal. Grit removal typically entails running the influent flow through a low velocity vortex which allows heavier material like grit and sand to settle to the bottom of the tank while keeping the biological solids in suspension. When grit removal is not present the grit will accumulate in the treatment tanks over time and reduce the overall capacity of the facility by reducing the operating volume in the tanks. To prevent this, the utility will contract a company to have the sand removed in situ on a regular basis. During high periods of housing construction it is common for additional sand and grit to enter the sewer system due to the flushing and cleaning of the mains being constructed. While this can be reduced through additional inspection time, it cannot be eliminated. This debris tends to accumulate in the tankage at the facility and consumes a growing portion of the usable portion of the process tanks. For a facility this size and growing it is highly recommended to include grit removal in the expansion plans for the facility.

After screening, the wastewater flows by gravity into the equalization basin, while the screened material is washed and discharged into a dumpster for removal to the landfill. In the equalization basin there is an aeration grid installed to provide mixing. The equalization basin is operated on a fluctuating level to provide a more even flow into the treatment system. This is accomplished by the equalization pumps which are controlled by operations at a level approximating average day flows. Equalization volume is typically sized as 20-25% of the treatment capacity of the facility. The existing equalization volume is 330,660 gallons. At current capacity of 1.25 MGD, the EQ basin is 26% of capacity. At 3.0 MGD the EQ volume is 11% of capacity. The maximum plant flow that the EQ basin volume can remain within the 20-25% range is 1.50 MGD.

The equalization pump station is comprised of 3 pumps rated at 700 gpm each. This yields a total pumping capacity of 2100 gpm or 3.02 MGD. The pumps can be called on in stages to best smooth the flows into the treatment system and are controlled by variable frequency drives (VFDs). Equalization pumping typically allows for flows double the treatment capacity since perfect optimization is difficult to achieve operationally. The equates to a rated capacity of 1.5 MGD AADF.

4.2 BIOLOGICAL TREATMENT SYSTEM

The Biological Treatment System (BTS) structure consists of two anoxic basins and two oxidation ditches. The configuration of the oxidation ditches allows for a percentage of the flow to be conveyed back through the anoxic basins promoting greater Nitrogen removal in the process. The anoxic basins are mixed with one vertically mounted paddle mixer each. The anoxic basins have a volume of 100,000 gallons each, and a conservative assumption of a hydraulic residence time (HRT) of three hours. This gives the basins a combined capacity of 1.6 MGD. As stated in the previous 2020 technical memorandum multiple upgrades are needed. This includes new aerators, updates to the existing SCADA system, and new sluice gates. The existing BTS has a treatment capacity of 1.5 MGD as currently configured.

Consideration is being given to increasing the biological capacity of the facility through the modification of the process by introducing a media and promoting the growth of fixed film biology. In simple terms, this will allow for more treatment in a smaller tank volume through the use of more ‘specialized’ biology which can more efficiently treat the wastewater. This effectively increases the capacity of the units by as much as 50% without the need to construct additional tankage. This has the potential to increase the capacity of the BTS to 2.25 MGD.

Beyond that capacity an additional structure would need to be constructed. This proposed addition will mirror the current configuration. Sufficient space for an additional BNR system and the subsequent units is available west of the existing structure as shown in **Figure 5**.

Figure 5: *Location of a Proposed BNR System*

4.3 SECONDARY CLARIFIERS

The existing secondary clarifiers are 45 ft diameter units capable of treating 1.5 MGD of flow each. Class 1 reliability standards specify that with the largest unit offline, the remaining units be able to treat 75% of the permitted flow. The clarifiers currently provide 100% reliability but could be easily rated to a treatment capacity of 2.0 MGD using the 75% reliability criteria.

Increasing the capacity to 3.0 MGD will require the installation of a third clarifier of equal size at a minimum.

RAS and waste activated sludge (WAS) pumps are located in between the clarifier units. There are currently three RAS pumps with a capacity of 450 GPM each. Typical design standards recommend RAS flow is equal to plant flow. Each oxidation ditch is rated for 0.75 MGD or 520 gpm, therefore the RAS pumping capacity can only provide 86% return flow at full capacity. Consideration must be given to increasing the RAS flow if the interim biological improvements are made to increase flow to 2.25 MGD.

There are two 200 gpm WAS pumps with a combine capability of 0.58 MGD. This is 46% of the permitted capacity. Typical WAS flows are 5% of plant flow giving adequate capacity for the WAS pumps, however consideration for upsizing may have to be given when taking into account the desire to increase solids productions in conjunction to increasing AADF. This can be achieved through longer wasting cycles but upsizing the pumps is typically operationally preferred.

4.4 TERTIARY FILTERS

The facility is equipped with two types of tertiary filters receiving clarified effluent. The older system consists of Dynasand filters, and a newer system consists of Siemens 40x disc filters.

The Dynasand filters have a filtration rate range of 2 – 10 gpm/ft^2 allowing for a PHF of 3.0 MGD. With a proposed 3.0 MGD AADF and a 2.0 peaking factor, this gives a PHF of 6 MGD. The Siemens 40x disc filters are rated to handle a PHF of 2.4 MGD, yielding a tertiary treatment capacity of 8.4 MGD PHF. With one sand filter off line, the capacity reduces to 5.4 MGD. This yields a Class I capacity of 7.2 MGD PHF / 3.6 MGD ADF considering the 75% capacity requirement and a peak factor of 2. There appears to be sufficient filtration capacity.

The Siemens filters have not proven reliable and the Dynasand have generally been a higher maintenance unit. Consideration should be given to standardizing the filtration system for more efficient operation.

The combined capability of both systems enables the facility to meet filtration requirements for the increasing capacities. There is no current need to upgrade the tertiary filters.

4.5 DISINFECTION

Following the filters are the chlorine contact basins. Two units in parallel operate with a volume of 29,000 gallons each. Per Class 1 reliability standards, the flow is required to have a 15-minute contact time at peak flow. Using 15 minutes of contact time yields a peak hour flow rate on 1933 gpm per basin. This equates to a peak flow of 5.568 MGD and assuming a 2 peak factor the resulting ADF is 2.784 MGD. However, the equalization tank may allow for a peak factor lower than 2 which would allow for the existing infrastructure to meet a future capacity of 3.0 MGD. Additional chlorine contact volume may be required to reach a future ADF of 3.0 MGD but a more detailed analysis should be developed in the preliminary design.

From **Figure 6**, enough space is available to position the chlorine contact basins south of new tertiary filters, adjacent to the existing Chlorine contact tank.

Figure 6: *Location of a Proposed Chlorine Contact Tank*

4.6 FINAL EFFLUENT

4.6.1 EFFLUENT TRANSFER PUMP STATION

Final effluent from the chlorine contact basins is pumped from effluent transfer pumps to the ground storage tank. Three submersible pumps, rated for 1,650 gpm (2.38 MGD) each, handle the effluent from the chlorine contact basin. The transfer pump station has a firm capacity, with the largest unit out of service, of 3,300 gpm (4.75 MGD). This is insufficient capacity for the proposed 3.0 MGD AADF since it will need to pump at peak hour as well and may need to pump full flow to the proposed RIB site. Each pump will have to overcome a total dynamic head (TDH) of 55 ft.

4.6.2 GROUND STORAGE TANK

Both reuse and reject water from the facility is stored in a single structure with separate internal tanks. The reject volume of the inner tank is 1.25 MG and is the limiting component at this facility. A project to construct a rapid infiltration basin (RIB) is ongoing which will remove the inner tank and allow the facility capacity to be increased to 1.50 MGD.

Converting the ground storage tank for solely reuse storage would increase the storage capacity to 7.5 million gallons. Additional reclaimed storage may be necessary in the future but is not a short-term need.

4.6.3 REUSE HIGH SERVICE PUMP STATION

Reuse water is pumped from the GST via four pumps located within the chemical storage building. This reuse water serves customers and flows to the facility's offsite spray field. The station is equipped with two 750 gpm pumps and two 1000 gpm pumps. This gives total capacity for the station of 5.04 MGD and a firm capacity of 3.60 MGD. High service pumping capacity is typically rated at 1.5 times average flow. This yields a short term requirement of 2.25 MGD. The required capacity at 3.0 MGD AADF would be a pumping capacity of 4.5 MGD and would require the pump station be upgraded.

4.7 SOLIDS HANDLING

As flows to the facility increase the solids generation will also increase. Ultimately an additional digester will be required. Further, at these capacities, sludge drying facilities will reduce the cost of solids disposal by reducing hauling costs. These improvements will consist of a sludge dewatering press or screw press, to dewater the solids from 3% solids to 18% solids.

5 CONCLUSION AND RECOMMENDATIONS

The wastewater treatment facility is currently permitted to treat 1.25 MGD AADF with plans in design to increase to 1.5 MGD. The city is experiencing significant growth within the facility's service area, and within the coming years multiple projects in development will be connected, adding significant flow to the sanitary sewer system. To meet future wastewater demand, the facility's permitted capacity should be increased from 1.5 MGD to 3.0 MGD. Accomplishing this while maintaining Class I reliability standards will require the construction of an additional treatment train which will include the following:

- Mechanical Bar Screen
- Grit Chamber
- Equalization Storage and Pumping
- Two Anoxic Basins
- Two Oxidation Ditches
- Two Secondary Clarifiers
- New Tertiary Filtration system (recommended)
- Biosolids processing including an additional digester and solids dewatering
- New electrical building and associated equipment to handle the additional power demands
- Expanded chemical systems as needed

This new treatment train will provide the ability to achieve Class I reliability standards at the proposed flow. Additionally, the existing units at the facility can be upgraded to improve the treatment performance. The following upgrades are recommended:

- Installation of new aerators in the oxidation ditch
- Installation of new sluice gates throughout the BNR structure
- Operational SCADA improvements and optimization

Based on facility upgrades described throughout this report, three separate projects are recommended. The projects are separated based on treatment process: preliminary treatment, biological treatment, and solids handling. The facility is not expected to exceed capacity in the near term, however, added resiliency and operations upgrades will immediately improve facility. The addition of a preliminary treatment system (headworks and equalization basin) will provide the facility additional resiliency during peak events. Solids handling upgrades will provide operational savings. Biological process improvements are not required until the facility is seeing greater flows and capacity is in question. The overall project cost estimate is $47 million and is broken out in three separate projects as shown in **Tables 5, 6** and **7**.

Table 5: *Cost Estimate – Preliminary Treatment*

Category	Item	Quantity	Units	Unit Cost	Total Cost
General	General Requirements	1	LS	$400,000	$400,000
Sitework	Site Restoration, Grading	1	LS	$190,000	$190,000
	Yard Piping	100	LF	$1,500	$150,000
Headworks	Mechanical Bar Screen	1	EA	$650,000	$650,000
	Backup Channel	1	EA	$250,000	$250,000
	Grit Removal	1	EA	$800,000	$800,000
	Air Piping	150	LF	$500	$75,000
	Concrete Structure	1	LS	$500,000	$500,000
	Odor Control	1	LS	$600,000	$600,000
	Channel Penetrations	1	LS	$10,000	$10,000
Electrical	Electrical/Instrumentation & Control	1	LS	$750,000	$750,000
				Subtotal	$4,375,000.00
				Contingency (30%)	$1,312,500.00
				Construction Total	**$5,687,500.00**
				Design, Permitting, Bidding Services	$437,500.00

Table 6: Cost Estimate – Biological Treatment

Category	Item	Quantity	Units	Unit Cost	Total Cost
General	General Requirements	1	LS	$2,390,000	$2,390,000
Sitework	Site Restoration, Grading	1	LS	$330,000	$330,000
	Yard Piping	800	LF	$1,500	$1,200,000
Equalization Basin	Structural Improvements	1	LS	$750,000	$750,000
	Internal Coating	1	LS	$600,000	$600,000
	Influent Flow Splitter	1	LS	$175,000	$175,000
	EQ Basin Piping	250	LF	$500	$125,000
	Cover Installation	1	LS	$550,000	$550,000
Anoxic Basins	Anoxic Basin Concrete	1	LS	$2,000,000	$2,000,000
	Equipment (Mixers/Piping)	1	LS	$350,000	$350,000
Oxidation Ditch	Equipment (Ovivo)	1	LS	$850,000	$850,000
	Aerators	1	LS	$850,000	$850,000
	Concrete	1	LS	$2,500,000	$2,500,000
Secondary Clarifier	Equipment and Concrete	2	EA	$3,500,000	$7,000,000
RAS Pumps	RAS Piping	500	LF	$500	$250,000
	MLSS Splitter Box	1	LS	$175,000	$175,000
	RAS pump	2	EA	$75,000	$150,000
Tertiary Filtration	Equipment and Concrete	2	EA	$1,250,000	$2,500,000
Electrical	Electrical/Instrumentation & Control	1	LS	$3,500,000	$3,500,000
				Subtotal	$26,245,000.00
				Contingency (30%)	$7,873,500.00
				Construction Total	**$34,118,500.00**
				Design, Permitting, Bidding Services	$2,624,500.00

Table 7: *Cost Estimate – Solids Handling*

Category	Item	Quantity	Units	Unit Cost	Total Cost
General	General Requirements	1	LS	$510,000	$510,000
Sitework	Site Restoration, Grading	1	LS	$240,000	$240,000
	Yard Piping	100	LF	$1,500	$150,000
Solids Handling	Sludge Dewatering Odor Control	1	LS	$575,000	$575,000
	Screw Press	1	LS	$1,500,000	$1,500,000
	Site Piping and Valves	250	LF	$500	$125,000
	Building	1	LS	$1,000,000	$1,000,000
	Aerobic Digester Concrete	1	LS	$750,000	$750,000
Electrical	Electrical/Instrumentation & Control	1	LS	$750,000	$750,000
				Subtotal	$5,600,000.00
				Contingency (30%)	$1,680,000.00
				Construction Total	**$7,280,000.00**
				Design, Permitting, Bidding Services	$560,000.00

Appendix A

Table 8: *Two Year WWTP No. 2 Influent Flows*

Year	Month	3MADF	MADF	AADF
2020	Jan-20	0.663477	0.659028	0.621341
	Feb-20	0.653357	0.611068	0.622651
	Mar-20	0.62862	0.615764	0.628725
	Apr-20	0.615178	0.618703	0.634837
	May-20	0.598367	0.560632	0.631886
	Jun-20	0.577065	0.55186	0.630996
	Jul-20	0.560795	0.569894	0.629577
	Aug-20	0.56955	0.586897	0.620576
	Sep-20	0.611071	0.676422	0.619298
	Oct-20	0.607967	0.560582	0.611735
	Nov-20	0.599171	0.56051	0.608686
	Dec-20	0.567795	0.582292	0.595993
2021	Jan-21	0.594692	0.641273	0.594490
	Feb-21	0.621093	0.639713	0.596642
	Mar-21	0.631393	0.613192	0.596423
	Apr-21	0.629263	0.634882	0.597753
	May-21	0.612285	0.58878	0.600144
	Jun-21	0.612707	0.614461	0.605289
	Jul-21	0.630668	0.688764	0.615385
	Aug-21	0.652705	0.65489	0.621159
	Sep-21	0.647088	0.597611	0.614682
	Oct-21	0.615245	0.593234	0.617455
	Nov-21	0.612045	0.64529	0.624423
	Dec-21	0.623713	0.632614	0.628697
2022	Jan-22	0.639726	0.641273	0.628697
	Feb-22	0.63852	0.641673	0.628847
	Mar-22	0.653205	0.67667	0.634239
	Apr-22	0.661378	0.66579	0.636779
	May-22	0.663778	0.648875	0.641883
	Jun-22	0.655212	0.650971	0.644884
	Jul-22	0.650971	0.653067	0.641852
	Aug-22	0.653079	0.655197	0.641878
	Sep-22	0.655186	0.657293	0.646784
	Oct-22	0.657293	0.659389	0.652402
	Nov-22	0.659389	0.661485	0.653733
	Dec-22	0.661485	0.663581	0.656363

1. MADF = monthly average daily flow as reported on the FDEP Discharge Monitoring Reports
2. 3MADF = three-month average daily flow, calculated as the average of the current month with the two previous months
3. AADF = annual average daily flow, calculated as the rolling average of the previous 12 months
4. These flows were provided by the County instead of the FDEP because there wasn't a record for the MADF in the DMR

CITY OF

MOUNT DORA

Sewer Connection Fee Study

May 1, 2024 | Final Report

RAFTELIS

CITY OF MOUNT DORA

RAFTELIS

May 1, 2024

Mr. Vince Sandersfeld
Acting City Manager
City of Mount Dora
510 N. Baker Street
Mount Dora, FL 32757

Subject: **Sewer Connection Fee Study**

Dear Mr. Sandersfeld:

We have completed our sewer (wastewater) connection fee study for the City of Mount Dora (City) and have summarized the results of our analysis, assumptions, and conclusions in this report, which is submitted for your consideration. This report summarizes the basis for the proposed sewer utility connection fee that provides funds to help meet the City's sewer capital expenditure requirements associated with providing capacity to serve new development.

The proposed fee should meet a number of goals and objectives. These goals and objectives deal primarily with fee sufficiency and the legal criteria necessary to implement a valid fee. Specifically, the major objectives considered in this study included:

- The fee should be based on the estimated capital requirements associated with providing sewer service to new growth and development.
- The fee should not be used to fund any capital deficiencies associated with providing services to existing customers.
- The fee should be based upon reasonable level of service standards and should not create an unfair burden relative to capital needs and are similar to industry standards.

The proposed fee presented in this report is designed to meet the above objectives. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Raftelis Financial Consultants Inc. (Raftelis) considers the proposed fee to be cost-based, reasonable, and representative of the capital funding requirements of the City.

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We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.

Henry L. Thomas
Vice President

Shawn Ocasio
Manager

Michael Noga
Consultant

HLT/dlc
Attachments

Table of Contents

EXECUTIVE SUMMARY AND RECOMMENDATIONS

EXECUTIVE SUMMARY ES-1

CONCLUSIONS AND RECOMMENDATIONS ES-2

SECTION 1 – INTRODUCTION

GENERAL 1-1

AUTHORIZATION 1-1

EXTRAORDINARY CIRCUMSTANCES 1-1

CRITERIA FOR CONNECTION FEES 1-2

ACKNOWLEDGMENTS 1-2

SECTION 2 – SEWER CONNECTION FEE

GENERAL 2-1

SEWER SYSTEM OVERVIEW 2-1

LEVEL OF SERVICE REQUIREMENTS 2-1

EXISTING PLANT-IN-SERVICE 2-2

ADDITIONAL CAPITAL INVESTMENT 2-3

DESIGN OF SEWER CONNECTION FEE 2-4

CONNECTION FEE COMPARISONS 2-5

List of Tables

Table 1: Summary of Water and Sewer Fixed Assets
Table 2: Summary of Fixed Asset Allocations References
Table 3: Development of Existing Facility Capacity Available to Serve New Growth
Table 4: Summary of Estimated Multi-Year Capital Improvement Program Costs
Table 5: Summary of Capital Improvement Program by Plant Function Through Fiscal Year 2029
Table 6: Summary of Capital Improvement Program Recognized in System Connection Fees – Fiscal Years 2024 Through 2029
Table 7: Development of Sewer Connection Fee
Table 8: Summary of Sewer Connection Fee Application by Premise Type
Table 9: Comparison of Connection Fees per Equivalent Residential Unit (ERU) for Water and Sewer Service

Appendix A – Fixed Asset Data and Asset Functionalization

EXECUTIVE SUMMARY AND RECOMMENDATIONS

Executive Summary

The purpose of a connection fee is to assign, to the extent practical, growth-related capital costs to those new customers responsible for such costs. Similar to most municipalities in Florida, the City of Mount Dora (City) has recognized this capital funding strategy as being an appropriate method of funding the growth-related capital requirements of the Wastewater Utility.

This report addresses the proposed connection fee associated with providing sewer utility service. The City has retained Raftelis Financial Consultants, Inc. (Raftelis) to review its existing sewer connection fee and recommend changes, as necessary.

The following is a summary of the major assumptions, considerations, and conclusions developed during the preparation of the study:

1. For purposes of this report the term "Fiscal Year" is defined as the period beginning October 1 of a specific calendar year and ending September 30 of the subsequent calendar year (e.g., October 1, 2023, to September 30, 2024 is Fiscal Year 2024).

2. The method of charge application recommended to the City for its sewer connection fees is based on Equivalent Residential Units (ERUs). The current level of service associated with one ERU is 300 gallons per day. However, during discussions with City staff, the City indicated that a recent engineering report from Kimley-Horn, "Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis," dated February 2024, uses a lower level of service of 225 gallons per day (gpd) per ERU when planning future capacity needs of the system. The recommendation follows the observed industry trend of reducing level of service requirements seen across utilities due to the efficiency and demand characteristics of newer construction and appliances. This approach is consistent with the City's existing methodology for charge application. The utilization of ERUs as the determining factor for the application of such charges considers the link between meter size and customer capacity / demand and is commonly used by many public utilities across the state.

3. As of September 30, 2022, the City currently has approximately $91.5 million invested in water and sewer system infrastructure and supporting equipment, with $58.9 million attributable to the sewer system. The City also has $223.3 million in capacity expansions, line extensions, renewal and replacements, upgrades, and other capital projects planned over the next five (5) years, with $191.0 million attributable to the sewer system.

4. The City owns and operates its two wastewater (sewer) treatment plants and a supporting transmission and collection system. The wastewater plants are designed to treat a combined 2.75 million gallons per day of flow on an average daily flow basis. Based on information provided by the City, the wastewater treatment facilities are approximately 51% utilized leaving 49% available for new growth.

5. Based on the expansion-related capital costs provided by the City's engineers, and a review of the sewer capacity available to serve new growth, a sewer system connection fee per equivalent residential unit (ERU) was developed. The proposed sewer system connection fee per ERU is shown below:

Figure 1: Sewer Connection Fee (per ERU)			
	Existing	Proposed	Increase/ (Decrease)
Sewer Utility Services	$4,215.00	$7,975.00	$3,760.00

Conclusions and Recommendations

Based on our assumptions, considerations, and analyses as summarized herein, Raftelis offers the following findings and conclusions for consideration by the City Council:

- Recent increases in capital costs for sewer treatment and transmission infrastructure are a main driver for the increase in the calculated sewer connection fee.
- Projected treatment and transmission capacity driven by new growth is a major driver of the increase in the calculated sewer connection fee.
- The City should consider adopting the proposed sewer utility connection fee as shown above and later in this report.
- The City should review the sewer utility connection fee periodically (every three [3] to five [5] years) to account for recent development trends, changes in capital needs, and cost allocations.
- The City should maintain separate accounting for the collection and usage of sewer connection fees.
- The sewer connection fees cannot be collected before the issuance of a building permit by the City.
- The City should set an effective date for collection of the new sewer connection fees 90 days from the date of adoption. This is to allow for a "grace period" for potential in-progress development.

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SECTION 1 – INTRODUCTION

General

The City of Mount Dora is located in central Lake County. Based on Census reports, the permanent population of the City for 2022 is estimated to be approximately 17,160 residents. The City currently provides water and sewer services to its residents.

In order to provide funding of the anticipated capital needs, the City authorized Raftelis to review the sewer system connection fee in order to meet the objectives of the City to ensure that the fee reflects the cost of serving new development.

Authorization

The City adopted revised water and sewer system connection fees in 2019; however, due to current economic conditions including recent significant increases in capital project construction costs, Raftelis was authorized by the City to review and recommend revisions to the sewer system connection fee as appropriate pursuant to a letter of agreement between the City and Raftelis. The scope of work for this project, as defined in the letter of agreement, was to:

1. Analyze the capital requirements of the City, which are needed to meet the Level of Service (LOS) standards of the City. This analysis included a review of: i) the existing and future facility and equipment needs and costs as set forth in the multi-year capital improvement plan (CIP) for each utility function; and ii) the currently utilized and remaining capacities of the sewer system facilities.

2. Develop and recommend an appropriate fee to be charged to new development in order to fully recover the capital costs associated with providing sewer utility service to new development. This analysis includes the apportionment of costs and the calculation of the system development charge per equivalent billing unit.

3. Develop a comparison of connection fees and associated billing attributes of similar charges imposed by other jurisdictions.

4. Prepare a report that documents our analyses, assumptions, and conclusions for consideration by the City.

Extraordinary Circumstances

In light of the recent updates to the Florida Impact Fee Act (F.S. 163.31801 Section 6) that provides for limitations on increasing impact fees, outside of extraordinary circumstances, Figure 1 on page ES-2 demonstrates the fee levels that are recommended for adoption by the City. The extraordinary circumstances include rapid population growth and recent large inflationary impacts to construction costs. Additionally, the City recently approved an updated CIP that identifies major investments in new treatment facilities that will be required to serve growth that will place significantly more demand on the City's wastewater system. These significant capital needs justify having the fully calculated fees implemented for wastewater service. Additional tables and discussion, including of extraordinary circumstances as applicable are provided later in this report.

Criteria for Connection Fees

The purpose of sewer connection fees are to assign, to the extent practical, growth-related capital costs to those new customers responsible for such costs. To the extent new population growth and associated development imposes identifiable capital costs to sewer utility services, modern capital funding practices include the assignment of such costs to those residents and commercial entities responsible for those costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way" to avoid burdening existing users with the cost of expansion.

The following section of this report, Section 2, will address the development and design of the sewer system connection fee. It will include a discussion on the level of service requirements, capital costs, and the design of the charges.

Acknowledgments

This report was prepared with the valuable cooperation and assistance of the staff of the City of Mount Dora.

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SECTION 2 – SEWER CONNECTION FEE

General

This section provides a discussion of the development and design of the sewer connection fee to be applied to new growth within the City. Included in this section is a discussion of the level of service requirements and capital facilities costs, included as the basis for the proposed Sewer Connection Fee.

Sewer System Overview

The City's sewer system (Wastewater System) includes wastewater treatment, transmission, and collection facilities. These treatment facilities are capable of treating 2.75 million gallons per day (MGD) average daily flow (ADF). It should be noted that the City is constructing new treatment facilities that will be able to treat 3.25 MGD ADF of flow to provide service to new growth. The transmission and collection system is comprised of gravity and force mains along with lift stations and other supporting infrastructure. As a part of the capital plan, the City is planning significant investment in the treatment system in order to serve new growth and planned new developments.

Level of Service Requirements

In the evaluation of the capital facility needs for providing sewer utility services, it is critical that LOS standards are established. Pursuant to Section 163.3164 of the Florida Statutes, the level of service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. Essentially, the level of service standards is established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to F.S. Section 163.3202(2)(g). As further stated in the statutes, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits.

For sewer service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an Equivalent Residential Units (ERU) expressed as the estimated amount of usage (gallons) on an average daily basis. The level of service generally represents the amount of capacity allocable to an ERU, whether or not such capacity is actually used (commonly referred to as the "readiness-to-serve"). As previously discussed, an ERU is representative of the average capacity required to service a typical individually-metered single-family residential connection. This class of users represents the largest number of customers served by the Wastewater System and generally the lowest level of usage requirements for a specifically metered account.

The current LOS per ERU is 300 gallons per day on an average daily flow basis. However, after a review of recent customer usage data, discussions with City Staff, and review of the recent engineering report from Kimley-Horn, "Mount Dora Wastewater Treatment Facility No. 2 – Growth Planning Analysis," dated February 2024, we propose a new level of service of 225 gallons per day (gpd) per ERU. The recommendation follows the observed industry trend of reducing level of service requirements seen across utilities due to the efficiency and demand characteristics of newer construction and appliances. This approach is consistent with the City's existing methodology for charge application. The utilization of ERUs as the determining factor for the application of such charges considers the link between meter size and customer capacity / demand and is commonly used by many public utilities across the state.

The following table summarizes the Wastewater System's existing LOS:

Figure 2: Proposed Levels of Service for Residential Customers	
Existing Service Level	1 Sewer ERU = 300 gpd (ADF)
Proposed Service Level	1 Sewer ERU = 225 gpd (ADF)

gpd = gallons per day
ADF = Average Daily Flow

These LOS standards are consistent with the capacity planning for the City and are also generally comparable with those utilized by other utilities throughout the state of Florida.

Existing Plant-in-service

In the determination of the connection fee associated with providing service to future customers, any excess capacity of the existing utility system available to serve such growth and its associated cost was considered. Since this capacity is available to serve the near-term incremental growth of the System, it would be appropriate to evaluate the capacity availability of such facilities. In order to evaluate the availability of the existing utility plant-in-service to meet future capacity needs, it was necessary to functionalize the plant by specific plant requirement. The functionalization of the existing plant is necessary to: i) identify those assets that should be included in the determination of the connection fee; and ii) match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the service that such assets served. The following is a general summary of the functional cost categories for the utility plant-in-service identified in this report.

Figure:3 Functional Plant Categories	
Sewer Service [*]	Other Plant
Treatment/Disposal/Reclaimed Treatment	General Plant
Transmission/Master Lift Stations	Indirect
Collection/Local Lift Stations	Other

[*] Amounts shown would not include any assets that were contributed by a developer (primarily sewer [wastewater] collection lines) or grant funded.

It is necessary to functionalize the utility plant into cost categories so that a proper charge can be developed. Generally, the costs of on-site facilities that serve a specific development or customer such as sewer collection lines are usually: i) donated by a developer (a contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties that receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a "front-foot" charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the meter).

The City provided Raftelis with a fixed asset register report identifying the fixed assets in service by function as of September 30, 2022 for the System. The summary of the functionalization of the existing utility plant is included in Table 1 at the end of this section. This functionalization of the existing utility plant-in-service represents the original cost of such assets (gross book value) and was based on the reported in-service values as of September 30, 2022 and Construction Work in Progress (CWIP) going into Fiscal Year 2023 (the most recent Fixed Asset records available at the time of the study). It should be noted that while we were provided the asset data for both the water and sewer

systems our analysis was limited to just the sewer related assets. The following is a summary of the functionalization of the System's existing utility plant-in-service as shown in Table 1:

Figure 4: Sewer System Fixed Assets		
	Sewer System [1]	
Function	Amount	Percent
Supply/Treatment Plant	$27,185,794	46.2%
Transmission Lines	19,908,633	33.8%
Equipment	1,995,856	3.4%
Distribution/Collection Lines	9,780,672	16.6%
Totals	$58,870,955	100.00%

[1] Amounts as provided by City staff and found on Table 1.

Additional Capital Investment

The City's Wastewater System CIP for the Fiscal Years 2024 through 2029, as prepared and estimated by the utility staff outlines the best estimate of future capital improvements for the System. These capital projects include: i) upgrades of existing assets to accommodate new and existing customers; ii) replacements of existing assets or projects that generally only benefit current users of the System (e.g., existing plant renewal and replacement, reliability projects); and iii) expansion of system treatment capacity to serve new growth. It should be noted that the majority of the CIP relates to the City expanding its sewer treatment capabilities. These expansions will more than double the system's current wastewater treatment capacity to accommodate new growth.

As shown on Tables 4 through 6 at the end of this section, the CIP has recognized approximately $191.0 million in capital projects to be completed over the 6-year period for the Wastewater System. It should be noted that this capital plan includes significant costs associated with wastewater treatment plant expansion (approximately $139.3 million) and wastewater transmission system extensions (approximately $3.9 million). The treatment plant expansion project is anticipated to more than double the system's current treatment capacity (going from 2.75 MGD to 6.0 MGD), therefore, such expansion-related costs were included in the analysis. It should be noted that while we were provided with the CIP for the water and wastewater system our analysis was limited to only the wastewater related capital projects.

For the purposes of the fee development, only treatment and major backbone transmission costs were recognized in the sewer system connection fee calculation. General transmission and collection project costs were not recognized because they: i) generally are not System-wide costs (i.e., distribution / collection project costs tend to benefit specific customers); ii) in many instances, are funded by a specific charge applied to a customer (e.g., wastewater line tap fee); and iii) are often contributed by developers as part of the development process.

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A summary of all the adjustments recognized in order to arrive at the treatment and major transmission costs recognized for the sewer connection fee determination purposes are shown as follows:

Figure 5: Derivation of Treatment and Major Transmission Capital Costs Recognized in Connection Fee Study [1]

	Sewer System
Projects in Utility's Six-year Sewer CIP	$191,016,767
Adjustment for Sewer R&R Projects/Other	(13,721,306)
Adjustment for Sewer General-related Projects and Widening	(25,280,530)
Adjustment to Remove Collection-related Projects	(8,834,142)
Total Treatment and Major Transmission Capital Improvements Recognized in Sewer Connection Fee	$143,180,788

[1] Amounts shown derived from Tables 4, 5, and 6.

Design of Sewer Connection Fee

As shown on Table 7 at the end of this section, the total calculated sewer connection fee for the Wastewater System is $7,975.00 per ERU. This represents an increase of $3,760 or 89.21% when compared with the current fee of $4,215.00 per ERU. The reason for this increase is that the system has a higher cost per unit of capacity than what was calculated previously due to the expansion of the treatment plant and major transmission system expansion projects to serve new growth associated with the recent increase in treatment and transmission infrastructure capital costs.

In the development of the proposed Sewer Connection Fee, several assumptions were utilized or incorporated in the analysis. The major assumptions utilized in the design of the proposed Sewer Connection Fee are:

1. The Wastewater System capital improvement program as prepared by staff for the Fiscal Years 2024 through 2029 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Sewer Connection Fee. Those facilities that were considered to be entirely allocable to growth were included in the charge determination at full cost (i.e., 100% of the total cost). For capital expenditures, which were solely for the replacement of existing assets, that would directly benefit existing customers or were considered as an on-site cost (provide service to a local area such as a development, which would normally be constructed and subsequently contributed to the System by a developer), such amounts were not reflected as an appropriate cost to be recovered from the application of the sewer connection fee. The CIP capital costs recognized in the Sewer Connection Fee analysis are shown on Table 6 at the end of this report.

2. For the capital improvements identified as transmission system upgrades, which would benefit both existing and future users, the total cost of such improvements has been recognized in the analysis. These costs were allocated to existing and future customers based on capacity relationships developed using recent historical flow data and the project descriptions as provided by the City.

3. No capital facility costs associated with the existing collection facilities, including local lift stations, manholes, laterals, and on-site collection facilities have been included in the calculation of the Sewer Connection Fee since the developer generally contributes such facilities, or City has adopted a separate fee (e.g., wastewater tap-on fee) to recover such capital additions. The capital improvements for these facilities included in the CIP were not recognized in the Sewer Connection Fee analysis.

4. Because: i) the utility system is operated as an enterprise fund; ii) all financial resources received by the System stay within the fund for the benefit of such system; iii) the costs reflected in the charge are at original cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the fee associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the City from new development for the capital costs / utility plant reflected in the fee (e.g., ad valorem taxes on the property) and no credit for the future payment of debt service allocable to the properties has been recognized. All connection fee funds remain in the system and the long-term capital financing costs for infrastructure construed and available to serve new growth are mitigated by using the connection fee funds for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

As shown on Table 5 at the end of this section, the Sewer Connection Fee was calculated utilizing: i) the estimated transmission-related capital costs of the Wastewater System; and ii) the treatment / disposal-related capital costs for the Wastewater System. By designing the Sewer Connection Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to help meet the funding needs of the Wastewater System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Tables 4 and 6, the Sewer Connection Fee might need to be adjusted accordingly.

As shown on Table 7 at the end of this section, the calculated Sewer Connection Fee is $7,975 per ERU, which is $3,760 or 89.21% higher than the existing Sewer Connection Fee of $4,215 per ERU. This amount that a new customer would be charged in accordance with the City's connection fee application methodology. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the fee are as follows:

Figure 6: Calculation of Sewer Connection Fee

Charge Component	Cost
Sewer Treatment Component	$7,463.65
Sewer Major Transmission Component	513.17
Total Proposed Sewer System Connection Fee	$7,976.82
Total Proposed Sewer System Connection Fee (Rounded)	$7,975.00

To meet the City's needs in terms of providing the necessary wastewater capital improvements required by growth, the City should increase the fees to the calculated amount as demonstrated on the tables above. As discussed in the Executive Summary, there are several factors causing an extraordinary circumstance for the City including recent significant capital cost increases associated with inflation in addition to the need for capital improvements based on the significant increase in population growth experienced by the City historically and projected going forward. Additionally, we would recommend no change in the City's current method of fee application (fixture based approach) to nonresidential growth.

Connection Fee Comparisons

In order to provide additional information to City regarding the existing and proposed Connection Fees, a comparison of the existing and calculated charges for the City with similar related capital charges imposed by of other Florida jurisdictions was prepared. Table 9 at the end of this section, provides a comparison of the City's existing and proposed sewer connection fee for single-family residential connections with the fees or comparable

charges currently imposed by other municipal / governmental sewer systems located across Florida. It is important to note that utilities may be different from a facility standpoint, and the methods used in the development of the sewer system connection fees imposed may vary. Moreover, no analysis has been performed to determine whether 100% of the cost of new facilities is recovered from connection fees or some percentage less than 100% with the balance recovered through the user charges. Additionally, the types of capital facilities currently in service or planned for the utility may have a material connection on the fee charged by a local government. For example, the costs of wastewater effluent disposal utilizing a deep injection well system generally has a higher capital cost per unit of capacity than use of a surface water discharge such as an outfall to a bay or river.

Some reasons why charges differ among utilities:

- Type and age of treatment facilities:
    - Existing treatment facilities cost of $7.41 per gallon
    - New treatment facilities cost of $42.86 per gallon
- Effluent disposal method
- Density of service area
- Availability of grant funding to finance CIP
- Age of system
- Utility life cycle (e.g., growth-oriented vs. mature)
- Level of service standards
- Administrative policies

As shown on Table 9, the average Water and Sewer Connection Fee Charges per ERU for the 21 governmental entities selected for this comparison are $5,230.93 per ERU. Of the surveyed utilities, the City of Ocoee has the highest combined water and sewer fees at $10,280 per ERC. The proposed Mount Dora sewer connection fee is higher than any of the surveyed utilities; however, it should be noted that many other utilities are currently in the process of updating their connection fees and the proposed Mount Dora sewer fee may become more comparable once these utilities update their new fees. Below is a comparison of the existing and proposed fees, both solely for sewer and then on a combined basis combined basis for water and sewer, compared to the surveyed utilities.

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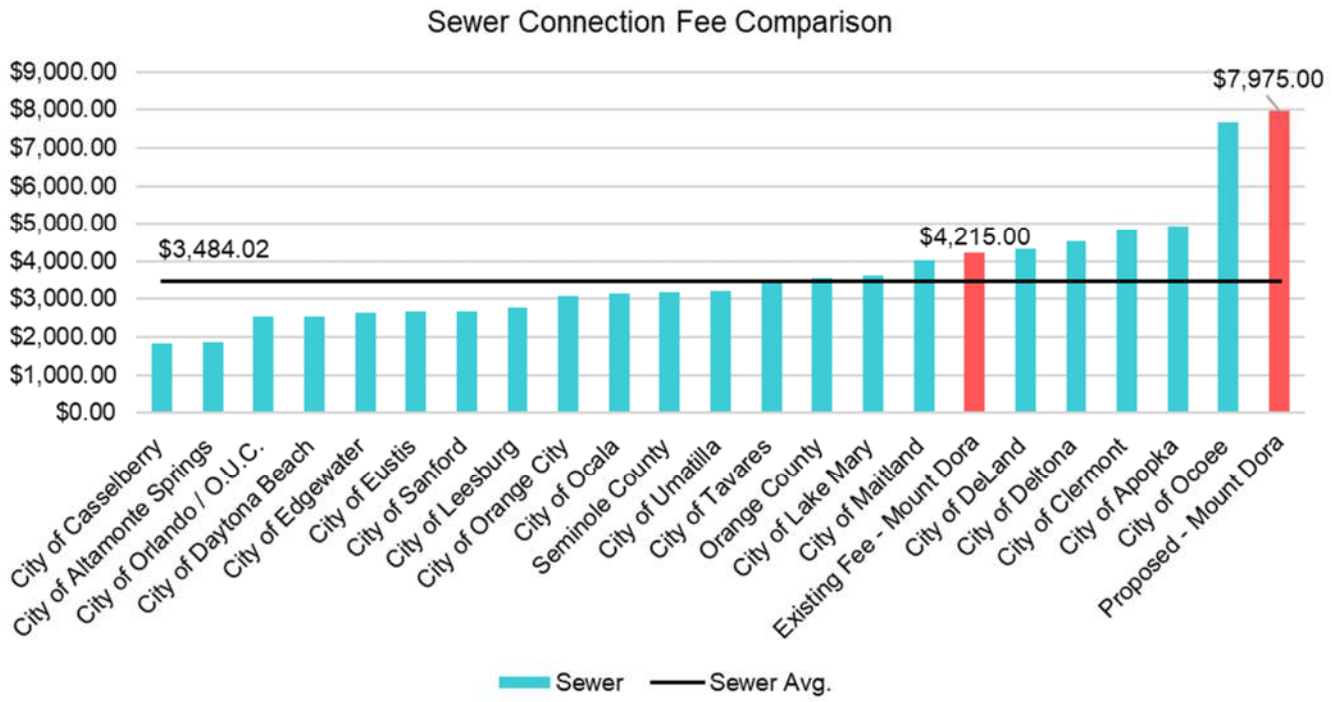

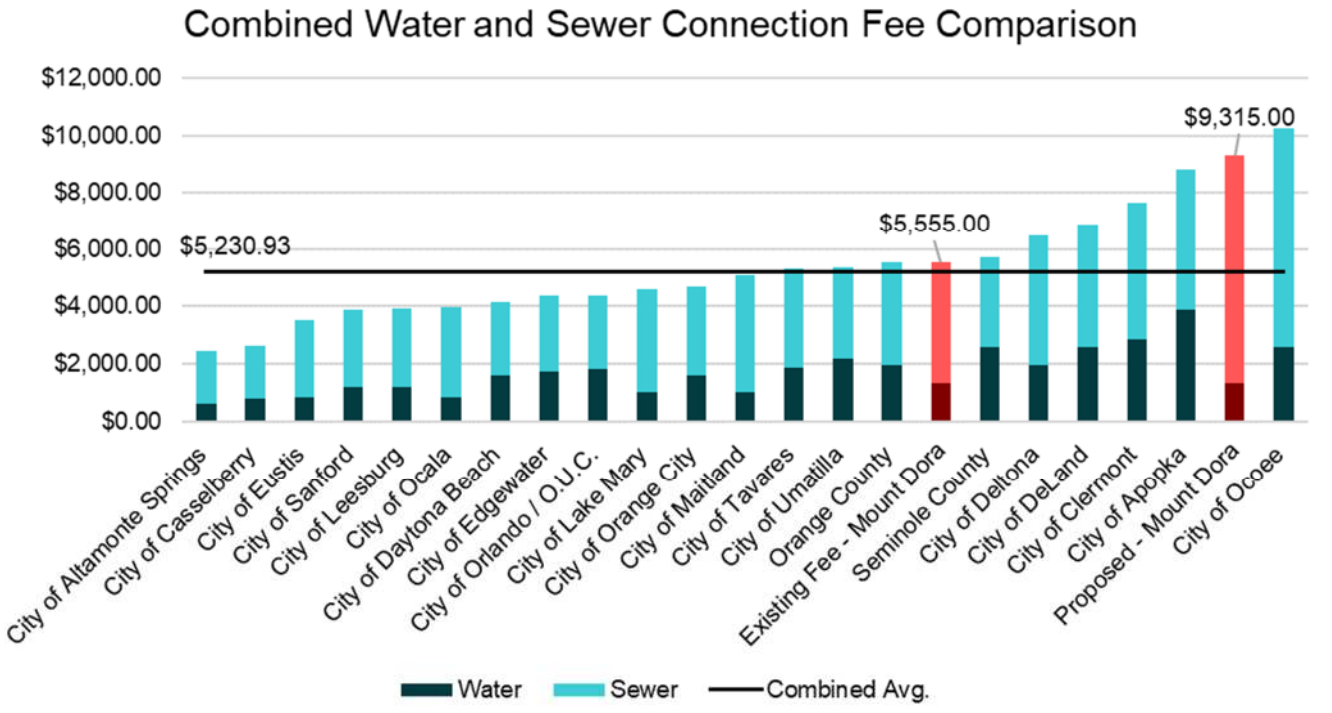

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List of Tables

Table 1: Summary of Water and Sewer Fixed Assets
Table 2: Summary of Fixed Asset Allocations References
Table 3: Development of Existing Facility Capacity Available to Serve New Growth
Table 4: Summary of Estimated Multi-Year Capital Improvement Program Costs
Table 5: Summary of Capital Improvement Program by Plant Function Through Fiscal Year 2029
Table 6: Summary of Capital Improvement Program Recognized in System Connection Fees – Fiscal Years 2024 Through 2029
Table 7: Development of Sewer Connection Fee
Table 8: Summary of Sewer Connection Fee Application by Premise Type
Table 9: Comparison of Connection Fees per Equivalent Residential Unit (ERU) for Water and Sewer Service

Appendix A – Fixed Asset Data and Asset Functionalization

APPENDIX A:

Fixed Asset Data and Asset Functionalization

Table 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Existing Water and Sewer System Fixed Assets

Line No.	Function	Water System [1] Amount	Water System [1] Percent	Sewer System [1] Amount	Sewer System [1] Percent	Totals Amount	Totals Percent
1	Supply	$907,137	2.8%	$0	0.0%	$907,137	1.0%
2	Treatment	9,895,883	30.3%	27,185,794	46.2%	37,081,678	40.5%
3	Transmission / Storage / Master Pumping	12,044,170	36.9%	9,787,424	16.6%	21,831,594	23.9%
4	Reclaimed Water - Transmission [2]	0	0.0%	10,121,209	17.2%	10,121,209	11.1%
5	Distribution / Collection	6,160,850	18.9%	9,780,672	16.6%	15,941,522	17.4%
6	Reclaimed Water - Distribution [3]	136,373	0.4%	0	0.0%	136,373	0.1%
7	Meters / Services / Hydrants	2,414,221	7.4%	0	0.0%	2,414,221	2.6%
8	General Plant [4]	1,075,620	3.3%	1,995,856	3.4%	3,071,476	3.4%
9	Totals	$32,634,254	100.0%	$58,870,955	100.0%	$91,505,209	100.0%

Line No.		Amount	Percent
10	Water System Without Reclaimed Water Allocation	$32,497,881	35.5%
11	Sewer System Without Reclaimed Water Allocation	48,749,747	53.3%
12	Reclaimed Water System	10,257,582	11.2%
13	Total	$91,505,209	100.0%

Footnotes:

[1] Amounts shown derived from utility asset records provided by the City.

[2] Treatment- and transmission-related reclaimed water assets were allocated 100% to the Sewer system.

[3] Distribution-related reclaimed water assets were allocated 100% to the water system.

[4] Primarily includes vehicles, furniture, machinery and equipment.

Table 2
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Fixed Asset Allocation References

Line No.	Description	Reference	Water System									Sewer								Other
			Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect	General Plant	Developer Contrib.
1	Water System Supply	Supply	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2	Water System Treatment	WT	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3	Water System Transmission	W-TR	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4	Water System Distribution	WD	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
5	Fire Hydrants	FH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Meters	Meters	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7	Sewer System Treatment	ST	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8	Effluent / Reclaimed - Transmission	RWTrans	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
9	Effluent / Reclaimed - Transmission -Sewer System Allocation	RWTransS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
10	Effluent / Reclaimed - Distribution	RWDist	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
11	Sewer System Transmission	S-TR	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
12	Sewer System Transmission / Collection Weighted Allocation	FMSGCWeight	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.00%	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%
13	Sewer System Collection	SGC	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
14	General Plant	General	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
15	Other	Other	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
16	Water Transmission / Distribution Weighted Allocation	W-TR-DistWeight	0.00%	0.00%	0.00%	30.00%	0.00%	70.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
17	Sewer SCADA / Telemetry	STelemetry	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	0.00%	33.33%	0.00%	33.33%	0.00%	0.00%	0.00%	0.00%
18	System SCADA / Telemetry	Telemetry	0.00%	16.67%	0.00%	16.67%	0.00%	16.67%	0.00%	0.00%	0.00%	16.67%	0.00%	16.67%	0.00%	16.67%	0.00%	0.00%	0.00%	0.00%
19	Total Lines	WSLines	0.00%	0.00%	0.00%	14.73%	0.00%	34.37%	0.00%	0.00%	0.00%	0.00%	0.00%	15.27%	0.00%	35.63%	0.00%	0.00%	0.00%	0.00%
20	All Lines (W/WW/RC) - Transmission	All Lines - Trans	0.00%	0.00%	0.00%	33.33%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	33.33%	0.00%	0.00%	0.00%	0.00%	0.00%

Table 3
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Existing Facility Capacity
Available to Serve New Growth

Line No.	Description	Sewer System
	Existing Permitted Plant Capacity of System (MGD): [1]	
	Sewer System	
1	Wastewater Treatment Plant One - MGD ADF	1.500
2	Wastewater Treatment Plant Two - MGD ADF	1.250
3	Purchased Reclaimed Water Treatment Capacity	N/A
4	Total Production/Treatment	2.750
5	Existing Plant Capacity of System - Average Daily Flow Basis (MGD) [2]	2.750
6	Three-Year Maximium Average Daily Flow [3]	1.398
7	Remaining Capacity (ADF)	1.352
8	Percent of Total Capacity Allocable to Growth	49.16%
	Capital Costs of Production/Treatment Facilities:	
9	Existing City-Owned Facility Costs [4]	$27,185,794
10	Total Capital Costs of Existing Facilities	27,185,794
11	Estimated Amount Allocable to Incremental Growth	$13,363,769

MGD = Million Gallons Per Day
ADF = Average Daily Flow

Footnotes on Page 2.

Footnotes:

[1] With respect to the wastewater (sewer) treatment capacity, reflects ADF capacity of wastewater treatment facilities after expansion in capital improvement program is completed.

[2] Reflects capacity expressed on an average daily flow basis.

[3] Average daily flow data calculated as follows:

Sewer System:

Fiscal Year	Total Sewer Flow (MGD)
2021	1.288
2022	1.333
2023	1.398
Three-Year Maximum	1.398

[4] Derived from Appendix 1, Line 819. Based on summary of utility asset records provided by the City.

Table 4
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Estimated Multi-Year Capital Improvement Program Costs

Line No.	Description	Allocation Factor	Allocation Percentages			Projected Total Cost - Fiscal Year 2024 to 2029				Allocation Amount		
			Water	Sewer	Reclaimed	Total Project Cost	% Allocable to City	Adjustments	Adjusted Total	Water	Sewer	Reclaimed
	FISCAL YEARS 2024 TO 2029 CAPITAL PROJECTS											
	Major Capital Projects											
1	Fiber Upgrades	**Direct-S**	0.00%	100.00%	0.00%	$111,235	100.00%	$0	$111,235	$0	$111,235	$0
2	Water Treatment Plant #2 New Well	Direct-W	100.00%	0.00%	0.00%	1,093,372	100.00%	0	1,093,372	1,093,372	0	0
3	Water Utility GIS	Direct-W	100.00%	0.00%	0.00%	200,000	100.00%	0	200,000	200,000	0	0
4	WWTP#2 Drainage at James P. Snell Drive	**Direct-S**	0.00%	100.00%	0.00%	268,093	100.00%	0	268,093	0	268,093	0
5	WWTP#1 Rehab Construction - Addt. Funds	**Direct-S**	0.00%	100.00%	0.00%	1,836,671	100.00%	0	1,836,671	0	1,836,671	0
6	WTP#1 Ground Storage Tanks Repair	Direct-W	100.00%	0.00%	0.00%	786,419	100.00%	0	786,419	786,419	0	0
7	Round Lake Elementary Water Main	Direct-W	100.00%	0.00%	0.00%	220,000	100.00%	0	220,000	220,000	0	0
8	Wastewater Treatment Plant #2 Expansion - RIB	**Direct-S**	0.00%	100.00%	0.00%	3,144,275	100.00%	0	3,144,275	0	3,144,275	0
9	Odor Control - Raz lines	**Direct-S**	0.00%	100.00%	0.00%	264,802	100.00%	0	264,802	0	264,802	0
10	Eudora Roundabout Utility Relocation	**Equal**	50.00%	50.00%	0.00%	1,000,000	100.00%	(1,000,000)	0	0	0	0
11	Water Treatment Plant #1 High Service Pump replacement	Direct-W	100.00%	0.00%	0.00%	14,360,000	100.00%	0	14,360,000	14,360,000	0	0
12	New WWTP#2 Plant (mirror the existing plant)	**Direct-S**	0.00%	100.00%	0.00%	60,500,000	100.00%	0	60,500,000	0	60,500,000	0
13	New WWTP#3 Plant (mirror the existing plant) FY2029	**Direct-S**	0.00%	100.00%	0.00%	75,639,218	100.00%	0	75,639,218	0	75,639,218	0
14	WWTP#1 Alternative Improvement Plan	**Direct-S**	0.00%	100.00%	0.00%	20,597,551	100.00%	0	20,597,551	0	20,597,551	0
15	WWTP#1 Reject Water Storage Pond Repairs	**Direct-S**	0.00%	100.00%	0.00%	110,737	100.00%	0	110,737	0	110,737	0
16	Water Treatment Plant #2 New Well	Direct-W	100.00%	0.00%	0.00%	1,743,500	100.00%	0	1,743,500	1,743,500	0	0
17	Round Lake Rd Utility Relocate	**Equal**	50.00%	50.00%	0.00%	1,761,091	100.00%	0	1,761,091	880,546	880,546	0
18	Round Lake Rd Utility Expansion Portion	**Equal**	50.00%	50.00%	0.00%	24,946,600	100.00%	0	24,946,600	12,473,300	12,473,300	0
19	Sewer Relining/Replacement	**Direct-S**	0.00%	100.00%	0.00%	14,690,340	100.00%	(13,221,306)	1,469,034	0	1,469,034	0
20	Other Miscellaneous Adjustments	Equal	50.00%	50.00%	0.00%	$0	100.00%	$0	$0	$0	$0	$0
21	Budgetary Capital Outlay	Equal	50.00%	50.00%	0.00%	$0	100.00%	$0	$0	$0	$0	$0
22	**TOTAL CAPITAL IMPROVEMENT PROGRAM**					$223,273,903		($14,221,306)	$209,052,597	$31,757,137	$177,295,461	$0

Table 5
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Capital Improvement Program By Plant Function Through Fiscal Year 2029

Line No.	Project Description	Estimated Total Capital Cost [1]	Adjustments to Remove General-Related Project Costs	Adjustments to Remove Project Costs Considered 100% Allocable to Existing Users	Adjustments to Remove Relocation and Widening Project Costs	Reflect Prior Year Encumbrances and Expenditures Not Reflected in Fixed Assets	Net Amount For Future Expenditures	Reference	Functional Category		
									Treatment	Transmission	Collection
	FISCAL YEARS 2024 TO 2029 CAPITAL PROJECTS										
	SEWER CAPITAL IMPROVEMENT PROGRAM										
1	Fiber Upgrades	$111,235	$0	$0	$0	$0	$111,235	Transmission	$0	$111,235	$0
2	Water Treatment Plant #2 New Well	0	0	0	0	0	0	N/A	0	0	0
3	Water Utility GIS	0	0	0	0	0	0	N/A	0	0	0
4	WWTP#2 Drainage at James P. Snell Drive	268,093	(268,093)	0	0	0	0	Treatment	0	0	0
5	WWTP#1 Rehab Construction - Addt. Funds	1,836,671	(1,836,671)	0	0	0	0	Treatment	0	0	0
6	WTP#1 Ground Storage Tanks Repair	0	0	0	0	0	0	N/A	0	0	0
7	Round Lake Elementary Water Main	0	0	0	0	0	0	N/A	0	0	0
8	Wastewater Treatment Plant #2 Expansion - RIB	3,144,275	0	0	0	0	3,144,275	Treatment	3,144,275	0	0
9	Odor Control - Raz lines	264,802	(264,802)	0	0	0	0	Treatment	0	0	0
10	Eudora Roundabout Utility Relocation	0	0	0	0	0	0	FMSGCWeight	0	0	0
11	Water Treatment Plant #1 High Service Pump replacement	0	0	0	0	0	0	N/A	0	0	0
12	New WWTP#2 Plant (mirror the existing plant)	60,500,000	0	0	0	0	60,500,000	Treatment	60,500,000	0	0
13	New WWTP#3 Plant (mirror the existing plant) FY2029	75,639,218	0	0	0	0	75,639,218	Treatment	75,639,218	0	0
14	WWTP#1 Alternative Improvement Plan	20,597,551	(20,597,551)	0	0	0	0	Treatment	0	0	0
15	WWTP#1 Reject Water Storage Pond Repairs	110,737	(110,737)	0	0	0	0	Treatment	0	0	0
16	Water Treatment Plant #2 New Well	0	0	0	0	0	0	N/A	0	0	0
17	Round Lake Rd Utility Relocate	880,546	0	0	(880,546)	0	0	FMSGCWeight	0	0	0
18	Round Lake Rd Utility Expansion Portion	12,473,300	0	0	0	0	12,473,300	FMSGCWeight	0	3,741,990	8,731,310
19	Sewer Relining/Replacement	1,469,034	(1,322,131)	0	0	0	146,903	FMSGCWeight	0	44,071	102,832
20	TOTAL SEWER CAPITAL IMPROVEMENT PROGRAM	$177,295,461	($24,399,984)	$0	($880,546)	$0	$152,014,931		$139,283,493	$3,897,296	$8,834,142

Footnotes:

[1] Amounts reflect total cost as contained in the multi-year capital improvement program provided by the City.

Table 6
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Capital Improvement Program Recognized in System Connection Fees – Fiscal Years 2024 Through 2029

Footnotes:

[1] Amounts shown are derived from Table 5 and do not include any capital expenditures classified as distribution-related or collection-related.

[2] Average In-Service date is based on discussions with City staff and estimations regarding the approximate age of assets being upgraded or replaced.

[3] Amount shown was determined by discounting the projected (replacement) cost by an inflationary factor as measured by the Engineering News-Record (ENR) Construction Cost Index applied to the estimated number of years in service.

[4] For replacement projects only, amount derived by subtracting the estimated original cost from the new project cost (net asset addition).

Table 6
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Capital Improvement Program Recognized in System Connection Fees – Fiscal Years 2024 Through 2029

Line No.	Project Description	Adjusted Project Cost [1]	Assumed Avg. In-Service Date [2]	Estimated Original Cost [3]	Amount Recognized [4] Existing	Amount Recognized [4] Expansion	Percent to Recognize for Expansion
	FISCAL YEARS 2024 TO 2029 CAPITAL PROJECTS						
	SEWER TREATMENT PROJECTS						
1	Fiber Upgrades	$0	1995	$0	$0	$0	100.00%
2	WWTP#2 Drainage at James P. Snell Drive	0	1995	0	0	0	0.00%
3	WWTP#1 Rehab Construction - Addt. Funds	0	1995	0	0	0	0.00%
4	Wastewater Treatment Plant #2 Expansion - RIB	3,144,275	1995	0	0	3,144,275	100.00%
5	Odor Control - Raz lines	0	1995	0	0	0	0.00%
6	Eudora Roundabout Utility Relocation	0	1995	0	0	0	0.00%
7	New WWTP#2 Plant (mirror the existing plant)	60,500,000	1995	0	0	60,500,000	100.00%
8	New WWTP#3 Plant (mirror the existing plant) FY2029	75,639,218	1995	0	0	75,639,218	100.00%
9	WWTP#1 Alternative Improvement Plan	0	1995	0	0	0	0.00%
10	WWTP#1 Reject Water Storage Pond Repairs	0	1995	0	0	0	0.00%
11	Round Lake Rd Utility Relocate	0	1995	0	0	0	0.00%
12	Round Lake Rd Utility Expansion Portion	0	1995	0	0	0	0.00%
13	Sewer Relining/Replacement	0	1995	0	0	0	0.00%
14	Total Sewer Treatment Projects	$139,283,493		$0	$0	$139,283,493	100.00%
	SEWER MAJOR TRANSMISSION PROJECTS						
15	Fiber Upgrades	$111,235	1993	$0	$0	$111,235	100.00%
16	WWTP#2 Drainage at James P. Snell Drive	0	1993	0	0	0	0.00%
17	WWTP#1 Rehab Construction - Addt. Funds	0	1993	0	0	0	0.00%
18	Wastewater Treatment Plant #2 Expansion - RIB	0	1993	0	0	0	100.00%
19	Odor Control - Raz lines	0	1993	0	0	0	0.00%
20	Eudora Roundabout Utility Relocation	0	1993	0	0	0	0.00%
21	New WWTP#2 Plant (mirror the existing plant)	0	1993	0	0	0	100.00%
22	New WWTP#3 Plant (mirror the existing plant) FY2029	0	1993	0	0	0	100.00%
23	WWTP#1 Alternative Improvement Plan	0	1993	0	0	0	0.00%
24	WWTP#1 Reject Water Storage Pond Repairs	0	1993	0	0	0	0.00%
25	Round Lake Rd Utility Relocate	0	1993	0	0	0	0.00%
26	Round Lake Rd Utility Expansion Portion	3,741,990	1993	0	0	3,741,990	100.00%
27	Sewer Relining/Replacement	44,071	1993	0	0	44,071	100.00%
28	Total Sewer Transmission Projects	$3,897,296		$0	$0	$3,897,296	100.00%
29	**TOTAL SEWER PROJECTS**	$143,180,788		$0	$0	$143,180,788	100.00%

Footnotes on following page.

Table 7
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Sewer Connection Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Sewer Treatment/Disposal Facilities:	
1	Cost of Existing Facilities [1]	$27,185,794
2	Additional Costs Capitalized to Plant in Service [2]	0
3	Less Anticipated Retirements [3]	0
4	Less Grant Funds and Other Contributions [4]	0
5	Subtotal Sewer Treatment/Disposal Facilities	$27,185,794
7	Existing Plant Capacity (MGD) (Average Daily Flow) [5]	2.750
8	ERU Factor - GPD [6]	225
9	Estimated ERUs to be Served By Existing Facilities	12,222
10	Percent Remaining Capacity of Existing Facilities [7]	49.16%
11	Allocation of Existing Facilities to Incremental Growth	$13,363,769
12	Rate per ERU Associated with Existing Facilities	$2,224.29
	Total Estimated Cost of Additional Sewer Treatment/Disposal Facilities:	
13	Cost of Additional Sewer Treatment/Disposal Facilities [8]	$139,283,493
14	New Plant Capacity (MGD) (Average Daily Flow) [9]	3.250
15	Estimated ERUs to be Served by Additional Facilities	14,444
16	Rate per ERU Associated with Additional Facilities	$9,643.00
17	Weighted Rate per ERU Allocable to Sewer Treatment/Disposal Facilities [10]	$7,463.65
18	Allowance for Funds Prudently Invested / Cost of Carry Charge	0.00
19	Adjusted Weighted Rate per ERU Allocable to Sewer Treatment/Disposal Facilities	$7,463.65
	Major Transmission System: [11]	
20	Existing Facilities [12]	$9,787,424
21	Additional Costs Capitalized to Plant in Service [13]	3,897,296
22	Less Anticipated Retirements [14]	0
23	Less Receipt of Grant Funds and Other Contributions [4]	0
24	Total Major Transmission Facility Costs	$13,684,720
25	Estimated Plant Capacity (MGD) (Average Daily Flow) [15]	6.000
26	ERU Factor - GPD [6]	225
27	Estimated ERUs served by Transmission Facilities [15]	26,667
28	Rate per ERU of Major Transmission Facilities	$513.17
29	Allowance for Funds Prudently Invested / Cost of Carry Charge	0.00
30	Adjusted Rate per ERU Allocable to Sewer Transmission Facilities	$513.17
31	Total Combined Rate per ERU Before Rate Adjustment	$7,976.82
32	Rate Adjustment	0.00
33	Total Combined Rate per ERU After Rate Adjustment	7,976.82
34	Rounded Rate per ERU	$7,975.00
35	Cost Per Gallon	$35.44

MGD = Million-Gallons-Per-Day
ERU = Equivalent Residential Unit
GPD = Gallons Per Day

Footnotes start on Page 2 of 3.

Table 7
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Sewer Connection Fee

Footnotes:

[1] Amount reflects estimated City-owned sewer treatment and effluent disposal assets currently in service based on utility asset records provided by the City. Amounts derived from Appendix 1, Line 819.

[2] Amount shown derived from Table 6, Line 14; reflects net recognized additions to the sewer treatment and effluent disposal facilities where applicable.

[3] Amount derived from Table 6, Line 14 and reflects estimated treatment utility asset retirements due to imposition of the capital improvement plan of the City's utility system.

[4] Reflects adjustments for capital costs funded from contributed capital. Such costs were not included in the impact fee calculations.

[5] Amount shown derived from Table 3, Line 5.

[6] The level of service factor for a sewer ERU reflects capacity requirements expressed on an average daily flow basis; the assumed factor of 225 gallons per day per ERU was based on what is reflected in City's Code of Ordinances and discussions with City staff.

[7] Amount shown derived from Table 3, Line 8.

[8] Amount shown derived from Table 6, Line 14.

[9] Additional capacity to be added to the Sewer System during the forecast period is summarized as follows:

	New Facility Capacity (MGD-ADF)	Period
Expansion of Wastewater Treatment Plant Two - RIB	0.250	2024
Expansion of Wastewater Treatment Plant Two (Mirror)	1.500	2024 to 2029
New of Wastewater Treatment Plant Three	1.500	2029
Total Plant Capacity - Average Daily Flow	3.250	

[10] Derived as follows:

Cost of Existing Wastewater Treatment Facilities	$27,185,794
Percent of Existing Wastewater Treatment Facilities Available to Serve New Growth	49.16%
Adjusted Cost of Existing Wastewater Treatment Facilities	$13,363,769
Cost of Additional Wastewater Treatment Facilities	139,283,493
Total Costs	$152,647,262
Estimated ERUs to Be Served By Existing Wastewater Treatment Facilities	12,222
Percent of Existing Wastewater Treatment Facilities Available to Serve New Growth	49.16%
Adjusted ERUs to Be Served By Existing Wastewater Treatment Facilities	6,008
Estimated ERUs to Be Served By Additional Wastewater Treatment Facilities	14,444
Total ERUs	20,452
Rate Per ERU Associated With Wastewater Treatment Facilities	$7,463.65

[11] Amounts do not include the estimated costs of retail on-site capital expenditures such as manholes, local lift stations, service laterals, and on-site (local) collection utility plant facilities or general plant assets (vehicles, equipment, etc.) or general transmission lines; such costs are: i) generally provided by the developer or owners of property which specifically benefit from such facilities; or ii) funded by a separate and distinct fee (e.g., wastewater tap charge).

[12] Amount reflects cost of sewer transmission and master pumping station utility plant in service based on utility asset records provided by the City.
Amounts derived from Appendix 1, Line 819.

[13] Amount shown derived from Table 6, Line 28; reflects net recognized additions to the sewer transmission facilities where applicable.

[14] Amount derived from Table 6, Line 28 and reflects estimated transmission utility asset retirements due to imposition of the capital improvement plan of the City's utility system.

Table 7
City of Mount Dora, Florida
Sewer Connection Fee Study

Development of Sewer Connection Fee

Footnotes:

[15] Reflects total estimated plant capacity for the forecast period for the wastewater service area based on capacity planning estimates. Amount calculated as follows:

	Amount
Existing Capacity (MGD-ADF)	2.750
Capacity to Be Added During Forecast Period: 2024 - 2029 (MGD-ADF)	3.250
Total Projected Capacity Needs	6.000
Assumed ERU Factor (gallons per day per ERU)	225
Total Estimated ERUs Available to be Served	26,667

Table 8
City of Mount Dora, Florida
Sewer Connection Fee Study

Summary of Sewer Connection Fee Application by Premise Type

Line No.	Description	ERC Factor	Existing	Proposed
1	**Sewer Connection Fees**			
2	Single Family	1.000	$4,215.00	$7,975.00
3	Duplex (1-2 Bedrooms)	0.833	$3,511.00	$6,642.00
4	Duplex (3+ Bedrooms)	1.000	$4,215.00	$7,975.00
5	Multi Family (1-2 Bedrooms)	0.833	$3,511.00	$6,642.00
6	Multi Family (3+ Bedrooms)	1.000	$4,215.00	$7,975.00
7	Mobile Home (1-2 Bedroom)	0.667	$2,811.40	$5,319.00
8	Mobile Home (3+ Bedroom)	0.833	$3,511.00	$6,642.00
9	Multifamily Apartment Assisted Living (per unit)	0.667	$2,811.40	$5,319.00

10 For all establishments not listed in the table, the total value (ERU) shall be determined by multiplying the number of fixture units by twenty-five (25) and divide the numberator by 225 GPD/ERU, then multiply by $7,975.00.

Table 9
City of Mount Dora, Florida
Sewer Connection Fee Study

Comparison of Connection Fees Per
Equivalent Resdential Unit (ERU) for Water and Sewer Service [1]

Line No.	Description	Residential 5/8" x 3/4" Meter Water	Sewer and Reclaimed Water	Combined
	City of Mount Dora			
1	Existing Connection Fees	$1,340.00	$4,215.00	$5,555.00
2	Existing Water Connection Fee	$1,340.00	N/A	N/A
3	Proposed Sewer Connection Fee	N/A	$7,975.00	N/A
4	Existing Reclaimed Water Connection Fee	N/A	500.00	N/A
5	Total Combined Proposed Fees	$1,340.00	$8,475.00	$9,815.00
	Neighboring Florida Utilities:			
6	City of Altamonte Springs	$600.00	$1,855.00	$2,455.00
7	City of Apopka	3,905.00	4,924.00	8,829.00
8	City of Casselberry	810.00	1,823.00	2,633.00
9	City of Clermont	2,836.00	4,830.00	7,666.00
10	City of Daytona Beach	1,580.00	2,560.00	4,140.00
11	City of DeLand	2,580.00	4,320.50	6,900.50
12	City of Deltona	1,944.00	4,531.00	6,475.00
13	City of Edgewater	1,740.72	2,634.35	4,375.07
14	City of Eustis	854.00	2,668.00	3,522.00
15	City of Lake Mary	1,010.00	3,610.00	4,620.00
16	City of Leesburg	1,175.00	2,778.00	3,953.00
17	City of Maitland	1,035.00	4,045.00	5,080.00
18	City of Ocala	823.00	3,148.00	3,971.00
19	City of Ocoee	2,592.00	7,688.00	10,280.00
20	City of Orange City	1,600.00	3,100.00	4,700.00
21	City of Orlando / O.U.C.	1,840.00	2,537.50	4,377.50
22	City of Sanford	1,193.00	2,688.00	3,881.00
23	City of Tavares	1,849.00	3,475.00	5,324.00
24	City of Umatilla	2,174.51	3,204.04	5,378.55
25	Orange County	1,970.00	3,570.00	5,540.00
26	Seminole County	2,574.00	3,175.00	5,749.00
27	Neighboring Florida Utilities' Average	$1,746.92	$3,484.02	$5,230.93
28	Minimum	$600.00	$1,823.00	$2,455.00
29	Maximum	$3,905.00	$7,688.00	$10,280.00

[1] Unless otherwise noted, amounts shown reflect capital connection fees as of February 2024 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only.

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System									Wastewater System							General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Collection	Indirect		
		Fixed Assets as of September 30, 2022 [1]																										
		Water Land																										
1	2460	Land	LAN	PURCHASED	10/09/79	$500	$0	100%	$500	WD	$0	$0	$0	$0	$0	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	2461	Simpson Property Adjacent To Water Plant	LAN	PURCHASED	03/16/94	179,481	0	100%	179,481	WT	0	179,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	2135	Stephens Easement - Oversizing Line (1)	LAN	PURCHASED	06/29/05	2,910	0	100%	2,910	W-TR	0	0	0	2,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	2463	East Water Plant Land - Wolf Creek Ridge 9.04 Acres (1)	LAN	PURCHASED	09/30/09	605,731	0	100%	605,731	WT	0	605,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	2464	1/2 Route 46 ROW Acquistion (1)	LAN	PURCHASED	09/30/12	577,117	0	100%	577,117	W-TR	0	0	0	577,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	2465	1/2 Gmac - Parcel 15 Ww1101 (1)	LAN	PURCHASED	01/29/13	100	0	100%	100	WD	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0
7	2138	1/2 Sr46 Row Purchase	LAN	PURCHASED	05/13/10	24,413	0	100%	24,413	W-TR	0	0	0	24,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	2139	Parcel #2 Wiekiva Easement (1)	LAN	PURCHASED	10/01/14	65,053	0	100%	65,053	W-TR	0	0	0	65,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	2140	1/2 US 441/SR46 Easements (2)	LAN	PURCHASED	10/01/15	380,944	0	100%	380,944	W-TR	0	0	0	380,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	2471	Easement Purchases (WA1603)	LAN	PURCHASED		503,475	0	100%	503,475	W-TR	0	0	0	503,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	2470	Britt Rd ROW Acquisition	LAN	PURCHASED		5,890	0	100%	5,890	W-TR	0	0	0	5,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	2469	Limit Ave Land Purchase - PW Facility	LAN	PURCHASED		99,331	0	100%	99,331	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,331	0	0
13	2141	Limit Ave Land Purchase - PW Facility	LAN	PURCHASED		99,331	0	100%	99,331	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,331	0	0
		Wastewater Land																										
14	2128	Sewer Treatment Plant Land	LAN	PURCHASED	10/09/79	$100,000	$0	100%	$100,000	ST	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$0	$0	$0	$0	$0
15	2129	Land	LAN	PURCHASED	10/09/79	113,189	0	100%	113,189	ST	0	0	0	0	0	0	0	0	0	113,189	0	0	0	0	0	0	0	0
16	2130	Land	LAN	PURCHASED	10/09/79	21,242	0	100%	21,242	ST	0	0	0	0	0	0	0	0	0	21,242	0	0	0	0	0	0	0	0
17	2131	Land- Forty Acre Spray Field	LAN	PURCHASED	03/01/86	435,631	0	100%	435,631	ST	0	0	0	0	0	0	0	0	0	435,631	0	0	0	0	0	0	0	0
18	2132	Land- Wallace Property (Orange Cty)	LAN	PURCHASED	11/01/92	28,306	0	100%	28,306	S-TR	0	0	0	0	0	0	0	0	0	0	0	28,306	0	0	0	0	0	0
19	2133	New Sewer Plant (2) - Key #1048460	LAN	PURCHASED	09/30/03	782,237	0	100%	782,237	ST	0	0	0	0	0	0	0	0	0	782,237	0	0	0	0	0	0	0	0
20	2134	New Sewer Plant (2)	LAN	PURCHASED	09/30/03	171,465	0	100%	171,465	ST	0	0	0	0	0	0	0	0	0	171,465	0	0	0	0	0	0	0	0
21	2462	Stephens Easement - Oversizing Line (1)	LAN	PURCHASED	06/29/05	2,910	0	100%	2,910	S-TR	0	0	0	0	0	0	0	0	0	0	0	2,910	0	0	0	0	0	0
22	2136	Gmac - Parcel 15 Ww1101 (1)	LAN	PURCHASED	01/29/13	100	0	100%	100	S-TR	0	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0
23	2137	Route 46 Row Acquisition (1)	LAN	PURCHASED	09/30/12	577,117	0	100%	577,117	ST	0	0	0	0	0	0	0	0	0	577,117	0	0	0	0	0	0	0	0
24	2466	1/2 Sr46 Row Purchase	LAN	PURCHASED	09/30/14	24,413	0	100%	24,413	S-TR	0	0	0	0	0	0	0	0	0	0	0	24,413	0	0	0	0	0	0
25	2467	Parcel #2 Wiekiva Easement (1)	LAN	PURCHASED	10/01/14	65,053	0	100%	65,053	S-TR	0	0	0	0	0	0	0	0	0	0	0	65,053	0	0	0	0	0	0
26	2468	1/2 US 441/SR46 Easements (2)	LAN	PURCHASED	10/01/15	380,944	0	100%	380,944	S-TR	0	0	0	0	0	0	0	0	0	0	0	380,944	0	0	0	0	0	0
		Reclaimed Land																										
27	1812	Appraisal Thrill Hill	LAN	PURCHASED	02/02/10	$1,850	($1,850)	100%	$0	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28	1813	Rezoning App	LAN	PURCHASED	04/09/10	1,253	0	100%	1,253	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,253	0	0
29	1815	Appraisal Thrill Hill	LAN	PURCHASED	02/26/10	850	(850)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	1814	Appraisal Thrill Hill	LAN	PURCHASED	02/26/10	850	(850)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	1816	Down Payment For Land	LAN	PURCHASED	03/04/10	35,000	0	100%	35,000	ST	0	0	0	0	0	0	0	0	0	35,000	0	0	0	0	0	0	0	0
32	1817	Appraisal	LAN	PURCHASED	03/29/10	3,500	(3,500)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	1818	Engineering	LAN	PURCHASED	05/28/10	19,875	0	100%	19,875	ST	0	0	0	0	0	0	0	0	0	19,875	0	0	0	0	0	0	0	0
34	1819	Engineering	LAN	PURCHASED	06/23/10	5,118	0	100%	5,118	ST	0	0	0	0	0	0	0	0	0	5,118	0	0	0	0	0	0	0	0
35	1820	Engineering	LAN	PURCHASED	04/30/10	3,350	0	100%	3,350	ST	0	0	0	0	0	0	0	0	0	3,350	0	0	0	0	0	0	0	0
36	1821	Thrill Hill Purchase	LAN	PURCHASED	07/15/10	1,270,861	0	100%	1,270,861	ST	0	0	0	0	0	0	0	0	0	1,270,861	0	0	0	0	0	0	0	0
37	1822	Recording Fee	LAN	PURCHASED	09/30/10	53	(53)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	1823	Apopka Interconnect	LAN	PURCHASED		15,000	0	100%	15,000	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	15,000	0	0	0	0
39	3593	Thrill Hill - (RE1007) - FY19-20 - Finished	LAN	PURCHASED		256,575	0	100%	256,575	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	256,575	0	0	0	0
		Water Improvements																										
40	2292	Lines, Mains, Valves, & Extensions	IMP	PURCHASED	12/31/1957	$162,649	$0	100%	$162,649	W-TR	$0	$0	$0	$162,649	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
41	2293	Extensions	IMP	PURCHASED	12/31/1957	9,656	0	100%	9,656	WD	0	0	0	0	0	9,656	0	0	0	0	0	0	0	0	0	0	0	0
42	2294	Extensions	IMP	PURCHASED	12/31/1958	14,178	0	100%	14,178	WD	0	0	0	0	0	14,178	0	0	0	0	0	0	0	0	0	0	0	0
43	2295	Extensions	IMP	PURCHASED	12/31/1961	10,895	0	100%	10,895	WD	0	0	0	0	0	10,895	0	0	0	0	0	0	0	0	0	0	0	0
44	2296	Extensions	IMP	PURCHASED	12/31/1961	22,268	0	100%	22,268	WD	0	0	0	0	0	22,268	0	0	0	0	0	0	0	0	0	0	0	0
45	2297	Reservoirs	IMP	PURCHASED	12/31/1961	75,307	0	100%	75,307	Supply	75,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	2298	Plant Additions	IMP	PURCHASED	12/31/1961	59,137	0	100%	59,137	WT	0	59,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	2299	Extensions	IMP	PURCHASED	12/31/1962	21,398	0	100%	21,398	WD	0	0	0	0	0	21,398	0	0	0	0	0	0	0	0	0	0	0	0
48	2300	Extensions	IMP	PURCHASED	12/31/1962	13,841	0	100%	13,841	WD	0	0	0	0	0	13,841	0	0	0	0	0	0	0	0	0	0	0	0
49	2301	Extensions	IMP	PURCHASED	12/31/1964	6,491	0	100%	6,491	WD	0	0	0	0	0	6,491	0	0	0	0	0	0	0	0	0	0	0	0
50	2302	Extensions	IMP	PURCHASED	12/31/1965	5,853	0	100%	5,853	WD	0	0	0	0	0	5,853	0	0	0	0	0	0	0	0	0	0	0	0
51	2303	Extensions	IMP	PURCHASED	12/31/1965	11,053	0	100%	11,053	WD	0	0	0	0	0	11,053	0	0	0	0	0	0	0	0	0	0	0	0
52	2304	Extensions	IMP	PURCHASED	12/31/1967	3,563	0	100%	3,563	WD	0	0	0	0	0	3,563	0	0	0	0	0	0	0	0	0	0	0	0
53	2305	Extensions	IMP	PURCHASED	12/31/1967	16,810	0	100%	16,810	WD	0	0	0	0	0	16,810	0	0	0	0	0	0	0	0	0	0	0	0
54	2306	Extensions	IMP	PURCHASED	12/31/1969	10,662	0	100%	10,662	WD	0	0	0	0	0	10,662	0	0	0	0	0	0	0	0	0	0	0	0
55	2307	Extensions	IMP	PURCHASED	12/31/1970	15,301	0	100%	15,301	WD	0	0	0	0	0	15,301	0	0	0	0	0	0	0	0	0	0	0	0
56	2308	Extensions	IMP	PURCHASED	12/31/1970	13,740	0	100%	13,740	WD	0	0	0	0	0	13,740	0	0	0	0	0	0	0	0	0	0	0	0
57	2309	Extensions	IMP	PURCHASED	12/31/1970	20,159	0	100%	20,159	WD	0	0	0	0	0	20,159	0	0	0	0	0	0	0	0	0	0	0	0
58	2310	New Well- Partial (See 1974-1975)	IMP	PURCHASED	12/31/1974	36,550	0	100%	36,550	Supply	36,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	2311	New Well (Balance)	IMP	PURCHASED	12/31/1974	21,411	0	100%	21,411	Supply	21,411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	2312	Extensions	IMP	PURCHASED	12/31/1974	12,158	0	100%	12,158	WD	0	0	0	0	0	12,158	0	0	0	0	0	0	0	0	0	0	0	0
61	2313	Extensions	IMP	PURCHASED	12/31/1974	13,802	0	100%	13,802	WD	0	0	0	0	0	13,802	0	0	0	0	0	0	0	0	0	0	0	0
62	2314	Extensions	IMP	PURCHASED	12/31/1974	33,600	0	100%	33,600	WD	0	0	0	0	0	33,600	0	0	0	0	0	0	0	0	0	0	0	0
63	2315	Extensions	IMP	PURCHASED	12/31/1975	9,338	0	100%	9,338	WD	0	0	0	0	0	9,338	0	0	0	0	0	0	0	0	0	0	0	0
64	2316	Extensions	IMP	PURCHASED	12/31/1975	13,099	0	100%	13,099	WD	0	0	0	0	0	13,099	0	0	0	0	0	0	0	0	0	0	0	0
65	2317	Extensions	IMP	PURCHASED	12/31/1977	13,573	0	100%	13,573	WD	0	0	0	0	0	13,573	0	0	0	0	0	0	0	0	0	0	0	0
66	2318	Extensions	IMP	PURCHASED	12/31/1978	24,794	0	100%	24,794	WD	0	0	0	0	0	24,794	0	0	0	0	0	0	0	0	0	0	0	0
67	2319	Waterline Extensions	IMP	PURCHASED	12/31/1978	67,178	0	100%	67,178	WT	0	67,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
68	2320	Extensions	IMP	PURCHASED	12/31/1979	32,942	0	100%	32,942	WD	0	0	0	0	0	32,942	0	0	0	0	0	0	0	0	0	0	0	0
69	2321	Extensions	IMP	PURCHASED	12/31/1980	19,838	0	100%	19,838	WD	0	0	0	0	0	19,838	0	0	0	0	0	0	0	0	0	0	0	0
70	2322	Extensions	IMP	PURCHASED	10/31/1980	27,638	0	100%	27,638	WD	0	0	0	0	0	27,638	0	0	0	0	0	0	0	0	0	0	0	0
71	2323	Extensions	IMP	PURCHASED	10/31/1980	25,953	0	100%	25,953	WD	0	0	0	0	0	25,953	0	0	0	0	0	0	0	0	0	0	0	0
72	2324	Perc Pond	IMP	PURCHASED	10/31/1980	72,001	0	100%	72,001	ST	0	0	0	0	0	0	0	0	0	72,001	0	0	0	0	0	0	0	0
73	2325	Us 441 Expansion 16"	IMP	PURCHASED	10/31/1980	350,279	0	100%	350,279	W-TR	0	0	0	350,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	2326	Eustis Addition	IMP	PURCHASED	10/30/1980	126,026	0	100%	126,026	W-TR	0	0	0	126,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
75	2327	Old Eustis Road Subdivision	IMP	PURCHASED	12/31/1985	4,977	0	100%	4,977	WD	0	0	0	0	0	4,977	0	0	0	0	0	0	0	0	0	0	0	0
76	2328	Mount Dora Marketplace 16"	IMP	PURCHASED	12/31/1985	38,014	0	100%	38,014	W-TR	0	0	0	38,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77	2329	Tri-Center Project	IMP	PURCHASED	12/31/1985	28,674	0	100%	28,674	WD	0	0	0	0	0	28,674	0	0	0	0	0	0	0	0	0	0	0	0
78	2330	Putt'N'Time	IMP	PURCHASED	12/31/1985	17,587	0	100%	17,587	WD	0	0	0	0	0	17,587	0	0	0	0	0	0	0	0	0	0	0	0
79	2331	Lakeview At Gold Club Court	IMP	PURCHASED	12/31/1986	2,854	0	100%	2,854	WD	0	0	0	0	0	2,854	0	0	0	0	0	0	0	0	0	0	0	0
80	2332	Rossiter Street Waterline	IMP	PURCHASED	1/30/1987	25,188	0	100%	25,188	W-TR-DistWeight	0	0	0	7,557	0	17,632	0	0	0	0	0	0	0	0	0	0	0	0
81	2333	Wa 8808 Robie Road	IMP	PURCHASED	12/31/1987	44,102	0	100%	44,102	WD	0	0	0	0	0	44,102	0	0	0	0	0	0	0	0	0	0	0	0
82	2334	Wa 8810 Pine Ridge	IMP	PURCHASED	12/31/1987	9,364	0	100%	9,364	WD	0	0	0	0	0	9,364	0	0	0	0	0	0	0	0	0	0	0	0
83	2335	Wa 8704 Generator	IMP	PURCHASED	12/31/1987	76,176	0	100%	76,176	W-TR	0	0	0	76,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
84	2336	Wa 8703 High Service Pumps	IMP	PURCHASED	12/31/1987	319,508	0	100%	319,508	WT	0	319,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
85	2337	Wa 8807 Eudora & 441 Main	IMP	PURCHASED	12/31/1987	81,944	0	100%	81,944	W-TR	0	0	0	81,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0
86	2338	Wa 8802 Us 19A Water Main Connection	IMP	PURCHASED	12/31/1987	4,940	0	100%	4,940	W-TR	0	0	0	4,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0
87	2339	Wa 8901 New Service	IMP	PURCHASED	12/31/1988	10,052	0	100%	10,052	WD	0	0	0	0	0	10,052	0	0	0	0	0	0	0	0	0	0	0	0
88	2340	Wa 8802 Miscellaneous Transmission Lines	IMP	PURCHASED	12/31/1988	9,958	0	100%	9,958	W-TR	0	0	0	9,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
89	2341	Wa 8704 Generator	IMP	PURCHASED	12/31/1988	6,661	0	100%	6,661	W-TR	0	0	0	6,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0
90	2342	Wa 8703 High Service Pumps	IMP	PURCHASED	12/31/1988	2,576	0	100%	2,576	WT	0	2,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
91	2343	Wa 8808 Robie Road	IMP	PURCHASED	12/31/1988	5,157	0	100%	5,157	WD	0	0	0	0	0	5,157	0	0	0	0	0	0	0	0	0	0	0	0
92	2344	Sandybrook Water Line Upgrade	IMP	PURCHASED	12/31/1988	42,067	0	100%	42,067	WD	0	0	0	0	0	42,067	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System							General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect		
93	2345	Wa 9001 New Construction	IMP	PURCHASED	1/1/1988	4,820	0	100%	4,820	WD	0	0	0	0	0	4,820	0	0	0	0	0	0	0	0	0	0	0	0	0
94	2346	Wa 9011 Stanley Bell Drive Upgrade	IMP	PURCHASED	12/31/1989	10,348	0	100%	10,348	WD	0	0	0	0	0	10,348	0	0	0	0	0	0	0	0	0	0	0	0	0
95	2347	Wa 8809 Lincoln Avenue Upgrade	IMP	PURCHASED	12/31/1989	19,716	0	100%	19,716	WD	0	0	0	0	0	19,716	0	0	0	0	0	0	0	0	0	0	0	0	0
96	2348	Wa 8803 Elevated Tank Restoration	IMP	PURCHASED	12/31/1989	957	0	100%	957	W-TR	0	0	0	957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97	2349	Wa 9012 Waterman Village Upgrade	IMP	PURCHASED	12/31/1989	25,859	0	100%	25,859	WD	0	0	0	0	0	25,859	0	0	0	0	0	0	0	0	0	0	0	0	0
98	2350	Wa 9011 Stanley Bell Drive Upgrade	IMP	PURCHASED	12/31/1990	551	0	100%	551	WD	0	0	0	0	0	551	0	0	0	0	0	0	0	0	0	0	0	0	0
99	2351	Water Rebuild Well #3	IMP	PURCHASED	12/31/1990	21,147	0	100%	21,147	Supply	21,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	2352	Wa 9203 Vineyards Water Line	IMP	PURCHASED	7/7/1990	14,404	0	100%	14,404	WD	0	0	0	0	0	14,404	0	0	0	0	0	0	0	0	0	0	0	0	0
101	2353	Repair, Clean, And Paint Water Tank	IMP	PURCHASED	1/27/1992	47,500	(47,500)	100%	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102	2354	Wa 9101 New Services	IMP	PURCHASED	7/1/1990	1,009	0	100%	1,009	WD	0	0	0	0	0	1,009	0	0	0	0	0	0	0	0	0	0	0	0	0
103	2355	Wa 9301 New Services	IMP	PURCHASED	8/1/1990	11,605	0	100%	11,605	WD	0	0	0	0	0	11,605	0	0	0	0	0	0	0	0	0	0	0	0	0
104	2356	Wa 9402 Water Well Rehabilitation	IMP	PURCHASED	1/31/1995	18,093	0	100%	18,093	Supply	18,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	2357	Wa 9403 Chlorination Facility	IMP	PURCHASED	12/31/1994	9,864	0	100%	9,864	WT	0	9,864	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106	2358	Wa 9610 Water Distribution Improvements	IMP	PURCHASED	11/30/1995	74,763	0	100%	74,763	W-TR-DistWeight	0	0	0	22,429	0	52,334	0	0	0	0	0	0	0	0	0	0	0	0	0
107	2359	Wa 9611 Purchase Jj'S Water Plant	IMP	PURCHASED	12/31/1995	550,750	0	100%	550,750	WT	0	550,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108	2360	Wa 9610 Us 441 Water Main Extension (Cr44-B To Wolf Branch)	IMP	PURCHASED	12/30/1996	234,413	0	100%	234,413	W-TR	0	0	0	234,413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109	2361	Wa 9705 Reservoir	IMP	PURCHASED	12/31/1996	7,600	0	100%	7,600	Supply	7,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	2362	Wa 9706 Us 441 Water Main Extension (Robie Avenue To Wolf Branch)	IMP	PURCHASED	12/31/1997	443,438	0	100%	443,438	W-TR	0	0	0	443,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111	2363	Wa 9807 Water Parking Lot	IMP	PURCHASED	12/31/1997	4,191	0	100%	4,191	WT	0	4,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112	2364	Wa 9702 Chlorine Building	IMP	PURCHASED	12/31/1998	4,635	0	100%	4,635	WT	0	4,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113	2365	Wa 9801 Distribution Improvements	IMP	PURCHASED	12/31/1998	97,556	0	100%	97,556	W-TR-DistWeight	0	0	0	29,267	0	68,289	0	0	0	0	0	0	0	0	0	0	0	0	0
114	2366	Wa 9803 Water Plant Road	IMP	PURCHASED	12/31/1998	68,362	0	100%	68,362	WT	0	68,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	2367	Wa 9902 Distribution Improvements	IMP	PURCHASED	12/31/1998	209,706	0	100%	209,706	W-TR-DistWeight	0	0	0	62,912	0	146,794	0	0	0	0	0	0	0	0	0	0	0	0	0
116	2368	Wa 9903 Twenty (20) Fire Hydrants	IMP	PURCHASED	12/31/1998	51,119	0	100%	51,119	FH	0	0	0	0	0	0	0	51,119	0	0	0	0	0	0	0	0	0	0	0
117	2369	Cr 9801 Alleyway Improvements	IMP	PURCHASED	12/31/1999	48,309	0	100%	48,309	WD	0	0	0	0	0	48,309	0	0	0	0	0	0	0	0	0	0	0	0	0
118	2370	Wa 9902 Distribution Improvements	IMP	PURCHASED	12/31/1999	4,811	0	100%	4,811	W-TR-DistWeight	0	0	0	1,443	0	3,368	0	0	0	0	0	0	0	0	0	0	0	0	0
119	2371	Wa 0003 Replace Aerators At Water Treatment Plant	IMP	PURCHASED	12/31/1999	64,252	0	100%	64,252	WT	0	64,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	2372	Wa 0004 Distribution Improvements	IMP	PURCHASED	12/31/1999	69,834	0	100%	69,834	W-TR-DistWeight	0	0	0	20,950	0	48,884	0	0	0	0	0	0	0	0	0	0	0	0	0
121	2373	Wa 0109 Vfd'S At Water Plant	IMP	PURCHASED	8/1/2000	24,949	0	100%	24,949	WT	0	24,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122	2374	Wa 0100 Distribution Improvements	IMP	PURCHASED	8/1/2000	85,806	0	100%	85,806	W-TR-DistWeight	0	0	0	25,742	0	60,064	0	0	0	0	0	0	0	0	0	0	0	0	0
123	2375	Wa 0304 Distribution Improve.	IMP	PURCHASED	12/31/2002	32,508	0	100%	32,508	W-TR-DistWeight	0	0	0	9,752	0	22,756	0	0	0	0	0	0	0	0	0	0	0	0	0
124	2376	Wa Tank /Hs Pumps	IMP	PURCHASED	12/31/2002	182,113	0	100%	182,113	WT	0	182,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	2377	Distribution Improvements (Wa0304)	IMP	PURCHASED	9/30/2003	4,519	0	100%	4,519	W-TR-DistWeight	0	0	0	1,356	0	3,164	0	0	0	0	0	0	0	0	0	0	0	0	0
126	2378	Addison Place	IMP	PURCHASED	9/29/2005	67,893	0	100%	67,893	WD	0	0	0	0	0	67,893	0	0	0	0	0	0	0	0	0	0	0	0	0
127	2379	Lowe'S Home Centers, Inc.	IMP	PURCHASED	9/29/2005	69,231	0	100%	69,231	WD	0	0	0	0	0	69,231	0	0	0	0	0	0	0	0	0	0	0	0	0
128	2380	Mt Dora (Veranda) Apartments	IMP	PURCHASED	9/29/2005	46,934	0	100%	46,934	WD	0	0	0	0	0	46,934	0	0	0	0	0	0	0	0	0	0	0	0	0
129	2381	Saint Patrick'S Catholic Church	IMP	PURCHASED	9/29/2005	50,000	0	100%	50,000	WD	0	0	0	0	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0
130	2382	Target	IMP	PURCHASED	9/29/2005	16,940	0	100%	16,940	WD	0	0	0	0	0	16,940	0	0	0	0	0	0	0	0	0	0	0	0	0
131	2383	Oversizing Of Water Mains - Amberleigh Llc (1)	IMP	PURCHASED	4/29/2006	108,177	0	100%	108,177	W-TR	0	0	0	108,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132	2384	Oversizing Of Water Mains - Summerbrooke (1)	IMP	PURCHASED	3/29/2006	193,199	0	100%	193,199	W-TR	0	0	0	193,199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133	2385	Oversizing Of Water Mains - Lakes Of Md (1)	IMP	PURCHASED	3/29/2006	624,913	0	100%	624,913	W-TR	0	0	0	624,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134	2386	10 Year Water Plan (Wa0402)	IMP	PURCHASED	9/29/2006	22,992	0	100%	22,992	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,992	0
135	2387	10 Year Water Plan (Wa0402)	IMP	PURCHASED	9/29/2007	11,516	0	100%	11,516	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,516	0
136	2388	Water Distr. Impr. - 4" Main	IMP	PURCHASED	3/5/2007	35,499	0	100%	35,499	WD	0	0	0	0	0	35,499	0	0	0	0	0	0	0	0	0	0	0	0	0
137	2389	Water Distribution Improvements	IMP	PURCHASED	4/29/2007	27,810	0	100%	27,810	W-TR-DistWeight	0	0	0	8,343	0	19,467	0	0	0	0	0	0	0	0	0	0	0	0	0
138	2390	Water Distribution Improvements	IMP	PURCHASED	12/31/2006	34,390	0	100%	34,390	W-TR-DistWeight	0	0	0	10,317	0	24,073	0	0	0	0	0	0	0	0	0	0	0	0	0
139	2391	Misc. Work Orders	IMP	PURCHASED	12/31/2006	75,258	0	100%	75,258	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,258	0
140	2392	4" Tru/Flo Proread Gallon Meter	IMP	PURCHASED	12/31/2006	2,723	0	100%	2,723	Meters	0	0	0	0	0	0	0	2,723	0	0	0	0	0	0	0	0	0	0	0
141	2393	Misc. Work Orders	IMP	PURCHASED	12/31/2006	30,944	0	100%	30,944	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,944	0
142	2394	Wtp - 35 Kw Generator (4519939)	IMP	PURCHASED	10/16/2006	14,555	0	100%	14,555	WT	0	14,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
143	2395	Wtp - 20 Kw Generator (4673140)	IMP	PURCHASED	11/20/2006	11,257	0	100%	11,257	WT	0	11,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
144	2396	Wtp - 20 Kw Generator (#16)	IMP	PURCHASED	12/31/2005	11,257	0	100%	11,257	WT	0	11,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	2397	Water Plant Generator Tp20-Ii	IMP	PURCHASED	1/9/2006	29,955	0	100%	29,955	WT	0	29,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
146	2398	Water Plant Generator Tp20-Ii	IMP	PURCHASED	4/9/2007	29,955	0	100%	29,955	WT	0	29,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
147	2399	Water Plant Generator Tp20-Ii	IMP	PURCHASED	4/9/2007	29,955	0	100%	29,955	WT	0	29,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
148	2400	Honda Generator Eu-2000	IMP	PURCHASED	7/25/2007	1,645	0	100%	1,645	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,645	0
149	2401	Cdbg Improvements	IMP	GRANT-CDBG	12/31/2005	13,620	0	100%	13,620	W-TR-DistWeight	0	0	0	4,086	0	9,534	0	0	0	0	0	0	0	0	0	0	0	0	0
150	2402	Pump Motor & Assembly	IMP	PURCHASED	12/31/2007	37,937	0	100%	37,937	W-TR	0	0	0	37,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151	2403	Pump Assembly	IMP	PURCHASED	12/31/2007	11,350	0	100%	11,350	W-TR	0	0	0	11,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152	2404	Materials	IMP	PURCHASED	12/31/2007	2,354	0	100%	2,354	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,354	0
153	2405	Mains & Extensions	IMP	PURCHASED	12/31/2007	8,939	0	100%	8,939	W-TR-DistWeight	0	0	0	2,682	0	6,257	0	0	0	0	0	0	0	0	0	0	0	0	0
154	2406	Mains & Extensions (1)	IMP	PURCHASED	12/31/2007	88,919	0	100%	88,919	W-TR-DistWeight	0	0	0	26,676	0	62,244	0	0	0	0	0	0	0	0	0	0	0	0	0
155	2407	Well & Pump Repair & Replacement	IMP	PURCHASED	12/31/2007	42,550	0	100%	42,550	Supply	42,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156	2408	Mains & Extensions	IMP	PURCHASED	3/31/2006	64,382	0	100%	64,382	W-TR-DistWeight	0	0	0	19,315	0	45,068	0	0	0	0	0	0	0	0	0	0	0	0	0
157	2409	Materials	IMP	PURCHASED	12/31/2007	30,449	0	100%	30,449	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,449	0
158	2410	Water Main Upgrade	IMP	PURCHASED	4/1/2006	2,691	0	100%	2,691	W-TR-DistWeight	0	0	0	807	0	1,883	0	0	0	0	0	0	0	0	0	0	0	0	0
159	2411	Materials	IMP	PURCHASED	12/31/2007	4,059	0	100%	4,059	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,059	0
160	2412	Materials	IMP	PURCHASED	12/31/2007	114,133	0	100%	114,133	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114,133	0
161	2413	Mount Dora Signs - Water Plant Sign	IMP	PURCHASED	9/11/2008	3,315	0	100%	3,315	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,315	0
162	2414	441 Road Widening	IMP	PURCHASED	12/31/2008	1,135,657	0	100%	1,135,657	W-TR	0	0	0	1,135,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163	2415	Water Main Upgrade (1 -$110,493)	IMP	PURCHASED	12/31/2008	148,621	0	100%	148,621	W-TR-DistWeight	0	0	0	44,586	0	104,035	0	0	0	0	0	0	0	0	0	0	0	0	0
164	2416	Mains & Extensions	IMP	PURCHASED	12/31/2008	10,898	0	100%	10,898	W-TR-DistWeight	0	0	0	3,269	0	7,628	0	0	0	0	0	0	0	0	0	0	0	0	0
165	2417	Water Line Summerbrooke (1)	IMP	PURCHASED	2/27/2009	47,328	0	100%	47,328	W-TR	0	0	0	47,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166	2418	Silt Fence For East Water Plant	IMP	PURCHASED	4/19/2010	1,898	0	100%	1,898	WT	0	1,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167	2419	Access Road For East Water Plant	IMP	PURCHASED	4/6/2010	45,720	0	100%	45,720	WT	0	45,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168	2420	Access Road For East Water Plant	IMP	PURCHASED	4/27/2010	5,080	0	100%	5,080	WT	0	5,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169	2421	Water Main Upgrades	IMP	PURCHASED	12/31/2009	162,700	0	100%	162,700	W-TR-DistWeight	0	0	0	48,810	0	113,890	0	0	0	0	0	0	0	0	0	0	0	0	0
170	2422	Well #3 Repair	IMP	PURCHASED	4/22/2011	37,829	0	100%	37,829	Supply	37,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171	2423	Mains & Extensions	IMP	PURCHASED	12/31/2010	88,985	0	100%	88,985	W-TR-DistWeight	0	0	0	26,696	0	62,290	0	0	0	0	0	0	0	0	0	0	0	0	0
172	2424	10 Year Work Plan	IMP	PURCHASED	12/31/2010	121,420	0	100%	121,420	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,420	0
173	2425	Fence East Water Plant (1)	IMP	PURCHASED	10/20/2011	15,814	0	100%	15,814	WT	0	15,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
174	2426	Cdbg Improvements	IMP	GRANT-CDBG	9/1/2011	328,322	0	100%	328,322	W-TR-DistWeight	0	0	0	98,497	0	229,826	0	0	0	0	0	0	0	0	0	0	0	0	0
175	2427	8 Hydrant Replacement	IMP	PURCHASED	9/30/2011	82,733	0	100%	82,733	FH	0	0	0	0	0	0	0	82,733	0	0	0	0	0	0	0	0	0	0	0
176	2428	Consumptive Use Permit	IMP	PURCHASED	10/1/2011	210,808	0	100%	210,808	WT	0	210,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177	2429	Water Main Upgrades	IMP	PURCHASED	10/1/2011	107,680	0	100%	107,680	W-TR-DistWeight	0	0	0	32,304	0	75,376	0	0	0	0	0	0	0	0	0	0	0	0	0
178	2430	Water Main Upgrades	IMP	PURCHASED	12/31/2012	37,432	0	100%	37,432	W-TR-DistWeight	0	0	0	11,230	0	26,202	0	0	0	0	0	0	0	0	0	0	0	0	0
179	2431	Repairs To Old 441 Water Lines	IMP	PURCHASED	12/31/2012	61,821	0	100%	61,821	W-TR	0	0	0	61,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	2432	East Plant Wells (1)	IMP	PURCHASED	12/31/2012	440,578	0	100%	440,578	Supply	440,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
181	2433	Cdbg Improvements - Lincoln	IMP	GRANT-CDBG	12/31/2013	931,747	0	100%	931,747	W-TR-DistWeight	0	0	0	279,524	0	652,223	0	0	0	0	0	0	0	0	0	0	0	0	0
182	2434	Evans Park Upgrades	IMP	PURCHASED	12/31/2013	11,657	0	100%	11,657	WD	0	0	0	0	0	11,657	0	0	0	0	0	0	0	0	0	0	0	0	0
183	2082	1/2 Downtown - Phase i	IMP	PURCHASED	10/27/2014	527,661	0	100%	527,661	W-TR-DistWeight	0	0	0	158,298	0	369,363	0	0	0	0	0	0	0	0	0	0	0	0	0
184	2436	Water Main Upgrades	IMP	PURCHASED	12/31/2013	89,579	0	100%	89,579	W-TR-DistWeight	0	0	0	26,874	0	62,705	0	0	0	0	0	0	0	0	0	0	0	0	0
185	2437	Well Repair	IMP	PURCHASED	12/31/2013	2,165	0	100%	2,165	Supply	2,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
186	2085	1/2 Downtown - Phase ii	IMP	PURCHASED	4/30/2015	495,901	0	100%	495,901	W-TR-DistWeight	0	0	0	148,770	0	347,131	0	0	0	0	0	0	0	0	0	0	0	0	0
187	2439	Well Abandment	IMP	PURCHASED	12/31/2014	40,318	0	100%	40,318	Supply	40,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
188	2087	1/2 Downtown - Phase iii	IMP	PURCHASED	4/30/2016	503,433	0	100%	503,433	W-TR-DistWeight	0	0	0	151,030	0	352,403	0	0	0	0	0	0	0	0	0	0	0	0	0
189	2441	Wolf Branch Rd Utility Relocates 16" Di	IMP	PURCHASED	8/1/2015	8,115	0	100%	8,115	W-TR	0	0	0	8,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
190	2442	Well Development Wtp2	IMP	PURCHASED	10/10/2015	27,650	0	100%	27,650	Supply	27,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
191	2443	2 10" Line Stops On Ci Water Main	IMP	PURCHASED	4/19/2017	8,290	0	100%	8,290	W-TR	0	0	0	8,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
192	2444	4" PUMP	IMP	PURCHASED	11/5/2017	2,424	0	100%	2,424	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,424	0
193	2447	2" AUTO FLUSHING DEVICE ITEM KE9400WC	IMP	PURCHASED	3/26/2018	5,196	0	100%	5,196	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,196	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System								General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect			
194	2448	MATERIALS FOR 16' PIPE REPLACEMENT 441 &	IMP	PURCHASED	4/11/2018	9,867	0	100%	9,867	W-TR	0	0	0	9,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
195	2450	PERMIT FEE FOR N ROBIE WATER MAIN EXTENS	IMP	PURCHASED	12/5/2017	650	0	100%	650	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	650	0
196	2451	ENGINEERING SERVICES FOR N ROBER A WATER	IMP	PURCHASED	1/13/2018	3,920	0	100%	3,920	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,920	0
197	3447	Watermain interconnect to lakes and CC (WI2121) 12"	IMP	PURCHASED	5/13/2020	98,803	0	100%	98,803	W-TR	0	0	0	98,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0
198	3480	Britt Road	IMP	PURCHASED	3/1/2021	639,679	0	100%	639,679	W-TR-DistWeight	0	0	0	191,904	0	447,775	0	0	0	0	0	0	0	0	0	0	0	0
199	3555	US 441 relocate (WA1603) - 425-5555-580.63-01-WA1603 - FY21-22 - Finished	IMP	PURCHASED	1/6/2022	5,313	0	100%	5,313	W-TR	0	0	0	5,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
200	2027	SR0501 Veranda Apt. Oversizing of Lines (1) 12" Potable	IMP	PURCHASED	4/30/2005	47,954	0	100%	47,954	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	47,954	0	0	0	0
		Wastewater Improvements																												
201	1956	Sewage Pressure Line & Pump Station	IMP	PURCHASED	12/31/1973	$145,642	$0	100%	$145,642	FMSGCWeight	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,692	$0	$101,949	$0	$0	$0	$0
202	1957	Sewage Collection Line	IMP	PURCHASED	10/18/1970	316,512	0	100%	316,512	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	94,954	0	221,558	0	0	0	0
203	1958	Lincoln & Grandview	IMP	PURCHASED	10/18/1970	9,588	0	100%	9,588	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,588	0	0	0	0
204	1959	Lines- Vista Dora Apts	IMP	PURCHASED	10/18/1970	10,214	0	100%	10,214	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	10,214	0	0	0	0
205	1960	Sewer Lines- Perc Ponds	IMP	PURCHASED	12/31/1973	180,699	0	100%	180,699	RWTransS	0	0	0	0	0	0	0	0	0	0	0	0	180,699	0	0	0	0	0
206	1961	Extensions	IMP	PURCHASED	12/31/1973	1,291	0	100%	1,291	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	1,291	0	0	0	0
207	1962	Extensions	IMP	PURCHASED	12/31/1977	9,014	0	100%	9,014	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,014	0	0	0	0
208	1963	Extensions	IMP	PURCHASED	12/31/1978	2,056	0	100%	2,056	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,056	0	0	0	0
209	1964	Sewer Storm Drainage	IMP	PURCHASED	12/31/1978	171,890	0	100%	171,890	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171,890
210	1965	Extensions	IMP	PURCHASED	12/31/1979	3,887	0	100%	3,887	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,887	0	0	0	0
211	1966	Extensions	IMP	PURCHASED	12/31/1980	3,355	0	100%	3,355	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,355	0	0	0	0
212	1967	Wastewater System Improvement	IMP	PURCHASED	12/31/1980	3,000,051	0	100%	3,000,051	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	900,015	0	2,100,036	0	0	0	0
213	1968	Extensions	IMP	PURCHASED	12/31/1981	3,762	0	100%	3,762	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,762	0	0	0	0
214	1969	Sewage Treatment Plant	IMP	PURCHASED	12/31/1985	3,079,456	0	100%	3,079,456	ST	0	0	0	0	0	0	0	0	0	3,079,456	0	0	0	0	0	0	0	0
215	1970	Effluent Pipelines	IMP	PURCHASED	12/31/1985	1,095,393	0	100%	1,095,393	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	1,095,393	0	0	0	0	0
216	1971	Irrigation Disposal	IMP	PURCHASED	12/31/1985	370,399	0	100%	370,399	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	370,399	0	0	0	0
217	1972	Landscape & Irrigate Perc Ponds	IMP	PURCHASED	12/31/1986	15,849	0	100%	15,849	ST	0	0	0	0	0	0	0	0	0	15,849	0	0	0	0	0	0	0	0
218	1973	Sewer Plant Engineering Fees	IMP	PURCHASED	12/31/1986	62,304	0	100%	62,304	ST	0	0	0	0	0	0	0	0	0	62,304	0	0	0	0	0	0	0	0
219	1974	Sw 8709 Eudora Collection System	IMP	PURCHASED	12/31/1987	163,072	0	100%	163,072	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	163,072	0	0	0	0
220	1975	Landscape Perc Ponds	IMP	PURCHASED	12/31/1987	1,595	0	100%	1,595	ST	0	0	0	0	0	0	0	0	0	1,595	0	0	0	0	0	0	0	0
221	1976	Lift Station Utility Easement	IMP	PURCHASED	4/29/1988	14,350	0	100%	14,350	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	14,350	0	0	0	0
222	1977	Mount Dora Golf Assn / Effluent Lines	IMP	PURCHASED	3/18/1996	2,171	0	100%	2,171	RWDist	0	0	0	0	0	0	2,171	0	0	0	0	0	0	0	0	0	0	0
223	1978	Sandybrook Sewer Line Upgrade	IMP	PURCHASED	4/30/1989	17,899	0	100%	17,899	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	17,899	0	0	0	0
224	1979	Sr 8907 Mount Dora Golf Course Eff Lines	IMP	PURCHASED	11/24/1996	1,222	0	100%	1,222	RWDist	0	0	0	0	0	0	1,222	0	0	0	0	0	0	0	0	0	0	0
225	1980	Sr 8902 Upgrade Lift Station #1	IMP	PURCHASED	4/30/1991	24,031	0	100%	24,031	S-TR	0	0	0	0	0	0	0	0	0	0	0	24,031	0	0	0	0	0	0
226	1981	Sr 8902 Upgrade Lift Station #2	IMP	PURCHASED	4/2/1991	12,385	0	100%	12,385	S-TR	0	0	0	0	0	0	0	0	0	0	0	12,385	0	0	0	0	0	0
227	1982	Sr 8908 Wastewater Plant Lighting	IMP	PURCHASED	12/31/1990	2,895	0	100%	2,895	ST	0	0	0	0	0	0	0	0	0	2,895	0	0	0	0	0	0	0	0
228	1983	Sr 9102 Comfort Inn Lift Station	IMP	PURCHASED	4/30/1991	11,970	0	100%	11,970	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	11,970	0	0	0	0
229	1984	Sr 9108 Effluent Line/ Orange County	IMP	PURCHASED	4/30/1991	8,380	0	100%	8,380	RWDist	0	0	0	0	0	0	8,380	0	0	0	0	0	0	0	0	0	0	0
230	1985	Village Grove Lift Station	IMP	PURCHASED	2/8/1998	2,936	0	100%	2,936	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	2,936	0	0	0	0
231	1986	Ls9205 Lake Franklin Lift Station	IMP	PURCHASED	4/29/1992	13,718	0	100%	13,718	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	13,718	0	0	0	0
232	1987	Sr 9402 Fence Spray Field Site	IMP	PURCHASED	12/31/1993	27,995	0	100%	27,995	ST	0	0	0	0	0	0	0	0	0	27,995	0	0	0	0	0	0	0	0
233	1988	Sr9508 Wwtp Expansion	IMP	PURCHASED	4/30/1995	13,772	0	100%	13,772	ST	0	0	0	0	0	0	0	0	0	13,772	0	0	0	0	0	0	0	0
234	1989	Sr9507 Rejection Pond Construction	IMP	PURCHASED	4/8/2000	1,926	0	100%	1,926	ST	0	0	0	0	0	0	0	0	0	1,926	0	0	0	0	0	0	0	0
235	1990	Sr9609 Chlorine Contact Chamber	IMP	PURCHASED	10/2/1995	619,317	0	100%	619,317	ST	0	0	0	0	0	0	0	0	0	619,317	0	0	0	0	0	0	0	0
236	1991	Sr9611 Lift Stations 1 & 2	IMP	PURCHASED	10/2/1995	106,881	0	100%	106,881	S-TR	0	0	0	0	0	0	0	0	0	0	0	106,881	0	0	0	0	0	0
237	1992	Sr9612 Lift Stations 1 & 2	IMP	PURCHASED	10/2/1995	17,732	0	100%	17,732	S-TR	0	0	0	0	0	0	0	0	0	0	0	17,732	0	0	0	0	0	0
238	1993	Sr9613 Purchase J. J.'S Package Plant	IMP	PURCHASED	10/2/1995	1,402,775	0	100%	1,402,775	ST	0	0	0	0	0	0	0	0	0	1,402,775	0	0	0	0	0	0	0	0
239	1994	Sr9611 Lift Stations 1 & 2	IMP	PURCHASED	4/30/1997	61,303	0	100%	61,303	S-TR	0	0	0	0	0	0	0	0	0	0	0	61,303	0	0	0	0	0	0
240	1995	Sr9612 Lift Stations 1 & 2	IMP	PURCHASED	4/30/1997	11,009	0	100%	11,009	S-TR	0	0	0	0	0	0	0	0	0	0	0	11,009	0	0	0	0	0	0
241	1996	Sr9701 Clean Oxidation Ponds	IMP	PURCHASED	4/30/1997	19,200	0	100%	19,200	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,200	0
242	1997	Sr9703 Clean Ditch	IMP	PURCHASED	4/30/1997	9,850	0	100%	9,850	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,850	0
243	1998	Sr9708 Change Filter Sand	IMP	PURCHASED	4/30/1997	10,000	0	100%	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	0
244	1999	Sr9702 Lift Station	IMP	PURCHASED	4/30/1998	51,610	0	100%	51,610	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	51,610	0	0	0	0
245	2000	Sr9706 Tank/Digester	IMP	PURCHASED	4/30/1998	20,034	0	100%	20,034	ST	0	0	0	0	0	0	0	0	0	20,034	0	0	0	0	0	0	0	0
246	2001	Sr9709 Sewer Master Plan	IMP	PURCHASED	12/31/1997	42,840	0	100%	42,840	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,840	0
247	2002	Sr9712 Dora Pines Pump Station And Force Main Replacement	IMP	PURCHASED	4/30/1998	819,829	0	100%	819,829	S-TR	0	0	0	0	0	0	0	0	0	0	0	819,829	0	0	0	0	0	0
248	2003	Sr9801 Sewer Collection Improvements	IMP	PURCHASED	4/30/1998	95,996	0	100%	95,996	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	95,996	0	0	0	0
249	2004	Sr9802 Tank / Digester	IMP	PURCHASED	4/30/1998	103,296	0	100%	103,296	ST	0	0	0	0	0	0	0	0	0	103,296	0	0	0	0	0	0	0	0
250	2005	Sr9805 Parking Lot	IMP	PURCHASED	12/31/1997	4,191	0	100%	4,191	ST	0	0	0	0	0	0	0	0	0	4,191	0	0	0	0	0	0	0	0
251	2006	Sr9707 Collection Improvements	IMP	PURCHASED	4/30/1999	165,616	0	100%	165,616	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	165,616	0	0	0	0
252	2007	Sr9801 Sewer Collection Improvements	IMP	PURCHASED	4/30/1999	4,219	0	100%	4,219	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	4,219	0	0	0	0
253	2008	Sr9902 Collection Improvements	IMP	PURCHASED	4/30/1999	14,164	0	100%	14,164	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	14,164	0	0	0	0
254	2009	Sr9902 Collection Improvements	IMP	PURCHASED	2/24/2000	9,386	0	100%	9,386	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	9,386	0	0	0	0
255	2010	Sr9903 Convert Bs Ls To Sps	IMP	PURCHASED	10/2/1999	80,154	0	100%	80,154	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	80,154	0	0	0	0
256	2011	Sr9904 Convert Lf Ls To Sps	IMP	PURCHASED	10/2/1999	81,199	0	100%	81,199	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	81,199	0	0	0	0
257	2012	Sr0004 Clean Effluent Ponds	IMP	PURCHASED	10/2/1999	19,950	(19,950)	100%	0	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258	2013	Sr0013 Clean Backwash Filter	IMP	PURCHASED	10/2/1999	24,129	(24,129)	100%	0	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259	2014	Sr 0104 Generator - Old Wwtp	IMP	PURCHASED	10/2/2000	76,245	0	100%	76,245	ST	0	0	0	0	0	0	0	0	0	76,245	0	0	0	0	0	0	0	0
260	2015	Sr0113 Spray Site	IMP	PURCHASED	10/2/2000	6,428	0	100%	6,428	ST	0	0	0	0	0	0	0	0	0	6,428	0	0	0	0	0	0	0	0
261	2016	Sr0116 Control Panel	IMP	PURCHASED	12/31/2000	6,537	0	100%	6,537	ST	0	0	0	0	0	0	0	0	0	6,537	0	0	0	0	0	0	0	0
262	2017	Sr0117 Lake John Sewer	IMP	PURCHASED	4/30/2002	29,312	0	100%	29,312	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	29,312	0	0	0	0
263	2018	Sr0001 Ls 1&2 2003	IMP	PURCHASED	4/30/2003	639,695	0	100%	639,695	S-TR	0	0	0	0	0	0	0	0	0	0	0	639,695	0	0	0	0	0	0
264	2019	Sr0002 Sewer Collection	IMP	PURCHASED	4/30/2003	104,740	0	100%	104,740	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	31,422	0	73,318	0	0	0	0
265	2020	Sr0100 Collection Improvements	IMP	PURCHASED	4/30/2003	272,859	0	100%	272,859	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	81,858	0	191,001	0	0	0	0
266	2021	Sr0102 Telemetry	IMP	PURCHASED	1/30/2003	80,643	0	100%	80,643	STelemetry	0	0	0	0	0	0	0	0	0	26,881	0	26,881	0	26,881	0	0	0	0
267	2022	Sr0001 Ls 1&2	IMP	PURCHASED	4/29/2004	5,711	0	100%	5,711	S-TR	0	0	0	0	0	0	0	0	0	0	0	5,711	0	0	0	0	0	0
268	2023	Sr0301 Collection System Upgrade	IMP	PURCHASED	4/29/2004	23,366	0	100%	23,366	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	23,366	0	0	0	0
269	2024	Sr0302 Collection System R & R	IMP	PURCHASED	4/29/2004	31,292	0	100%	31,292	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	31,292	0	0	0	0
270	2025	Sr0401 Offsite Wwtp Main	IMP	PURCHASED	4/29/2004	947,106	0	100%	947,106	ST	0	0	0	0	0	0	0	0	0	947,106	0	0	0	0	0	0	0	0
271	2026	Sr0402 Liquid Bleach Conversion	IMP	PURCHASED	4/29/2004	61,750	0	100%	61,750	ST	0	0	0	0	0	0	0	0	0	61,750	0	0	0	0	0	0	0	0
272	2028	Fiber To Wastewater Plant	IMP	PURCHASED	12/31/2004	10,385	0	100%	10,385	ST	0	0	0	0	0	0	0	0	0	10,385	0	0	0	0	0	0	0	0
273	2029	Addison Place	IMP	PURCHASED	10/27/2005	261,756	0	100%	261,756	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	261,756	0	0	0	0
274	2030	Lowe'S Home Centers, Inc.	IMP	PURCHASED	10/27/2005	91,907	0	100%	91,907	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	91,907	0	0	0	0
275	2031	Mount Dora (Veranda) Apartments -Ww	IMP	PURCHASED	10/27/2005	35,450	0	100%	35,450	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	35,450	0	0	0	0
276	2032	Target	IMP	PURCHASED	10/27/2005	3,500	0	100%	3,500	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,500	0	0	0	0
277	2033	Oversized Wwtp Mains - Amberleigh Llc (1)	IMP	PURCHASED	10/27/2006	18,177	0	100%	18,177	ST	0	0	0	0	0	0	0	0	0	18,177	0	0	0	0	0	0	0	0
278	2034	Oversized Wwtp Mains - Contractor (1)	IMP	PURCHASED	10/27/2006	11,500	0	100%	11,500	ST	0	0	0	0	0	0	0	0	0	11,500	0	0	0	0	0	0	0	0
279	2035	Oversized Wwtp Mains - Contractor (1)	IMP	PURCHASED	10/27/2006	9,990	0	100%	9,990	ST	0	0	0	0	0	0	0	0	0	9,990	0	0	0	0	0	0	0	0
280	2036	Oversized Wwtp Mains - Summerbrooke (1)	IMP	PURCHASED	8/28/2006	130,258	0	100%	130,258	ST	0	0	0	0	0	0	0	0	0	130,258	0	0	0	0	0	0	0	0
281	2037	Wastewater Master Plan	IMP	PURCHASED	12/31/2005	37,741	0	100%	37,741	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,741	0
282	2038	Scada System	IMP	PURCHASED	12/31/2005	73,451	0	100%	73,451	STelemetry	0	0	0	0	0	0	0	0	0	24,484	0	24,484	0	24,484	0	0	0	0
283	2039	Shelving	IMP	PURCHASED	4/8/2007	1,456	0	100%	1,456	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,456	0
284	2040	Cpu & Interface Card	IMP	PURCHASED	7/26/2007	2,599	0	100%	2,599	ST	0	0	0	0	0	0	0	0	0	2,599	0	0	0	0	0	0	0	0
285	2041	Simpson Street Sewer Line Lining	IMP	PURCHASED	4/22/2007	61,736	0	100%	61,736	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	61,736	0	0	0	0
286	2042	Flow Meter	IMP	PURCHASED	12/31/2007	6,698	0	100%	6,698	ST	0	0	0	0	0	0	0	0	0	6,698	0	0	0	0	0	0	0	0
287	2043	Pump Equipment	IMP	PURCHASED	4/29/2008	15,124	0	100%	15,124	S-TR	0	0	0	0	0	0	0	0	0	0	0	15,124	0	0	0	0	0	0
288	2044	Flow Meter	IMP	PURCHASED	12/31/2007	4,780	0	100%	4,780	S-TR	0	0	0	0	0	0	0	0	0	0	0	4,780	0	0	0	0	0	0
289	2045	Lift Station Improvements	IMP	PURCHASED	4/30/2008	47,248	0	100%	47,248	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	47,248	0	0	0	0
290	2046	Pump Equipment	IMP	PURCHASED	4/30/2008	10,849	0	100%	10,849	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,849	0
291	2047	Pipe	IMP	PURCHASED	4/30/2008	12,500	0	100%	12,500	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	12,500	0	0	0	0
292	2048	Pipe Liner	IMP	PURCHASED	4/30/2008	212,928	0	100%	212,928	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	212,928	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System						General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Indirect	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect		
293	2049	Force Main	IMP	PURCHASED	4/30/2008	83,663	0	100%	83,663	S-TR	0	0	0	0	0	0	0	0	0	0	0	0	83,663	0	0	0	0	0
294	2050	Man Hole	IMP	PURCHASED	4/30/2008	50,944	0	100%	50,944	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,944	0	0	0
295	2051	Lift Station	IMP	PURCHASED	4/30/2008	72,797	0	100%	72,797	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72,797	0	0	0
296	2052	Paving At Wwtp1	IMP	PURCHASED	12/31/2007	31,640	0	100%	31,640	ST	0	0	0	0	0	0	0	0	0	0	31,640	0	0	0	0	0	0	0
297	2053	Lift Station Rebuild	IMP	PURCHASED	4/30/2008	154,207	0	100%	154,207	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	154,207	0	0	0
298	2054	Security System	IMP	PURCHASED	12/31/2007	5,421	0	100%	5,421	ST	0	0	0	0	0	0	0	0	0	0	5,421	0	0	0	0	0	0	0
299	2055	Wastewater System Improvements (Fund 111)	IMP	PURCHASED	4/29/2008	207,386	0	100%	207,386	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	62,216	0	145,170	0	0	0
300	2056	David Fritz Fence - Life Station #30 Fence	IMP	PURCHASED	4/2/2008	2,207	0	100%	2,207	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,207	0	0	0
301	2057	David Fritz Fence - Life Station #20 Fence	IMP	PURCHASED	4/2/2008	2,273	0	100%	2,273	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,273	0	0	0
302	2058	David Fritz Fence - Life Station #25 Fence	IMP	PURCHASED	4/2/2008	2,414	0	100%	2,414	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,414	0	0	0
303	2059	441 Road Widening	IMP	PURCHASED	4/30/2009	177,622	0	100%	177,622	S-TR	0	0	0	0	0	0	0	0	0	0	0	0	177,622	0	0	0	0	0
304	2060	Lift Station Lightening Damage	IMP	PURCHASED	4/30/2009	27,772	0	100%	27,772	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,772	0	0	0
305	2061	Lift Station Upgrades	IMP	PURCHASED	4/30/2009	149,370	0	100%	149,370	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	149,370	0	0	0
306	2062	Sewer Pipe Repair - Miller Pipeline (Eudora) (1 $109,937)	IMP	PURCHASED	4/1/2009	222,420	0	100%	222,420	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	222,420	0	0	0
307	2063	Collection System Upgrade	IMP	PURCHASED	4/30/2010	328,994	0	100%	328,994	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	98,698	0	230,296	0	0	0
308	2064	Reclaim Back-Up	IMP	PURCHASED	4/30/2010	49,140	0	100%	49,140	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	49,140	0	0	0	0
309	2065	24" Sewer Lining Project	IMP	PURCHASED	4/1/2011	145,082	0	100%	145,082	S-TR	0	0	0	0	0	0	0	0	0	0	0	0	145,082	0	0	0	0	0
310	2066	Wwtp1 Fencing	IMP	PURCHASED	4/11/2011	1,490	0	100%	1,490	ST	0	0	0	0	0	0	0	0	0	0	1,490	0	0	0	0	0	0	0
311	2067	2 Ls 34 Replacement Pumps	IMP	PURCHASED	4/3/2011	15,056	0	100%	15,056	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,056	0	0	0
312	2068	Ls #25 Base Ell &Valve Replacement	IMP	PURCHASED	4/28/2011	16,167	0	100%	16,167	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,167	0	0	0
313	2069	Lift Station #29 Upgrades	IMP	PURCHASED	4/14/2011	13,465	0	100%	13,465	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,465	0	0	0
314	2070	Lift Station #22 Lake John Upgrade	IMP	PURCHASED	4/22/2011	14,742	0	100%	14,742	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,742	0	0	0
315	2071	Ls 19 Panel	IMP	PURCHASED	4/4/2011	6,767	0	100%	6,767	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,767	0	0	0
316	2072	Lift Station #22 Thucc8!.5 Thermal Unit	IMP	PURCHASED	4/19/2011	14,742	0	100%	14,742	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,742	0	0	0
317	2073	Lift Station #19	IMP	PURCHASED	4/9/2011	12,740	0	100%	12,740	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,740	0	0	0
318	2074	Ls #13 Country Club Electrical Work	IMP	PURCHASED	4/28/2011	46,939	0	100%	46,939	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46,939	0	0	0
319	2075	Lift Station Upgrades	IMP	PURCHASED	4/30/2011	29,165	0	100%	29,165	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,165	0	0	0
320	2076	Collection System Upgrade	IMP	PURCHASED	4/30/2011	15,284	0	100%	15,284	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,284	0	0	0
321	2077	Septic Elimination Engineering	IMP	PURCHASED	4/30/2011	144,363	0	100%	144,363	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144,363	0	0	0
322	2078	Lift Station Upgrades	IMP	PURCHASED	12/31/2011	2,865	0	100%	2,865	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,865	0	0	0
323	2079	Collection System Upgrade	IMP	PURCHASED	4/30/2012	89,953	0	100%	89,953	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89,953	0	0	0
324	2080	Collection System Upgrade	IMP	PURCHASED	4/30/2013	35,216	0	100%	35,216	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,216	0	0	0
325	2081	Lift Station Upgrades	IMP	PURCHASED	12/31/2012	9,220	0	100%	9,220	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,220	0	0	0
326	2083	Collection System Upgrade	IMP	PURCHASED	10/27/2014	25,045	0	100%	25,045	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,045	0	0	0
327	2084	Lift Station Upgrades	IMP	PURCHASED	10/27/2014	65,495	0	100%	65,495	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65,495	0	0	0
328	2435	1/2 Downtown - Phase i	IMP	PURCHASED	12/31/2013	527,661	0	100%	527,661	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	158,298	0	369,363	0	0	0
329	2438	1/2 Downtown - Phase ii	IMP	PURCHASED	12/31/2014	495,901	0	100%	495,901	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	148,770	0	347,131	0	0	0
330	2086	Collection System Upgrade	IMP	PURCHASED	4/30/2015	68,121	0	100%	68,121	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68,121	0	0	0
331	2440	1/2 Downtown - Phase iii	IMP	PURCHASED	9/1/2014	503,433	0	100%	503,433	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	151,030	0	352,403	0	0	0
332	2088	Wolf Branch Rd Utility Relocates 16" Di	IMP	PURCHASED	4/28/2016	8,115	0	100%	8,115	S-TR	0	0	0	0	0	0	0	0	0	0	0	0	8,115	0	0	0	0	0
333	2089	Sewer Add At Epic Theatre/Target	IMP	PURCHASED	4/2/2016	8,607	0	100%	8,607	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,607	0	0	0
334	2090	GIS Sewer Mapping	IMP	PURCHASED	4/30/2016	63,968	0	100%	63,968	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	19,190	0	44,778	0	0	0
335	2091	Wireless Point-To-Point	IMP	PURCHASED	4/30/2016	28,352	0	100%	28,352	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,352	0	0	0
336	2092	Replace Back Up Generator And Transfer S	IMP	PURCHASED	10/9/2017	60,282	0	100%	60,282	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,282	0	0	0
337	2093	Rebuild Pump For Ls 22 Per Job Order J00	IMP	PURCHASED	10/29/2017	11,447	0	100%	11,447	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,447	0	0	0
338	2094	Gis Sewer Mapping	IMP	PURCHASED	10/27/2017	63,968	0	100%	63,968	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	19,190	0	44,778	0	0	0
339	2095	LS #10 - BYPASS PUMPS FURNISH AND INSTAL	IMP	PURCHASED	4/8/2018	10,000	0	100%	10,000	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	7,000	0	0	0
340	2096	6 IN BY PASS PUMP - 6JSVE-DJCST-423-MC P	IMP	PURCHASED	4/30/2018	61,747	0	100%	61,747	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	18,524	0	43,223	0	0	0
341	2097	PURCHASE OF NEW 6" 47 HP FLYGT PUMP W/TR	IMP	PURCHASED	4/13/2018	24,406	0	100%	24,406	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,406
342	2098	NEW PANEL BOX FOR LS #4 -PER QUOTE 7724	IMP	PURCHASED	4/2/2018	7,375	0	100%	7,375	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	2,213	0	5,163	0	0	0
343	2099	NEW PANEL BOX FOR LS #16 -PER QUOTE 772	IMP	PURCHASED	4/2/2018	5,674	0	100%	5,674	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	1,702	0	3,972	0	0	0
344	2101	CLAIM 16" FORCE MAIN	IMP	PURCHASED	4/28/2018	7,633	0	100%	7,633	S-TR	0	0	0	0	0	0	0	0	0	0	0	0	7,633	0	0	0	0	0
345	2104	PUMP FOR L/S#20	IMP	PURCHASED	9/14/2018	6,745	0	100%	6,745	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	2,024	0	4,722	0	0	0
346	2105	L/S #38 VLT Aqua Drive	IMP	PURCHASED	10/15/2018	21,068	0	100%	21,068	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	6,320	0	14,747	0	0	0
347	2106	Panels L/S #4 & L/S #16	IMP	PURCHASED	4/14/2019	14,922	0	100%	14,922	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	4,477	0	10,445	0	0	0
348	2123	LS 10 PUMP, ABS SUBMERSIBLE WASTEWATER P	IMP	PURCHASED	4/29/2020	10,555	0	100%	10,555	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	3,167	0	7,389	0	0	0
349	2124	TWO NEW 70HP MOTOR FOR LIFT STATION #38	IMP	PURCHASED	4/28/2020	52,391	0	100%	52,391	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	0	15,717	0	36,674	0	0	0
350	2125	TRADEWINDS GENERATOR 125 KW & TRANSFER S	IMP	PURCHASED	4/27/2020	18,154	0	100%	18,154	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,154
351	2455	PIPE REMOVAL WEKIVA 3A&3B	IMP	PURCHASED	4/24/2019	34,200	0	100%	34,200	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,200
352	3595	Telemetry Improvements - SCADA (WW1820) - 425-5555-580.63-01-WW1820 - F	IMP	PURCHASED	12/29/2020	164,146	0	100%	164,146	STelemetry	0	0	0	0	0	0	0	0	0	0	54,715	0	54,715	0	54,715	0	0	0
		Reclaimed Improvements																										
353	1802	Sr0113 Spray Site	IMP	PURCHASED	5/30/2003	$75,379	$0	100%	$75,379	ST	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,379	$0	$0	$0	$0	$0	$0	$0
354	1803	Mount Dora (Veranda) Apartments - Reuse	IMP	PURCHASED	10/27/2005	124,600	0	100%	124,600	RWDist	0	0	0	0	0	0	124,600	0	0	0	0	0	0	0	0	0	0	0
355	1804	Reclaim Oversizing - Summerbrooke	IMP	PURCHASED	4/2/2006	164,454	0	100%	164,454	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164,454	0	0	0
356	1805	441 Road Widening - Wa0307	IMP	PURCHASED	4/30/2009	427,733	0	100%	427,733	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	427,733	0	0	0
357	1806	Reuse Improvements - Wa0901	IMP	PURCHASED	4/30/2010	23,063	0	100%	23,063	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,063	0	0	0
358	1807	Thrill Hill Fence - Wa0901	IMP	PURCHASED	4/23/2011	6,600	0	100%	6,600	ST	0	0	0	0	0	0	0	0	0	0	6,600	0	0	0	0	0	0	0
359	1808	Spray Field Fencing - Sr0802	IMP	PURCHASED	2/10/2011	1,940	0	100%	1,940	ST	0	0	0	0	0	0	0	0	0	0	1,940	0	0	0	0	0	0	0
360	1809	Reclaimed Water Back-Up Wells	IMP	PURCHASED	4/30/2012	265,583	0	100%	265,583	RWTransS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	265,583	0	0	0
361	1810	Lincoln Ave. Study	IMP	PURCHASED	12/31/2013	59,395	0	100%	59,395	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59,395
362	1811	Hydraulic Study	IMP	PURCHASED	10/27/2017	26,120	0	200%	26,120	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,120
363	2126	CONSTRUCTION OF APOPKA RECLAIM TRANSMIS	IMP	PURCHASED	4/15/2020	268,489	0	100%	268,489	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	268,489	0	0	0
364	2127	CONSTRUCTION OF APOPKA RECLAIM TRANSMIS	IMP	PURCHASED	4/15/2020	98,627	0	100%	98,627	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98,627	0	0	0
365	2446	6" REPLACEMENT HEAD ASSY, TRANSMITTER AS	IMP	PURCHASED	11/19/2017	2,465	0	100%	2,465	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,465
366	2449	16" RECLAIM PIPE REPLACEMENT - MORNINGSI	IMP	PURCHASED	3/27/2018	37,975	0	100%	37,975	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,975	0	0	0
367	2503	Reclaim Round Lake to Kelly Park	IMP	PURCHASED	9/29/2020	2,679,805	0	100%	2,679,805	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,679,805	0	0	0
		System Wide Improvements/Reloactions																										
368	2453	US 441 Relocations 16" Potable, 16" Reclaimed , 16" Forcemain Sewer	IMP	PURCHASED	10/25/2017	3,757,566	0	100%	3,757,566	All Lines - Trans	$0	$0	$0	$1,252,522	$0	$0	$0	$0	$0	$0	$0	$1,252,522	$1,252,522	$0	$0	$0	$0	$0
369	2454	SR 46 Utility Extension 16" Potable ,16" force Main Sewer, 8" Force main Sewer, 16" Reclaimed	IMP	PURCHASED	10/8/2017	4,717,094	0	100%	4,717,094	All Lines - Trans	0	0	0	1,572,365	0	0	0	0	0	0	0	1,572,365	1,572,365	0	0	0	0	0
370	3464	US 441 relocate (WA1603) - 425-5555-580.63-01-WA1603 FY 20-21 16" Potable, 16" Reclaimed , 16" Forcemain Sewer	IMP	PURCHASED	3/2/2021	2,372,427	0	100%	2,372,427	All Lines - Trans	0	0	0	790,809	0	0	0	0	0	0	0	790,809	790,809	0	0	0	0	0
371	3473	US 441	IMP	PURCHASED	3/2/2021	445,025	0	100%	445,025	WSLines	0	0	0	65,549	0	152,947	0	0	0	0	0	67,959	0	158,570	0	0	0	0
372	3475	FDOT Line Relocation 16" Potable, 16" Reclaimed , 16" Forcemain Sewer	IMP	PURCHASED	3/2/2021	2,411,860	0	100%	2,411,860	All Lines - Trans	0	0	0	803,953	0	0	0	0	0	0	0	803,953	803,953	0	0	0	0	0
373	3477	Wolf Branch Completion	IMP	PURCHASED	3/1/2021	147,956	0	100%	147,956	WSLines	0	0	0	21,793	0	50,850	0	0	0	0	0	22,594	0	52,719	0	0	0	0
374	3483	SR 19 Utility Relocation	IMP	PURCHASED	3/1/2021	128,070	0	100%	128,070	WSLines	0	0	0	18,864	0	44,015	0	0	0	0	0	19,557	0	45,634	0	0	0	0
375	3479	Innovation Loop	IMP	PURCHASED	4/1/2021	432,752	0	100%	432,752	W-TR-DistWeight	0	0	0	129,826	0	302,926	0	0	0	0	0	0	0	0	0	0	0	0
376	3482	Morningside Utility	IMP	PURCHASED	3/1/2021	171,011	0	100%	171,011	WSLines	0	0	0	25,189	0	58,773	0	0	0	0	0	26,115	0	60,934	0	0	0	0
377	2459	PROFESSIONAL SERVICES FOR SCADA VENDOR R	IMP	PURCHASED	4/14/2020	14,964	0	100%	14,964	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,964
378	2109	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/16/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
379	2110	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/16/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
380	2111	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/6/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
381	2112	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/30/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
382	2113	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/4/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
383	2114	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/21/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
384	2115	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/21/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
385	2116	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/29/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
386	2117	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/5/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700
387	2118	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/12/2020	3,950	0	100%	3,950	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,950

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System							General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect		
388	2119	ENGINEERING SERVICES RELOCATE UTIL: US	IMP	PURCHASED	4/2/2020	7,700	0	100%	7,700	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,700	0
389	3553	Fiber Upgrades (IT1812)- 425-5555-580.63-01-IT1812 - FY21-22 - Finished	IMP	PURCHASED	1/12/2022	208,632	0	100%	208,632	WSLines	0	0	0	30,730	0	71,703	0	0	0	0	0	31,860	0	74,339	0	0	0	0
390	3592	Downtown - Phase Future - (CR1401) - FY19-20 - Finished	IMP	PURCHASED	9/29/2020	64,610	0	100%	64,610	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64,610	0
		Water Buildings																											
391	2252	Pump House	BLD	PURCHASED	12/31/1951	$31,699	$0	100%	$31,699	Supply	$31,699	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
392	2253	Replace Roof At Wtp	BLD	PURCHASED	6/28/1995	1,438	0	100%	1,438	WT	0	1,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
393	2254	One Ton Chlorine Building	BLD	PURCHASED	1/25/1980	37,935	0	100%	37,935	WT	0	37,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
394	2255	One Ton Chlorine Building	BLD	PURCHASED	9/21/1981	43,527	0	100%	43,527	WT	0	43,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
395	2256	Wa9808 Drafting Office	BLD	PURCHASED	12/31/1997	2,472	0	100%	2,472	WT	0	2,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
396	2257	Wa9901 Water Plant House	BLD	PURCHASED	12/31/1998	26,477	0	100%	26,477	WT	0	26,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
397	2258	Wa9901 Water Plant House	BLD	PURCHASED	12/31/1999	573	0	100%	573	WT	0	573	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
398	2259	Wtp - Pump Repair	BLD	PURCHASED	3/21/2007	46,925	0	100%	46,925	WT	0	46,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
399	2260	12' Restop At Wtp	BLD	PURCHASED	4/17/2007	6,700	0	100%	6,700	WT	0	6,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
400	2261	Pump Replacement	BLD	PURCHASED	9/26/2007	53,339	0	100%	53,339	WT	0	53,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401	2262	Storage Building	BLD	PURCHASED	4/5/2007	4,824	0	100%	4,824	WT	0	4,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402	2263	Crom Engineering - Tank Cleaning	BLD	PURCHASED	9/29/2008	36,700	0	100%	36,700	WT	0	36,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
403	2264	City Electric & Supply - Westinghouse Breaker	BLD	PURCHASED	11/20/2007	12,500	0	100%	12,500	WT	0	12,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
404	2265	Data Flow Systems, Inc.- Wtp Rtu Equip	BLD	PURCHASED	12/18/2007	15,473	0	100%	15,473	WT	0	15,473	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
405	2266	Water Plant Upgrades	BLD	PURCHASED	12/31/2008	40,209	0	100%	40,209	WT	0	40,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
406	2267	Water Plant Upgrades	BLD	PURCHASED	12/31/2008	71,312	0	100%	71,312	WT	0	71,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
407	2268	Water Plant I Upgrades	BLD	PURCHASED	12/31/2009	42,612	0	100%	42,612	WT	0	42,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
408	2269	20" Water Line At Water Plant #1	BLD	PURCHASED	4/30/2011	21,750	0	100%	21,750	WT	0	21,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
409	2270	Install 20" Flow Water Meter	BLD	PURCHASED	4/2/2011	9,075	0	100%	9,075	WT	0	9,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
410	2271	Roof Replacement At Perc Pond	BLD	PURCHASED	4/3/2011	14,278	0	100%	14,278	ST	0	0	0	0	0	0	0	0	0	14,278	0	0	0	0	0	0	0	0
411	2272	Water Plant I Upgrades	BLD	PURCHASED	12/31/2010	45,920	0	100%	45,920	WT	0	45,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
412	2273	Storage Tank Maintenance - Painting	BLD	PURCHASED	12/31/2011	24,400	0	100%	24,400	WT	0	24,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
413	2274	Water Plant I Upgrades	BLD	PURCHASED	12/31/2011	52,369	0	100%	52,369	WT	0	52,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
414	2275	Water Plant I Upgrades	BLD	PURCHASED	12/31/2012	156,734	0	100%	156,734	WT	0	156,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
415	2276	Water Plant I Upgrades	BLD	PURCHASED	12/31/2013	137,816	0	100%	137,816	WT	0	137,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
416	2277	Water Plant I Upgrades	BLD	PURCHASED	12/31/2014	65,312	0	100%	65,312	WT	0	65,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
417	2278	East Water Plant	BLD	PURCHASED	12/31/2014	5,334,047	0	100%	5,334,047	WT	0	5,334,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
418	2279	Telemetry Upgrades At Wtp #1 & #2	BLD	PURCHASED	11/2/2015	7,875	0	100%	7,875	WT	0	7,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
419	2280	Emergency Repairwell #3 At Water Treatme	BLD	PURCHASED	4/13/2016	15,631	0	100%	15,631	Supply	15,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
420	2281	Wtp1 Camera Relocations Per Quote 1290	BLD	PURCHASED	4/29/2016	3,805	0	100%	3,805	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,805	0
421	2282	Wtp 1 Well #4 Pump Removal And Reinstall	BLD	PURCHASED	2/27/2017	22,899	0	100%	22,899	Supply	22,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
422	2283	Install Approx 1287' Of 6' Light Industr Fence	BLD	PURCHASED	3/13/2017	10,050	0	100%	10,050	WT	0	10,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
423	2284	Repair 150 Hp Motor On Well #1 At Wtp 2	BLD	PURCHASED	3/23/2017	5,709	0	100%	5,709	Supply	5,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
424	2285	Data Prose Upgrade Coordination Of Wtp1 & Wtp 2	BLD	PURCHASED	7/25/2017	12,918	0	100%	12,918	WT	0	12,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
425	2286	NEW BACK UP METER PUMP WTP#1	BLD	PURCHASED	1/25/2018	4,314	0	100%	4,314	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,314	0
426	2287	TWO- 2000 GALLON SODIUM HYPOCHLORITE TANKS	BLD	PURCHASED	2/12/2018	21,914	0	100%	21,914	WT	0	21,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427	2288	PROGRAMMING SERVICES WTP1 PLC, WTP2 PLC,	BLD	PURCHASED	3/26/2018	10,371	0	100%	10,371	WT	0	10,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428	2289	CHEMICAL METERING SKID PER QTE DATED 8/2	BLD	PURCHASED	4/26/2018	17,317	0	100%	17,317	WT	0	17,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
429	2290	SANDBLASTING & PAINTING GROUND STORAGE T	BLD	PURCHASED	4/25/2019	74,580	0	100%	74,580	WT	0	74,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
430	2291	CHEMICAL METERING SKID - Duplex	BLD	PURCHASED	10/13/2018	10,500	0	100%	10,500	WT	0	10,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
431	2456	20" Model #UM06-20 Ultra Mag Meter	BLD	PURCHASED	4/12/2019	7,976	0	100%	7,976	WT	0	7,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
432	2457	Pull & Reinstall Pump WTP2	BLD	PURCHASED	4/30/2019	16,470	0	100%	16,470	WT	0	16,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
433	2458	WELL REHAB WELL #2 REFURBISH PUMP AND W	BLD	PURCHASED	4/10/2020	63,975	0	100%	63,975	WT	0	63,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
434	3108	WTP 2 - METERING PUMP FOR CHLORINE DAMA	BLD	PURCHASED	12/31/2019	3,099	0	100%	3,099	WT	0	3,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
435	3594	FDOT Entrance - WA1502 - FY19-20 - Finished	BLD	PURCHASED	9/29/2020	210,489	0	100%	210,489	W-TR-DistWeight	0	0	0	63,147	0	147,342	0	0	0	0	0	0	0	0	0	0	0	0
436	2497	WTP#1 Capacity	BLD	PURCHASED	09/30/17	2,047	0	100%	2,047	WT	0	2,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Wastewater Buildings																											
437	1887	Sewer Plant #1	BLD	PURCHASED	12/31/1961	$76,226	$0	100%	$76,226	ST	$0	$0	$0	$0	$0	$0	$0	$0	$0	$76,226	$0	$0	$0	$0	$0	$0	$0	$0
438	1888	Sewer Plant #1	BLD	PURCHASED	12/31/1961	113,751	0	100%	113,751	ST	0	0	0	0	0	0	0	0	0	113,751	0	0	0	0	0	0	0	0
439	1889	Sewer Treatment Plant #1	BLD	PURCHASED	12/31/1961	121,989	0	100%	121,989	ST	0	0	0	0	0	0	0	0	0	121,989	0	0	0	0	0	0	0	0
440	1890	Sewer Plant Expansion #1	BLD	PURCHASED	12/31/1978	152,642	0	100%	152,642	ST	0	0	0	0	0	0	0	0	0	152,642	0	0	0	0	0	0	0	0
441	1891	Sewer Laboratory #1	BLD	PURCHASED	12/31/1987	44,438	0	100%	44,438	ST	0	0	0	0	0	0	0	0	0	44,438	0	0	0	0	0	0	0	0
442	1892	Sewer Laboratory #1	BLD	PURCHASED	12/31/1988	3,965	0	100%	3,965	ST	0	0	0	0	0	0	0	0	0	3,965	0	0	0	0	0	0	0	0
443	1893	Sr0109 Wastewater Treatment Plant #2 (1)	BLD	PURCHASED	6/19/1999	9,430,705	0	100%	9,430,705	ST	0	0	0	0	0	0	0	0	0	9,430,705	0	0	0	0	0	0	0	0
444	1894	Wwtp #1 Upgrades	BLD	PURCHASED	12/31/2006	31,370	0	100%	31,370	ST	0	0	0	0	0	0	0	0	0	31,370	0	0	0	0	0	0	0	0
445	1895	Bearings	BLD	PURCHASED	1/21/2008	6,212	0	100%	6,212	ST	0	0	0	0	0	0	0	0	0	6,212	0	0	0	0	0	0	0	0
446	1896	Gearbox	BLD	PURCHASED	6/30/2008	5,423	0	100%	5,423	ST	0	0	0	0	0	0	0	0	0	5,423	0	0	0	0	0	0	0	0
447	1897	Retaining Angle	BLD	PURCHASED	4/23/2008	31,335	0	100%	31,335	ST	0	0	0	0	0	0	0	0	0	31,335	0	0	0	0	0	0	0	0
448	1898	Replace & Rebuild Media	BLD	PURCHASED	9/3/2008	40,651	0	100%	40,651	ST	0	0	0	0	0	0	0	0	0	40,651	0	0	0	0	0	0	0	0
449	1899	Wwtp #1 Upgrades	BLD	PURCHASED	9/29/2008	69,378	0	100%	69,378	ST	0	0	0	0	0	0	0	0	0	69,378	0	0	0	0	0	0	0	0
450	1900	Data Flow Systems, Inc. - Mobilization Fee	BLD	PURCHASED	4/12/2008	4,539	0	100%	4,539	ST	0	0	0	0	0	0	0	0	0	4,539	0	0	0	0	0	0	0	0
451	1901	Data Flow Systems, Inc. - Programmable Controller	BLD	PURCHASED	4/29/2008	9,986	0	100%	9,986	ST	0	0	0	0	0	0	0	0	0	9,986	0	0	0	0	0	0	0	0
452	1902	Wwtp #2 Upgrades	BLD	PURCHASED	6/29/2009	48,701	0	100%	48,701	ST	0	0	0	0	0	0	0	0	0	48,701	0	0	0	0	0	0	0	0
453	1903	Wwtp #1 Upgrades	BLD	PURCHASED	6/29/2009	76,760	0	100%	76,760	ST	0	0	0	0	0	0	0	0	0	76,760	0	0	0	0	0	0	0	0
454	1904	Wwtp #2 Upgrades	BLD	PURCHASED	4/30/2010	70,281	0	100%	70,281	ST	0	0	0	0	0	0	0	0	0	70,281	0	0	0	0	0	0	0	0
455	1905	Wwtp #1 Upgrades	BLD	PURCHASED	4/30/2010	89,326	0	100%	89,326	ST	0	0	0	0	0	0	0	0	0	89,326	0	0	0	0	0	0	0	0
456	1906	Septage Receiving Equipment (2)	BLD	PURCHASED	4/6/2011	122,017	0	100%	122,017	ST	0	0	0	0	0	0	0	0	0	122,017	0	0	0	0	0	0	0	0
457	1907	Air/Gas/Smoke Collection System	BLD	PURCHASED	3/2/2011	13,432	0	100%	13,432	ST	0	0	0	0	0	0	0	0	0	13,432	0	0	0	0	0	0	0	0
458	1908	Wwtp 1 Rotors 1, 2 & 3	BLD	PURCHASED	4/27/2011	12,700	0	100%	12,700	ST	0	0	0	0	0	0	0	0	0	12,700	0	0	0	0	0	0	0	0
459	1909	Peerless Pump At Wwtp1	BLD	PURCHASED	4/16/2011	11,243	0	100%	11,243	ST	0	0	0	0	0	0	0	0	0	11,243	0	0	0	0	0	0	0	0
460	1910	Replace Bleach Storage Tank - Wwtp2	BLD	PURCHASED	4/29/2011	11,500	0	100%	11,500	ST	0	0	0	0	0	0	0	0	0	11,500	0	0	0	0	0	0	0	0
461	1911	New Tank At Wwtp 2	BLD	PURCHASED	4/28/2011	22,850	0	100%	22,850	ST	0	0	0	0	0	0	0	0	0	22,850	0	0	0	0	0	0	0	0
462	1912	Wwtp #1 Upgrades	BLD	PURCHASED	4/30/2011	53,426	0	100%	53,426	ST	0	0	0	0	0	0	0	0	0	53,426	0	0	0	0	0	0	0	0
463	1913	Wwtp #2 Upgrades	BLD	PURCHASED	4/25/2011	98,285	0	100%	98,285	ST	0	0	0	0	0	0	0	0	0	98,285	0	0	0	0	0	0	0	0
464	1914	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/30/2012	102,483	0	100%	102,483	ST	0	0	0	0	0	0	0	0	0	102,483	0	0	0	0	0	0	0	0
465	1915	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/30/2012	81,977	0	100%	81,977	ST	0	0	0	0	0	0	0	0	0	81,977	0	0	0	0	0	0	0	0
466	1916	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/25/2013	64,501	0	100%	64,501	ST	0	0	0	0	0	0	0	0	0	64,501	0	0	0	0	0	0	0	0
467	1917	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/25/2013	38,424	0	100%	38,424	ST	0	0	0	0	0	0	0	0	0	38,424	0	0	0	0	0	0	0	0
468	1918	Wastewater Plant # 2 Filters	BLD	PURCHASED	4/25/2013	226,351	0	100%	226,351	ST	0	0	0	0	0	0	0	0	0	226,351	0	0	0	0	0	0	0	0
469	1919	2 Flow Boxes (2)	BLD	PURCHASED	4/9/2013	80,000	0	100%	80,000	ST	0	0	0	0	0	0	0	0	0	80,000	0	0	0	0	0	0	0	0
470	1920	2 Flow Boxes (2)	BLD	PURCHASED	8/18/2011	175	0	100%	175	ST	0	0	0	0	0	0	0	0	0	175	0	0	0	0	0	0	0	0
471	1921	Bio/Solids Blending System (2)	BLD	PURCHASED	4/10/2013	7,500	0	100%	7,500	ST	0	0	0	0	0	0	0	0	0	7,500	0	0	0	0	0	0	0	0
472	1922	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/30/2014	21,017	0	100%	21,017	ST	0	0	0	0	0	0	0	0	0	21,017	0	0	0	0	0	0	0	0
473	1923	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/30/2014	74,164	0	100%	74,164	ST	0	0	0	0	0	0	0	0	0	74,164	0	0	0	0	0	0	0	0
474	1924	2 Flow Boxes (2)	BLD	PURCHASED	4/30/2014	103,610	0	100%	103,610	ST	0	0	0	0	0	0	0	0	0	103,610	0	0	0	0	0	0	0	0
475	1925	Percpond Building	BLD	PURCHASED	4/30/2015	258,520	0	100%	258,520	ST	0	0	0	0	0	0	0	0	0	258,520	0	0	0	0	0	0	0	0
476	1926	Wastewater Plant # 1 Upgrades	BLD	PURCHASED	4/30/2015	31,271	0	100%	31,271	ST	0	0	0	0	0	0	0	0	0	31,271	0	0	0	0	0	0	0	0
477	1927	Wastewater Plant # 2 Upgrades	BLD	PURCHASED	4/30/2015	42,333	0	100%	42,333	ST	0	0	0	0	0	0	0	0	0	42,333	0	0	0	0	0	0	0	0
478	1928	Bio-Solids Plant Design	BLD	PURCHASED	10/26/2016	372,227	0	100%	372,227	ST	0	0	0	0	0	0	0	0	0	372,227	0	0	0	0	0	0	0	0
479	1929	Composite Sampler Wwtp1,	BLD	PURCHASED	10/12/2015	5,535	0	100%	5,535	ST	0	0	0	0	0	0	0	0	0	5,535	0	0	0	0	0	0	0	0
480	1930	20' 0" Stainless Steel Wier Assembly	BLD	PURCHASED	4/23/2016	34,592	0	100%	34,592	ST	0	0	0	0	0	0	0	0	0	34,592	0	0	0	0	0	0	0	0
481	1931	Purchase Airlift Pumps, Flowmeter, Pvc O	BLD	PURCHASED	10/10/2015	8,708	0	100%	8,708	ST	0	0	0	0	0	0	0	0	0	8,708	0	0	0	0	0	0	0	0
482	1932	Replace Hvac In Main Building At Wwtp2	BLD	PURCHASED	10/16/2015	8,950	0	100%	8,950	ST	0	0	0	0	0	0	0	0	0	8,950	0	0	0	0	0	0	0	0
483	1933	Bio-Cube Media Purchase	BLD	PURCHASED	10/23/2015	6,705	0	100%	6,705	ST	0	0	0	0	0	0	0	0	0	6,705	0	0	0	0	0	0	0	0
484	1934	Purchase Re-Use High Service Pump 2 (Hsp	BLD	PURCHASED	10/5/2015	8,575	0	100%	8,575	ST	0	0	0	0	0	0	0	0	0	8,575	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System							General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters		Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect		
485	1935	Removal, Installation Of Temp And Instal	BLD	PURCHASED	10/11/2017	21,465	0	100%	21,465	ST	0	0	0	0	0	0	0	0	0	0	21,465	0	0	0	0	0	0	0	0
486	1936	100 Hp High Service Pump Repair	BLD	PURCHASED	10/29/2017	10,050	0	100%	10,050	ST	0	0	0	0	0	0	0	0	0	0	10,050	0	0	0	0	0	0	0	0
487	1937	Roots Rotary Lobe Blower Package/Enclosu	BLD	PURCHASED	10/30/2017	12,014	0	100%	12,014	ST	0	0	0	0	0	0	0	0	0	0	12,014	0	0	0	0	0	0	0	0
488	1938	Rebuild Motor For Ras Pit Pump Wwtp1 Per	BLD	PURCHASED	10/7/2017	6,732	0	100%	6,732	ST	0	0	0	0	0	0	0	0	0	0	6,732	0	0	0	0	0	0	0	0
489	1939	Wwtp 2 Augmentation Well Pump Removal An	BLD	PURCHASED	10/25/2017	16,120	0	100%	16,120	ST	0	0	0	0	0	0	0	0	0	0	16,120	0	0	0	0	0	0	0	0
490	1940	10 Retrofit Electric Pull Boxes - Wwtp2	BLD	PURCHASED	10/10/2017	17,205	0	100%	17,205	ST	0	0	0	0	0	0	0	0	0	0	17,205	0	0	0	0	0	0	0	0
491	1941	Camera System And Voip Intercom & Door R	BLD	PURCHASED	10/13/2017	7,822	0	100%	7,822	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,822	0
492	1942	BLAST & COATING CLARIFIER WWTP2	BLD	PURCHASED	4/28/2018	4,995	0	100%	4,995	ST	0	0	0	0	0	0	0	0	0	0	4,995	0	0	0	0	0	0	0	0
493	1943	WELL #4 PUMP REPLACEMENT, WWTP1	BLD	PURCHASED	4/8/2018	12,728	0	100%	12,728	ST	0	0	0	0	0	0	0	0	0	0	12,728	0	0	0	0	0	0	0	0
494	1944	INSTALLED NEW AC AT WWTP1	BLD	PURCHASED	4/26/2018	3,650	0	100%	3,650	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,650	0
495	1945	CLARIFIERS GRATES UPGRADE	BLD	PURCHASED	4/11/2018	3,122	0	100%	3,122	ST	0	0	0	0	0	0	0	0	0	0	3,122	0	0	0	0	0	0	0	0
496	1946	SERVICES FOR CLARIFIER WWTP1	BLD	PURCHASED	4/26/2018	2,523	0	100%	2,523	ST	0	0	0	0	0	0	0	0	0	0	2,523	0	0	0	0	0	0	0	0
497	1947	FURNISH & INSTALL 2 CARRIER 16. SEER HEA	BLD	PURCHASED	4/15/2018	9,325	0	100%	9,325	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,325	0
498	1948	SUPPLY AND INSTALL 36 VERTICL PIPE BOOT	BLD	PURCHASED	4/30/2018	4,350	0	100%	4,350	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,350	0
499	1949	WWTP#2 - Chemical Metering Duplex Skid (Wall mounted)	BLD	PURCHASED	10/17/2018	24,565	0	100%	24,565	ST	0	0	0	0	0	0	0	0	0	0	24,565	0	0	0	0	0	0	0	0
500	1950	Chemical Metering Triplex Skid	BLD	PURCHASED	10/13/2018	20,317	0	100%	20,317	ST	0	0	0	0	0	0	0	0	0	0	20,317	0	0	0	0	0	0	0	0
501	1951	REPAIR, BLAST & COATING	BLD	PURCHASED	10/27/2018	31,750	0	100%	31,750	ST	0	0	0	0	0	0	0	0	0	0	31,750	0	0	0	0	0	0	0	0
502	1952	8000 BTU Wall Unit A/C	BLD	PURCHASED	10/6/2018	8,325	0	100%	8,325	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,325	0
503	1953	DANFOSS 100HP Drive HSP-1VFD WWTP2	BLD	PURCHASED	10/28/2018	8,900	0	100%	8,900	ST	0	0	0	0	0	0	0	0	0	0	8,900	0	0	0	0	0	0	0	0
504	1954	16" WASTEWATER PIPE REPLACEMENT WWTP2	BLD	PURCHASED	4/8/2019	9,700	0	100%	9,700	ST	0	0	0	0	0	0	0	0	0	0	9,700	0	0	0	0	0	0	0	0
505	1955	WWTP #1 RAS & WAS VALVE AND PIPING REPLA	BLD	PURCHASED	4/16/2020	34,860	0	100%	34,860	ST	0	0	0	0	0	0	0	0	0	0	34,860	0	0	0	0	0	0	0	0
506	2102	UPGRADE EXISTING HSM001 HYPER SERVER MOD	BLD	PURCHASED	3/27/2018	9,980	0	100%	9,980	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,980	0
507	2103	Driveway Relocation at WWTP#2	BLD	PURCHASED	4/6/2018	2,156,563	0	100%	2,156,563	ST	0	0	0	0	0	0	0	0	0	0	2,156,563	0	0	0	0	0	0	0	0
508	2107	MEDIA PURCHASE FOR BIO-CUBE PROJECT, LI	BLD	PURCHASED	4/26/2019	7,794	0	100%	7,794	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,794	0
509	2108	REPLACING MEDIA IN BIO-CUBE LIFTSTATION	BLD	PURCHASED	4/28/2019	8,370	0	100%	8,370	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,370	0
510	2120	REPLACE 2500 GALLON SODIUM HYPOCHLORITE	BLD	PURCHASED	4/27/2020	11,911	0	100%	11,911	ST	0	0	0	0	0	0	0	0	0	0	11,911	0	0	0	0	0	0	0	0
511	2121	REBUILD/RETROFIT BAR SCREEN AT WWTP #2	BLD	PURCHASED	4/30/2020	40,622	0	100%	40,622	ST	0	0	0	0	0	0	0	0	0	0	40,622	0	0	0	0	0	0	0	0
512	2122	REBUILD/RETROFIT BAR SCREEN AT WWTP #2	BLD	PURCHASED	4/30/2020	4,514	0	100%	4,514	ST	0	0	0	0	0	0	0	0	0	0	4,514	0	0	0	0	0	0	0	0
513	3557	WWTP #2 Odor Control (WW2120) - 425-5555-580.63-01-WW2120 - FY21-22 - F	BLD	PURCHASED	8/30/2022	553,076	0	100%	553,076	ST	0	0	0	0	0	0	0	0	0	0	553,076	0	0	0	0	0	0	0	0
514	2495	WWTP I & II Redundancy	BLD	PURCHASED	09/30/17	28,273	$0	100%	$28,273	ST	0	0	0	0	0	0	0	0	0	0	28,273	0	0	0	0	0	0	0	0
		General Equipment																											
515	2472	Tools	EQU	PURCHASED	9/29/2006	$6,023	$0	100%	$6,023	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,023	$0
516	2473	Ice Machine	EQU	PURCHASED	9/29/2006	1,032	0	100%	1,032	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,032	0
517	2474	Handheld Meter Reading Equip	EQU	PURCHASED	4/14/2010	5,610	0	100%	5,610	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,610	0
518	2475	21 Radios	EQU	PURCHASED	5/12/2010	42,121	0	100%	42,121	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,121	0
519	2476	Telephone System	EQU	PURCHASED	5/11/2011	9,973	0	100%	9,973	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,973	0
520	2477	Part Of Engineering Plan Reproduction	EQU	PURCHASED	8/13/2013	3,196	0	100%	3,196	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,196	0
521	2478	Network Infrastructure Upgrade	EQU	PURCHASED	11/20/2013	12,000	0	100%	12,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,000	0
522	2479	John Deere Dh13 Dh1376-9" Disk Harrow	EQU	PURCHASED	9/27/2015	2,670	0	100%	2,670	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,670	0
523	2480	New Software	EQU	PURCHASED	4/12/2015	60,000	0	100%	60,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,000	0
524	2481	Network Infrastructure Upgrade	EQU	PURCHASED	11/29/2014	4,474	0	100%	4,474	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,474	0
525	2482	Mapping	EQU	PURCHASED	12/31/2014	73,824	0	100%	73,824	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73,824	0
526	2243	Radio Replacement	EQU	PURCHASED	10/5/2018	11,233	0	100%	11,233	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,233	0
527	3474	Utility Master Plan	EQU	PURCHASED	3/2/2021	158,643	0	100%	158,643	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158,643	0
528	1881	REPLACE PORTABLE RADIOS - CITYWIDE	EQU	PURCHASED	4/28/2020	11,233	0	100%	11,233	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,233	0
529	2248	C-SERIES BIG FRAM C/M-10-17166 (10,000 L	EQU	PURCHASED	1/29/2020	36,704	0	100%	36,704	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,704	0
530	2483	Project Management & Implementation	EQU	PURCHASED	10/30/2017	5,528	0	100%	5,528	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,528	0
531	3551	2022 Ford F-350 - 421-5555-580.64-01 - FY21-22	EQU	PURCHASED	6/7/2022	67,979	0	100%	67,979	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,979	0
532	3552	2022 Ford F-350 - 421-5555-580.64-01 - FY21-22	EQU	PURCHASED	9/7/2022	67,979	0	100%	67,979	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,979	0
533	3613	Novatime - Complete	EQU	PURCHASED	8/12/2021	55,840	0	100%	55,840	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,840	0
		Water Equipment																											
534	2142	4300 Lb Ditcher W/ Chairs	EQU	PURCHASED	12/6/1983	$10,000	$0	100%	$10,000	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0
535	2143	Shed	EQU	PURCHASED	3/15/1988	3,000	0	100%	3,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0
536	2144	Incinolet Electric Toilet	EQU	PURCHASED	8/22/1981	1,445	0	100%	1,445	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,445	0
537	2145	Magnetic Locators	EQU	PURCHASED	7/31/1994	5,856	0	100%	5,856	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,856	0
538	2146	Line Stop Machine	EQU	PURCHASED	6/19/1995	14,955	0	100%	14,955	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,955	0
539	2147	Depolex Analyzer	EQU	PURCHASED	2/6/1995	6,879	0	100%	6,879	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,879	0
540	2148	486 Multimedia - Jimmy Snell	EQU	PURCHASED	4/30/1995	3,169	0	100%	3,169	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,169	0
541	2149	1997 Ford F8000 #405	EQU	PURCHASED	9/15/1996	27,784	0	100%	27,784	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27,784	0
542	2151	Shed City	EQU	PURCHASED	11/28/1995	5,415	0	100%	5,415	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,415	0
543	2160	Utility Body Unit # 420	EQU	PURCHASED	1/24/1996	2,475	0	100%	2,475	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,475	0
544	2153	Water Treatment & Controls	EQU	PURCHASED	11/29/1995	8,862	0	100%	8,862	WT	0	8,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
545	2154	Portable Circular Chart And Recorder	EQU	PURCHASED	1/21/1997	1,282	0	100%	1,282	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,282	0
546	2155	Chlorinators 2 Each	EQU	PURCHASED	8/19/1998	9,200	0	100%	9,200	WT	0	9,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
547	2156	Wa9904 Hydra Stopping Machine	EQU	PURCHASED	11/12/1998	19,945	0	100%	19,945	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,945	0
548	2150	Wa9906 Hydraulic Tools #405	EQU	PURCHASED	3/21/1999	7,109	0	100%	7,109	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,109	0
549	2157	Wa9908 Replace "Mole"	EQU	PURCHASED	11/17/1998	3,997	0	100%	3,997	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,997	0
550	2158	Chlorine Alarm	EQU	PURCHASED	3/17/1999	1,469	0	100%	1,469	WT	0	1,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
551	2161	Speedshore Alum Panels, Trench Braces & Clamps	EQU	PURCHASED	6/20/2001	2,693	0	100%	2,693	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,693	0
552	2162	Wa 0100 Automatic Transfer Switch 4 Pole	EQU	PURCHASED	1/14/2001	17,725	0	100%	17,725	WT	0	17,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
553	2163	3-Pole Transfer Switch 400 Amp 600 Volt	EQU	PURCHASED	3/19/2002	2,341	0	100%	2,341	WT	0	2,341	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
554	2164	Multi-Trode Units	EQU	PURCHASED	5/14/2002	3,495	0	100%	3,495	WT	0	3,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
555	2165	2 " Flygt Grinder Pump	EQU	PURCHASED	4/15/2002	1,928	0	100%	1,928	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,928	0
556	2166	D620 I Controller Door Mounted Aluminum Cover Plate	EQU	PURCHASED	4/8/2002	7,100	0	100%	7,100	WT	0	7,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
557	2167	Safetronics 200 Hp Gp 104200-1 V/T Drive Pump	EQU	PURCHASED	11/12/2001	14,382	0	100%	14,382	WT	0	14,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
558	2168	Emco Sono-Trak Flow Meter	EQU	PURCHASED	3/18/2003	2,825	0	100%	2,825	WT	0	2,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
559	2169	Emco Sono-Trak Flow Meter	EQU	PURCHASED	3/18/2003	2,825	0	100%	2,825	WT	0	2,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
560	2170	Circular Chart Recorder 12" Truline	EQU	PURCHASED	5/8/2003	1,610	0	100%	1,610	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,610	0
561	2171	3 Hp Pump 230V/23Ov	EQU	PURCHASED	4/22/2003	1,861	0	100%	1,861	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,861	0
562	2172	High Serve Pump (Wa0301)	EQU	PURCHASED	10/22/1999	13,890	0	100%	13,890	WT	0	13,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
563	2173	3" Honda Gas Pump	EQU	PURCHASED	11/30/2003	1,404	0	100%	1,404	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,404	0
564	2174	Foxcroft Cl2 Analyzer	EQU	PURCHASED	8/30/2004	2,070	0	100%	2,070	WT	0	2,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
565	2175	Foxcroft Cl2 Analyzer	EQU	PURCHASED	8/30/2004	2,070	0	100%	2,070	WT	0	2,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
566	2176	Clamp-On Flow Meter	EQU	PURCHASED	9/11/2004	2,825	0	100%	2,825	WT	0	2,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
567	2177	Well Head Replacement - Limit	EQU	PURCHASED	4/25/2005	60,000	0	100%	60,000	Supply	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
568	2178	Katologht D659Frx4 Generator - Limit	EQU	PURCHASED	11/22/2004	8,230	0	100%	8,230	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,230	0
569	2179	Turbidmeter	EQU	PURCHASED	4/5/2005	1,762	0	100%	1,762	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,762	0
570	2181	Turbidmeter	EQU	PURCHASED	8/31/2005	1,268	0	100%	1,268	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,268	0
571	2182	2006 Scag 19Hp Kaw Mower #B4400160	EQU	PURCHASED	9/29/2006	4,986	0	100%	4,986	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,986	0
572	2183	777 Commercial L.C. #Tc077B040718	EQU	PURCHASED	9/29/2006	8,534	0	100%	8,534	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,534	0
573	2184	Excavator Locator	EQU	PURCHASED	9/29/2006	13,500	0	100%	13,500	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,500	0
574	2185	Pipe Locator	EQU	PURCHASED	9/29/2006	33,130	0	100%	33,130	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,130	0
575	2186	Breathing Equipment	EQU	PURCHASED	9/29/2006	3,558	0	100%	3,558	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,558	0
576	2187	Hydraulic Power Unit	EQU	PURCHASED	9/29/2006	4,803	0	100%	4,803	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,803	0
577	2188	2007 Ford F150 Unit #746	EQU	PURCHASED	11/12/2006	17,316	0	100%	17,316	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,316	0
578	2189	Honda Generator 3000W	EQU	PURCHASED	3/25/2007	4,136	0	100%	4,136	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,136	0
579	2190	Honda Generator Eu2000	EQU	PURCHASED	3/25/2007	2,499	0	100%	2,499	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,499	0
580	2191	2 Honda Generator Eu2000	EQU	PURCHASED	7/25/2007	3,290	0	100%	3,290	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,290	0
581	2192	Mini Excavator & Trailer	EQU	PURCHASED	10/24/2006	35,900	0	100%	35,900	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,900	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System							General	
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect	Plant	Other
582	2193	Mini Excavator & Trailer	EQU	PURCHASED	10/31/2006	4,070	0	100%	4,070	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,070	0
583	2194	Punch Driver	EQU	PURCHASED	11/27/2006	1,366	0	100%	1,366	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,366	0
584	2195	Model 711 Portable Meter	EQU	PURCHASED	12/5/2006	1,515	0	100%	1,515	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,515	0
585	2196	Latrine Inspection System	EQU	PURCHASED	12/6/2006	7,250	0	100%	7,250	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,250	0
586	2197	Bench Chain Vise Bc-810	EQU	PURCHASED	2/8/2007	1,129	0	100%	1,129	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,129	0
587	2198	Tool Box	EQU	PURCHASED	8/23/2007	1,218	0	100%	1,218	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,218	0
588	2199	Core Drill	EQU	PURCHASED	9/3/2007	1,515	0	100%	1,515	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,515	0
589	2200	2006 Scag Riding Mower #B63011673	EQU	PURCHASED	9/18/2007	7,215	0	100%	7,215	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,215	0
590	2201	Lap Equipment	EQU	PURCHASED	4/29/2007	6,993	0	100%	6,993	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,993	0
591	2202	Telemetry Computer	EQU	PURCHASED	9/29/2007	2,142	0	100%	2,142	Telemetry	0	357	0	357	0	357	0	0	0	357	0	357	0	357	0	0	0	0
592	2203	Portable Filtration System	EQU	PURCHASED	2/5/2007	1,761	0	100%	1,761	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,761	0
593	2204	Projector	EQU	PURCHASED	9/9/2007	1,359	0	100%	1,359	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,359	0
594	2205	Curb Stops	EQU	PURCHASED	9/30/2006	1,444	0	100%	1,444	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,444	0
595	2207	Vmac	EQU	PURCHASED	11/27/2007	7,137	0	100%	7,137	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,137	0
596	2208	Mower	EQU	PURCHASED	1/24/2008	2,717	0	100%	2,717	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,717	0
597	2209	Chevy 3500 Unit #403	EQU	PURCHASED	2/3/2008	20,010	0	100%	20,010	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,010	0
598	2210	Paving Breaker	EQU	PURCHASED	2/4/2008	1,342	0	100%	1,342	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,342	0
599	2211	Digger & Tamper	EQU	PURCHASED	2/4/2008	2,326	0	100%	2,326	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,326	0
600	2212	Valve Operator	EQU	PURCHASED	2/12/2008	3,000	0	100%	3,000	WT	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
601	2216	Jobsite Chest	EQU	PURCHASED	4/8/2008	1,222	0	100%	1,222	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,222	0
602	2217	Truck Body	EQU	PURCHASED	4/18/2008	6,649	0	100%	6,649	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,649	0
603	2218	Tools	EQU	PURCHASED	8/6/2008	2,419	0	100%	2,419	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,419	0
604	2219	Honda Generator	EQU	PURCHASED	9/3/1985	6,240	0	100%	6,240	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,240	0
605	2220	Water Treatment & Controls	EQU	PURCHASED	9/28/2008	15,250	0	100%	15,250	WT	0	15,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606	2221	Groundomat Tool	EQU	PURCHASED	12/30/2008	9,630	0	100%	9,630	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,630	0
607	2222	John Deere Rotary Cutter	EQU	PURCHASED	3/1/2009	2,505	0	100%	2,505	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,505	0
608	2223	Hydraulic Punch Set - Grainger, Inc.	EQU	PURCHASED	4/23/2009	1,353	0	100%	1,353	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,353	0
609	2224	Electromagnetic Flow Meter	EQU	PURCHASED	9/23/2010	6,093	0	100%	6,093	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,093	0
610	2225	Generator	EQU	PURCHASED	9/29/2009	41,700	0	100%	41,700	WT	0	41,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
611	2226	Kawasaki Mower #00306	EQU	PURCHASED	9/1/2010	4,868	0	100%	4,868	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,868	0
612	2227	Diaphran Pump Equip	EQU	PURCHASED	9/9/2010	1,633	0	100%	1,633	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,633	0
613	2228	Honda Saw Walk Behind	EQU	PURCHASED	9/29/2010	1,795	0	100%	1,795	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,795	0
614	2229	Lab Equipment	EQU	PURCHASED	5/24/2011	3,145	0	100%	3,145	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,145	0
615	2230	Pc	EQU	PURCHASED	4/25/2011	1,040	0	100%	1,040	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,040	0
616	2231	Radio	EQU	PURCHASED	4/28/2011	1,706	0	100%	1,706	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,706	0
617	2232	Equipment For Maintenance Vehicle	EQU	PURCHASED	6/26/2011	8,074	0	100%	8,074	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,074	0
618	2233	Generator 30061	EQU	PURCHASED	12/8/2011	43,879	0	100%	43,879	WT	0	43,879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
619	2234	Fgutilscan1A-Lt 4Ooa	EQU	PURCHASED	5/29/2012	14,000	0	100%	14,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,000	0
620	2235	Fgutilscan1A-Lt 4Ooa	EQU	PURCHASED	5/29/2012	275	0	100%	275	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	275	0
621	2236	Meter Reading Equipment Charge To Operating	EQU	PURCHASED	9/23/2012	10,070	0	100%	10,070	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,070	0
622	2237	2013 Ford Truck Unit #401 1FTMF1CMXDFD11782	EQU	PURCHASED	8/12/2013	14,962	0	100%	14,962	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,962	0
623	2238	Power Equip Direct - Pressure Washer	EQU	PURCHASED	1/19/2013	1,799	0	100%	1,799	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,799	0
624	2239	Wet Tap Equipment	EQU	PURCHASED	10/29/2014	3,230	0	100%	3,230	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,230	0
625	2240	Missell (Mole)	EQU	PURCHASED	10/29/2014	4,374	0	100%	4,374	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,374	0
626	2241	Line Stop Rebuild	EQU	PURCHASED	1/30/2015	12,258	0	100%	12,258	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,258	0
627	2242	Nepturne Transceiver System	EQU	PURCHASED	9/29/2015	1,961	0	100%	1,961	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,961	0
628	2100	RD8100 PDLG RECEIVER W/GPS TRANSMITTER,	EQU	PURCHASED	4/27/2018	4,142	0	100%	4,142	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,142	0
629	2247	MP+ PORTABLE PUSH SYSTEM PER QTE # 02122	EQU	PURCHASED	2/20/2020	15,450	0	100%	15,450	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,450	0
630	2249	CATERPILLAR 289D COMPACT TRACK LOADER B	EQU	PURCHASED	1/21/2020	70,600	0	100%	70,600	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70,600	0
631	2452	RD8100 PDLG RECEIVER W/GPS TRANSMITTER,	EQU	PURCHASED	12/28/2017	4,142	0	100%	4,142	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,142	0
632	2484	Utility Scan Toughpad w/Linetrac Model#656	EQU	PURCHASED	4/27/2019	18,465	0	100%	18,465	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,465	0
633	3068	Fire Hydrants 3ft	EQU	PURCHASED	2/13/2017	3,060	0	100%	3,060	FH	0	0	0	0	0	0	0	3,060	0	0	0	0	0	0	0	0	0	0
634	3069	Fire Hydrants 3ft	EQU	PURCHASED	2/13/2017	1,389	0	100%	1,389	FH	0	0	0	0	0	0	0	1,389	0	0	0	0	0	0	0	0	0	0
635	3070	Fire Hydrants 4ft	EQU	PURCHASED	2/13/2017	1,433	0	100%	1,433	FH	0	0	0	0	0	0	0	1,433	0	0	0	0	0	0	0	0	0	0
636	3088	Fire Hydrants 4ft	EQU	PURCHASED	10/1/2018	2,912	0	100%	2,912	FH	0	0	0	0	0	0	0	2,912	0	0	0	0	0	0	0	0	0	0
637	2244	MIXERS FOR GST (1 EA@23660)	EQU	PURCHASED	4/25/2019	23,660	0	100%	23,660	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,660	0
638	2245	KECO CHEMTUBE PPS-10 PUMP PERISTALTIC HO	EQU	PURCHASED	4/3/2019	5,158	0	100%	5,158	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,158	0
639	2246	EXALT EXTREME RADIO AIR 15 G (1 EA@4860)	EQU	PURCHASED	4/3/2019	4,860	0	100%	4,860	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,860	0
640	2250	WTP#1 POST PUMP SKID EMERGENCY REPAIR	EQU	PURCHASED	4/1/2020	12,500	0	100%	12,500	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,500	0
641	2251	GENERATOR REPAIR AT WTP 2- PER WORK ORDE	EQU	PURCHASED	4/19/2020	12,987	0	100%	12,987	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,987	0
		Wastewater Equipment																										
642	1824	Trailer Mounted Water Job Sewer Cleaner	EQU	PURCHASED	2/27/1981	$14,657	$0	100%	$14,657	General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,657	$0
643	1825	43000 Ditcher W/Chain	EQU	PURCHASED	11/30/1983	10,000	0	100%	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000	0
644	1826	Sewer Line Inspection Camera	EQU	PURCHASED	8/30/1995	16,218	0	100%	16,218	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,218	0
645	1827	Well Monitoring - Test Pump	EQU	PURCHASED	5/12/1996	4,290	0	100%	4,290	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,290	0
646	2152	Short Snort Air Packs	EQU	PURCHASED	12/20/1995	2,410	0	100%	2,410	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,410	0
647	1828	Sr9906 Electronic Meters Wwtp	EQU	PURCHASED	8/10/1999	7,989	0	100%	7,989	ST	0	0	0	0	0	0	0	0	0	7,989	0	0	0	0	0	0	0	0
648	1829	Sr9908 Telemetry @ 4 Lift Stations	EQU	PURCHASED	5/11/1999	44,044	0	100%	44,044	Telemetry	0	7,341	0	7,341	0	7,341	0	0	0	7,341	0	7,341	0	7,341	0	0	0	0
649	1830	Sr9909 6" Wellpoint System (1/2 Cost)	EQU	PURCHASED	2/9/1999	9,356	0	100%	9,356	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,356	0
650	1831	Sr9908 Telemetry @ 4 Lift Stations	EQU	PURCHASED	12/13/1999	5,753	0	100%	5,753	Telemetry	0	959	0	959	0	959	0	0	0	959	0	959	0	959	0	0	0	0
651	1832	Sr0005 Tractor With Bush Hog	EQU	PURCHASED	6/21/2000	28,830	0	100%	28,830	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,830	0
652	1833	Sr0008 Wellpoint System (1/2)	EQU	PURCHASED	12/29/1999	12,956	0	100%	12,956	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,956	0
653	1835	Sr0115 Pump Repair With Discharge Head	EQU	PURCHASED	4/26/2001	7,393	0	100%	7,393	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,393	0
654	1836	Sr0114 All Weather Refrigerated Samplers & Pump Tube	EQU	PURCHASED	4/4/2001	3,876	0	100%	3,876	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,876	0
655	1837	Sr0105 6" Diesel Trash Pump Wheel Mounted	EQU	PURCHASED	1/10/2001	20,793	0	100%	20,793	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,793	0
656	1838	Transducer & Freight	EQU	PURCHASED	2/21/2001	1,263	0	100%	1,263	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,263	0
657	1839	200 Hp Goulds Reuse Pump Sr0203	EQU	PURCHASED	6/12/2002	7,674	0	100%	7,674	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	7,674	0	0	0	0
658	1840	Replace Pump & Install Mechanical Seal Sr0203	EQU	PURCHASED	10/22/2001	7,518	0	100%	7,518	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,518	0
659	1841	30 Hp Pump Sr0203	EQU	PURCHASED	11/12/2001	4,868	0	100%	4,868	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,868	0
660	1842	100 Hp Pump Sr0203	EQU	PURCHASED	11/12/2001	5,855	0	100%	5,855	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,855	0
661	1843	200 Hp Goulds Reuse Pump Sr0203	EQU	PURCHASED	11/12/2002	7,879	0	100%	7,879	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	0	7,879	0	0	0	0
662	1844	Water Main Txt 725 Dodge Taper Lock Reducer	EQU	PURCHASED	3/18/2002	3,624	0	100%	3,624	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,624	0
663	1845	Mds 9810 Dsp Transceiver	EQU	PURCHASED	6/20/2002	1,138	0	100%	1,138	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,138	0
664	1846	Composite Sampler Sigma 900 Awrs Plus Shipping	EQU	PURCHASED	11/6/2002	4,001	0	100%	4,001	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,001	0
665	1847	Auto Crane 3203Prx Series For Veh # 311 Dan Ortiz	EQU	PURCHASED	7/21/2003	14,010	0	100%	14,010	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,010	0
666	1848	Paging system WWTP	EQU	PURCHASED	9/10/2003	3,390	0	100%	3,390	ST	0	0	0	0	0	0	0	0	0	3,390	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System							General		
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect	Plant	Other
667	1850	225 Amp Transfer Switch	EQU	PURCHASED	4/14/2003	2,603	0	100%	2,603	ST	0	0	0	0	0	0	0	0	0	2,603	0	0	0	0	0	0	0	0	0
668	1851	Spare Pump For Lift Station # 22	EQU	PURCHASED	4/22/2003	3,775	0	100%	3,775	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	3,775	0	0	0	0	0
669	1852	Central Florida Controls Lab Equipment	EQU	PURCHASED	9/29/2004	1,270	0	100%	1,270	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,270	0
670	1853	Sr0101 Replacement Pump	EQU	PURCHASED	10/25/2003	16,632	0	100%	16,632	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16,632	0
671	1854	Lab Equip WWTP	EQU	PURCHASED	9/29/2005	21,368	0	100%	21,368	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,368	0
672	1855	Lift Station #2 Pump	EQU	PURCHASED	4/29/2006	29,644	0	100%	29,644	S-TR	0	0	0	0	0	0	0	0	0	0	0	29,644	0	0	0	0	0	0
673	1857	Lift Station Retrofit (Wa0602)	EQU	PURCHASED	9/29/2006	11,257	0	100%	11,257	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	11,257	0	0	0	0
674	1858	Vactor Truck & Equipment Unit #351	EQU	PURCHASED	9/29/2006	117,848	0	100%	117,848	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117,848	0
675	1859	2006 Tv Truck - Unit #413	EQU	PURCHASED	9/29/2006	189,387	0	100%	189,387	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,387	0
676	1860	Lap Equipment - Wwtp	EQU	PURCHASED	9/29/2006	4,860	0	100%	4,860	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,860	0
677	1861	Wwtp Pump Rep. - Lift Station	EQU	PURCHASED	10/29/2006	16,831	0	100%	16,831	S-TR	0	0	0	0	0	0	0	0	0	0	0	16,831	0	0	0	0	0	0
678	1862	Fiber Optic To Plant #2	EQU	PURCHASED	9/29/2006	1,320	0	100%	1,320	ST	0	0	0	0	0	0	0	0	0	1,320	0	0	0	0	0	0	0	0
679	1863	Wwtp Pump	EQU	PURCHASED	10/29/2006	14,628	0	100%	14,628	ST	0	0	0	0	0	0	0	0	0	14,628	0	0	0	0	0	0	0	0
680	1864	Pump & Accessories	EQU	PURCHASED	9/29/2006	1,517	0	100%	1,517	ST	0	0	0	0	0	0	0	0	0	1,517	0	0	0	0	0	0	0	0
681	1865	Pump	EQU	PURCHASED	9/29/2007	14,870	0	100%	14,870	ST	0	0	0	0	0	0	0	0	0	14,870	0	0	0	0	0	0	0	0
682	1866	Scada System	EQU	PURCHASED	3/8/2007	45,595	0	100%	45,595	STelemetry	0	0	0	0	0	0	0	0	0	15,198	0	15,198	0	15,198	0	0	0	0
683	1867	Flow Monitors	EQU	PURCHASED	10/21/2007	3,324	0	100%	3,324	ST	0	0	0	0	0	0	0	0	0	3,324	0	0	0	0	0	0	0	0
684	1868	Generator	EQU	PURCHASED	4/14/2008	56,990	0	100%	56,990	ST	0	0	0	0	0	0	0	0	0	56,990	0	0	0	0	0	0	0	0
685	1869	Chlorine Analyzer	EQU	PURCHASED	8/11/2008	3,075	0	100%	3,075	ST	0	0	0	0	0	0	0	0	0	3,075	0	0	0	0	0	0	0	0
686	1870	Pump Equipment	EQU	PURCHASED	12/5/2007	4,000	0	100%	4,000	ST	0	0	0	0	0	0	0	0	0	4,000	0	0	0	0	0	0	0	0
687	1871	4 Generators	EQU	PURCHASED	4/18/2008	152,400	0	100%	152,400	ST	0	0	0	0	0	0	0	0	0	152,400	0	0	0	0	0	0	0	0
688	1872	400 Kw Generator - Tradewinds Power	EQU	PURCHASED	4/20/2009	84,157	0	100%	84,157	ST	0	0	0	0	0	0	0	0	0	84,157	0	0	0	0	0	0	0	0
689	1873	Generator Installation - Tradewinds Power	EQU	PURCHASED	4/1/2009	21,114	0	100%	21,114	ST	0	0	0	0	0	0	0	0	0	21,114	0	0	0	0	0	0	0	0
690	1874	Generators LS 17,19,27,32 - Emergency Power Systems	EQU	PURCHASED	4/2/2009	187,953	0	100%	187,953	SGC	0	0	0	0	0	0	0	0	0	0	0	0	0	187,953	0	0	0	0
691	1875	Telemetry System	EQU	PURCHASED	4/30/2010	51,102	0	100%	51,102	STelemetry	0	0	0	0	0	0	0	0	0	17,034	0	17,034	0	17,034	0	0	0	0
692	1876	Pro-Co, Inc. Lavatory Equipment - System 182 & Visoturb	EQU	PURCHASED	10/26/2014	4,283	0	100%	4,283	ST	0	0	0	0	0	0	0	0	0	4,283	0	0	0	0	0	0	0	0
693	1877	Unit #351 Major Repair	EQU	PURCHASED	5/30/2015	20,470	0	100%	20,470	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,470	0
694	1884	EMERGENCY REPLACEMENT GEN-SET CIRCUIT BR	EQU	PURCHASED	4/24/2020	7,541	0	100%	7,541	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,541	0
695	1885	CRANE NEEDED TO REBUILD BARSCREEN COMPA	EQU	PURCHASED	4/27/2020	663	0	100%	663	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	663	0
696	1886	CRANE NEEDED TO REBUILD BARSCREEN COMPA	EQU	PURCHASED	4/1/2020	663	0	100%	663	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	663	0
697	1878	VacCon Sewer Truck Vin 1FVHG3FE3KHKC3107	EQU	PURCHASED	10/24/2017	365,344	0	100%	365,344	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	109,603	0	255,740	0	0	0	0
698	1879	56 KW GENERATOR FOR LS 24 RESO NO 2018-1	EQU	PURCHASED	4/26/2019	51,953	0	100%	51,953	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	15,586	0	36,367	0	0	0	0
699	1880	TRADEWINDS GENERATOR 125 KW & TRANSFER S	EQU	PURCHASED	4/26/2019	57,801	0	100%	57,801	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57,801	0
700	1882	56 KW GENERATOR FOR LS 24 RESO NO 2018-1	EQU	PURCHASED	4/27/2020	16,000	0	100%	16,000	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	4,800	0	11,200	0	0	0	0
701	1883	PURCHASE CRANE FOR UTILITY LIFT STATION	EQU	PURCHASED	4/21/2020	52,218	0	100%	52,218	FMSGCWeight	0	0	0	0	0	0	0	0	0	0	0	15,665	0	36,552	0	0	0	0
		Water Meters																											
702	3006	Water Meters (Wa20306)	MET	PURCHASED	9/30/2005	$60,590	$0	100%	$60,590	Meters	$0	$0	$0	$0	$0	$0	$0	$0	$60,590	$0	$0	$0	$0	$0	$0	$0	$0	$0
703	3008	Water Meters	MET	PURCHASED	12/31/2005	43,081	0	100%	43,081	Meters	0	0	0	0	0	0	0	0	43,081	0	0	0	0	0	0	0	0	0
704	3009	Meters	MET	PURCHASED	12/31/2006	58,901	0	100%	58,901	Meters	0	0	0	0	0	0	0	0	58,901	0	0	0	0	0	0	0	0	0
705	3010	Radio Read Meter Conversion	MET	PURCHASED	9/30/2007	9,925	0	100%	9,925	Meters	0	0	0	0	0	0	0	0	9,925	0	0	0	0	0	0	0	0	0
706	3011	Meters	MET	PURCHASED	12/31/2007	4,948	0	100%	4,948	Meters	0	0	0	0	0	0	0	0	4,948	0	0	0	0	0	0	0	0	0
707	3012	Master Meter	MET	PURCHASED	12/31/2007	4,303	0	100%	4,303	Meters	0	0	0	0	0	0	0	0	4,303	0	0	0	0	0	0	0	0	0
708	3013	Meters	MET	PURCHASED	12/31/2008	51,527	0	100%	51,527	Meters	0	0	0	0	0	0	0	0	51,527	0	0	0	0	0	0	0	0	0
709	3014	Meters	MET	PURCHASED	12/31/2009	103,355	0	100%	103,355	Meters	0	0	0	0	0	0	0	0	103,355	0	0	0	0	0	0	0	0	0
710	3023	3/4" Water Meters	MET	PURCHASED	12/31/2010	144,876	0	100%	144,876	Meters	0	0	0	0	0	0	0	0	144,876	0	0	0	0	0	0	0	0	0
711	3030	1" Water Meter	MET	PURCHASED	12/31/2010	19,866	0	100%	19,866	Meters	0	0	0	0	0	0	0	0	19,866	0	0	0	0	0	0	0	0	0
712	3037	1 1/2" Water Meter	MET	PURCHASED	12/31/2010	704	0	100%	704	Meters	0	0	0	0	0	0	0	0	704	0	0	0	0	0	0	0	0	0
713	3044	2" Water Meter	MET	PURCHASED	12/31/2010	3,256	0	100%	3,256	Meters	0	0	0	0	0	0	0	0	3,256	0	0	0	0	0	0	0	0	0
714	3022	3/4" Water Meters	MET	PURCHASED	8/7/2012	153,547	0	100%	153,547	Meters	0	0	0	0	0	0	0	0	153,547	0	0	0	0	0	0	0	0	0
715	3029	1" Water Meter	MET	PURCHASED	10/6/2012	34,050	0	100%	34,050	Meters	0	0	0	0	0	0	0	0	34,050	0	0	0	0	0	0	0	0	0
716	3036	1 1/2" Water Meter	MET	PURCHASED	9/7/2012	10,490	0	100%	10,490	Meters	0	0	0	0	0	0	0	0	10,490	0	0	0	0	0	0	0	0	0
717	3043	2" Water Meter	MET	PURCHASED	10/7/2012	18,111	0	100%	18,111	Meters	0	0	0	0	0	0	0	0	18,111	0	0	0	0	0	0	0	0	0
718	3050	3" Water Meter	MET	PURCHASED	6/9/2012	2,586	0	100%	2,586	Meters	0	0	0	0	0	0	0	0	2,586	0	0	0	0	0	0	0	0	0
719	3051	4" Water Meter	MET	PURCHASED	5/9/2012	3,235	0	100%	3,235	Meters	0	0	0	0	0	0	0	0	3,235	0	0	0	0	0	0	0	0	0
720	3052	4" Water Meter	MET	PURCHASED	10/14/2011	100	0	100%	100	Meters	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0
721	3054	1" Reclaimed Water Meter	MET	PURCHASED	9/7/2012	39,097	0	100%	39,097	Meters	0	0	0	0	0	0	0	0	39,097	0	0	0	0	0	0	0	0	0
722	3061	1 1/2" Reclaimed Water Meter	MET	PURCHASED	8/8/2012	1,620	0	100%	1,620	Meters	0	0	0	0	0	0	0	0	1,620	0	0	0	0	0	0	0	0	0
723	3090	5/8" Meters	MET	PURCHASED	12/31/2019	73,744	0	100%	73,744	Meters	0	0	0	0	0	0	0	0	73,744	0	0	0	0	0	0	0	0	0
724	3091	5/8" Meters	MET	PURCHASED	12/31/2019	29,925	0	100%	29,925	Meters	0	0	0	0	0	0	0	0	29,925	0	0	0	0	0	0	0	0	0
725	3055	1" Reclaimed Water Meter	MET	PURCHASED	2/21/2013	3,899	0	100%	3,899	Meters	0	0	0	0	0	0	0	0	3,899	0	0	0	0	0	0	0	0	0
726	3024	3/4" Water Meters	MET	PURCHASED	12/31/2013	75,574	0	100%	75,574	Meters	0	0	0	0	0	0	0	0	75,574	0	0	0	0	0	0	0	0	0
727	3031	1" Water Meter	MET	PURCHASED	12/31/2013	3,944	0	100%	3,944	Meters	0	0	0	0	0	0	0	0	3,944	0	0	0	0	0	0	0	0	0
728	3038	1 1/2" Water Meter	MET	PURCHASED	12/31/2013	1,520	0	100%	1,520	Meters	0	0	0	0	0	0	0	0	1,520	0	0	0	0	0	0	0	0	0
729	3045	2" Water Meter	MET	PURCHASED	12/31/2013	1,709	0	100%	1,709	Meters	0	0	0	0	0	0	0	0	1,709	0	0	0	0	0	0	0	0	0
730	3056	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2013	28,769	0	100%	28,769	Meters	0	0	0	0	0	0	0	0	28,769	0	0	0	0	0	0	0	0	0
731	3062	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2013	820	0	100%	820	Meters	0	0	0	0	0	0	0	0	820	0	0	0	0	0	0	0	0	0
732	3032	1" Water Meter	MET	PURCHASED	10/1/2014	27,217	0	500%	27,217	Meters	0	0	0	0	0	0	0	0	27,217	0	0	0	0	0	0	0	0	0
733	3033	1" Water Meter	MET	PURCHASED	12/31/2015	41,205	0	600%	41,205	Meters	0	0	0	0	0	0	0	0	41,205	0	0	0	0	0	0	0	0	0
734	3039	1 1/2" Water Meter	MET	PURCHASED	10/1/2014	760	0	700%	760	Meters	0	0	0	0	0	0	0	0	760	0	0	0	0	0	0	0	0	0
735	3040	1 1/2" Water Meter	MET	PURCHASED	12/31/2015	11,427	0	800%	11,427	Meters	0	0	0	0	0	0	0	0	11,427	0	0	0	0	0	0	0	0	0
736	3057	1" Reclaimed Water Meter	MET	PURCHASED	10/1/2014	15,090	0	1100%	15,090	Meters	0	0	0	0	0	0	0	0	15,090	0	0	0	0	0	0	0	0	0
737	3058	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2015	64,504	0	1200%	64,504	Meters	0	0	0	0	0	0	0	0	64,504	0	0	0	0	0	0	0	0	0
738	3067	Hydrants	MET	PURCHASED	12/31/2016	19,270	0	2100%	19,270	Meters	0	0	0	0	0	0	0	0	19,270	0	0	0	0	0	0	0	0	0
739	3007	Water Meters	MET	PURCHASED	12/31/2005	71,311	0	100%	71,311	Meters	0	0	0	0	0	0	0	0	71,311	0	0	0	0	0	0	0	0	0
740	3015	3/4" Water Meters	MET	PURCHASED	6/9/2012	54,214	0	100%	54,214	Meters	0	0	0	0	0	0	0	0	54,214	0	0	0	0	0	0	0	0	0
741	3016	3/4" Water Meters	MET	PURCHASED	1/14/2013	11,198	0	100%	11,198	Meters	0	0	0	0	0	0	0	0	11,198	0	0	0	0	0	0	0	0	0
742	3017	3/4" Water Meters	MET	PURCHASED	2/21/2013	3,799	0	100%	3,799	Meters	0	0	0	0	0	0	0	0	3,799	0	0	0	0	0	0	0	0	0
743	3018	3/4" Water Meters	MET	PURCHASED	4/25/2013	3,799	0	100%	3,799	Meters	0	0	0	0	0	0	0	0	3,799	0	0	0	0	0	0	0	0	0
744	3019	3/4" Water Meters	MET	PURCHASED	4/5/2013	7,898	0	100%	7,898	Meters	0	0	0	0	0	0	0	0	7,898	0	0	0	0	0	0	0	0	0
745	3020	3/4" Water Meters	MET	PURCHASED	12/31/2013	36,793	0	100%	36,793	Meters	0	0	0	0	0	0	0	0	36,793	0	0	0	0	0	0	0	0	0
746	3021	3/4" Water Meters	MET	PURCHASED	10/1/2014	12,282	0	100%	12,282	Meters	0	0	0	0	0	0	0	0	12,282	0	0	0	0	0	0	0	0	0
747	3025	3/4" Water Meters	MET	PURCHASED	10/1/2014	30,160	0	100%	30,160	Meters	0	0	0	0	0	0	0	0	30,160	0	0	0	0	0	0	0	0	0
748	3026	3/4" Water Meters	MET	PURCHASED	12/31/2015	352,455	0	100%	352,455	Meters	0	0	0	0	0	0	0	0	352,455	0	0	0	0	0	0	0	0	0
749	3027	3/4" Water Meters	MET	PURCHASED	12/31/2016	92,728	0	100%	92,728	Meters	0	0	0	0	0	0	0	0	92,728	0	0	0	0	0	0	0	0	0
750	3028	3/4" Water Meters	MET	PURCHASED	12/31/2017	40,215	0	100%	40,215	Meters	0	0	0	0	0	0	0	0	40,215	0	0	0	0	0	0	0	0	0
751	3034	1" Water Meter	MET	PURCHASED	12/31/2016	26,979	0	100%	26,979	Meters	0	0	0	0	0	0	0	0	26,979	0	0	0	0	0	0	0	0	0
752	3035	1" Water Meter	MET	PURCHASED	12/31/2017	8,973	0	100%	8,973	Meters	0	0	0	0	0	0	0	0	8,973	0	0	0	0	0	0	0	0	0
753	3041	1 1/2" Water Meter	MET	PURCHASED	12/31/2016	13,695	0	100%	13,695	Meters	0	0	0	0	0	0	0	0	13,695	0	0	0	0	0	0	0	0	0
754	3042	1 1/2" Water Meter	MET	PURCHASED	12/31/2017	1,125	0	100%	1,125	Meters	0	0	0	0	0	0	0	0	1,125	0	0	0	0	0	0	0	0	0
755	3046	2" Water Meter	MET	PURCHASED	10/2/2014	168	0	100%	168	Meters	0	0	0	0	0	0	0	0	168	0	0	0	0	0	0	0	0	0
756	3047	2" Water Meter	MET	PURCHASED	12/31/2015	8,536	0	100%	8,536	Meters	0	0	0	0	0	0	0	0	8,536	0	0	0	0	0	0	0	0	0
757	3048	2" Water Meter	MET	PURCHASED	12/31/2016	11,325	0	100%	11,325	Meters	0	0	0	0	0	0	0	0	11,325	0	0	0	0	0	0	0	0	0
758	3049	2" Water Meter	MET	PURCHASED	12/31/2017	640	0	100%	640	Meters	0	0	0	0	0	0	0	0	640	0	0	0	0	0	0	0	0	0
759	3053	4" Water Meter	MET	PURCHASED	12/31/2017	7,552	0	100%	7,552	Meters	0	0	0	0	0	0	0	0	7,552	0	0	0	0	0	0	0	0	0
760	3071	3/4" Water Meters	MET	PURCHASED	10/1/2018	45,216	0	100%	45,216	Meters	0	0	0	0	0	0	0	0	45,216	0	0	0	0	0	0	0	0	0
761	3072	3/4" Water Meters	MET	PURCHASED	10/1/2018	45,486	0	100%	45,486	Meters	0	0	0	0	0	0	0	0	45,486	0	0	0	0	0	0	0	0	0
762	3073	3/4" Water Meters	MET	PURCHASED	10/1/2018	3,520	0	100%	3,520	Meters	0	0	0	0	0	0	0	0	3,520	0	0	0	0	0	0	0	0	0
763	3074	3/4" Water Meters	MET	PURCHASED	10/1/2018	31,680	0	100%	31,680	Meters	0	0	0	0	0	0	0	0	31,680	0	0	0	0	0	0	0	0	0
764	3075	1" Water Meter	MET	PURCHASED	10/1/2018	16,954	0	100%	16,954	Meters	0	0	0	0	0	0	0	0	16,954	0	0	0	0	0	0	0	0	0
765	3076	1" Water Meter	MET	PURCHASED	10/1/2018	1,222	0	100%	1,222	Meters	0	0	0	0	0	0	0	0	1,222	0	0	0	0	0	0	0	0	0

Appendix 1
City of Mount Dora, Florida
Sewer Connection Fee Study

Functionalization of Existing Utility System Assets [1]

Line No.	Asset Tag	Description	Type	Acquired	Acquired Date	Acquisition Amount	Adjustments	Percent Allocable to City	Adj. Acq. Amt.	Type	Water System										Wastewater System							General Plant	Other
											Supply	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Trans.	Effl./Recl. Transmission	Collection	Effl./Recl. Distribution	Indirect		
766	3077	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	403	0	100%	403	Meters	0	0	0	0	0	0	0	0	403	0	0	0	0	0	0	0	0	0
767	3078	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	957	0	100%	957	Meters	0	0	0	0	0	0	0	0	957	0	0	0	0	0	0	0	0	0
768	3079	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	2,520	0	100%	2,520	Meters	0	0	0	0	0	0	0	0	2,520	0	0	0	0	0	0	0	0	0
769	3080	1 1/2" Water Meter	MET	PURCHASED	10/1/2018	453	0	100%	453	Meters	0	0	0	0	0	0	0	0	453	0	0	0	0	0	0	0	0	0
770	3081	2" Water Meter	MET	PURCHASED	10/1/2018	1,944	0	100%	1,944	Meters	0	0	0	0	0	0	0	0	1,944	0	0	0	0	0	0	0	0	0
771	3082	2" Water Meter	MET	PURCHASED	10/1/2018	599	0	100%	599	Meters	0	0	0	0	0	0	0	0	599	0	0	0	0	0	0	0	0	0
772	3083	2" Water Meter	MET	PURCHASED	10/1/2018	900	0	100%	900	Meters	0	0	0	0	0	0	0	0	900	0	0	0	0	0	0	0	0	0
773	3089	3" Fire Hydrant Meters	MET	PURCHASED	10/1/2018	6,675	0	100%	6,675	Meters	0	0	0	0	0	0	0	0	6,675	0	0	0	0	0	0	0	0	0
774	3092	1 Meters	MET	PURCHASED	12/31/2019	14,045	0	100%	14,045	Meters	0	0	0	0	0	0	0	0	14,045	0	0	0	0	0	0	0	0	0
775	3093	1 Meters	MET	PURCHASED	12/31/2019	4,645	0	100%	4,645	Meters	0	0	0	0	0	0	0	0	4,645	0	0	0	0	0	0	0	0	0
776	3094	1 Meters	MET	PURCHASED	12/31/2019	1,384	0	100%	1,384	Meters	0	0	0	0	0	0	0	0	1,384	0	0	0	0	0	0	0	0	0
777	3095	1 Meters	MET	PURCHASED	12/31/2019	704	0	100%	704	Meters	0	0	0	0	0	0	0	0	704	0	0	0	0	0	0	0	0	0
778	3096	1,5 Meters	MET	PURCHASED	12/31/2019	1,360	0	100%	1,360	Meters	0	0	0	0	0	0	0	0	1,360	0	0	0	0	0	0	0	0	0
779	3097	1,5 Meters	MET	PURCHASED	12/31/2019	2,392	0	100%	2,392	Meters	0	0	0	0	0	0	0	0	2,392	0	0	0	0	0	0	0	0	0
780	3098	2 Meters	MET	PURCHASED	12/31/2019	1,198	0	100%	1,198	Meters	0	0	0	0	0	0	0	0	1,198	0	0	0	0	0	0	0	0	0
781	3099	2 Meters	MET	PURCHASED	12/31/2019	150	0	100%	150	Meters	0	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	0	0
782	3100	2 Meters	MET	PURCHASED	12/31/2019	1,458	0	100%	1,458	Meters	0	0	0	0	0	0	0	0	1,458	0	0	0	0	0	0	0	0	0
783	3107	NEPTUNE MACH 10 R900I METERS - 3" 12" FL	MET	PURCHASED	12/31/2019	6,771	0	100%	6,771	Meters	0	0	0	0	0	0	0	0	6,771	0	0	0	0	0	0	0	0	0
784	2445	4" HP TURBINE RECLAIMED METER	MET	PURCHASED	11/18/2017	2,145	0	100%	2,145	Meters	0	0	0	0	0	0	0	0	2,145	0	0	0	0	0	0	0	0	0
785	3059	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2016	43,310	0	100%	43,310	Meters	0	0	0	0	0	0	0	0	43,310	0	0	0	0	0	0	0	0	0
786	3060	1" Reclaimed Water Meter	MET	PURCHASED	12/31/2017	3,916	0	100%	3,916	Meters	0	0	0	0	0	0	0	0	3,916	0	0	0	0	0	0	0	0	0
787	3063	2" Reclaimed Water Meter	MET	PURCHASED	10/2/2014	1,094	0	100%	1,094	Meters	0	0	0	0	0	0	0	0	1,094	0	0	0	0	0	0	0	0	0
788	3064	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2015	8,450	0	100%	8,450	Meters	0	0	0	0	0	0	0	0	8,450	0	0	0	0	0	0	0	0	0
789	3065	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2016	1,531	0	100%	1,531	Meters	0	0	0	0	0	0	0	0	1,531	0	0	0	0	0	0	0	0	0
790	3066	2" Reclaimed Water Meter	MET	PURCHASED	12/31/2017	489	0	100%	489	Meters	0	0	0	0	0	0	0	0	489	0	0	0	0	0	0	0	0	0
791	3084	1" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	31,422	0	100%	31,422	Meters	0	0	0	0	0	0	0	0	31,422	0	0	0	0	0	0	0	0	0
792	3085	1" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	1,869	0	100%	1,869	Meters	0	0	0	0	0	0	0	0	1,869	0	0	0	0	0	0	0	0	0
793	3086	2" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	1,819	0	100%	1,819	Meters	0	0	0	0	0	0	0	0	1,819	0	0	0	0	0	0	0	0	0
794	3087	2" Reclaimed Water Meter	MET	PURCHASED	10/1/2018	785	0	100%	785	Meters	0	0	0	0	0	0	0	0	785	0	0	0	0	0	0	0	0	0
795	3101	1 Reclaim Meters	MET	PURCHASED	12/31/2019	4,975	0	100%	4,975	Meters	0	0	0	0	0	0	0	0	4,975	0	0	0	0	0	0	0	0	0
796	3102	1 Reclaim Meters	MET	PURCHASED	12/31/2019	915	0	100%	915	Meters	0	0	0	0	0	0	0	0	915	0	0	0	0	0	0	0	0	0
797	3103	1 Reclaim Meters	MET	PURCHASED	12/31/2019	953	0	100%	953	Meters	0	0	0	0	0	0	0	0	953	0	0	0	0	0	0	0	0	0
798	3104	1 Reclaim Meters	MET	PURCHASED	12/31/2019	5,616	0	100%	5,616	Meters	0	0	0	0	0	0	0	0	5,616	0	0	0	0	0	0	0	0	0
799	3105	1 Reclaim Meters	MET	PURCHASED	12/31/2019	2,710	0	100%	2,710	Meters	0	0	0	0	0	0	0	0	2,710	0	0	0	0	0	0	0	0	0
800	3106	2 Reclaim Meters	MET	PURCHASED	12/31/2019	828	0	100%	828	Meters	0	0	0	0	0	0	0	0	828	0	0	0	0	0	0	0	0	0
		Construction In Progress As Of September 30, 2022																											
801	2485	SR44 Utility Relocation - 421-5555-580.63-01-CB1403 - FY19-20	WIP	PURCHASED		$46,620	0	100%	46,620	WSLines	$0	$0	$0	$6,867	$0	$16,022	$0	$0	$0	$0	$0	$7,119	$0	$16,612	$0	$0	$0	$0
802	2510	Round Lake Utilities Phase I - Widening - (WI2002) - FY19-20	WIP	PURCHASED		43,828	0	100%	43,828	WSLines	0	0	0	6,456	0	15,063	0	0	0	0	0	6,693	0	15,617	0	0	0	0
803	3465	Round Lake Utilities Phase I (WI2002) - 425-5555-580.63-01-WI2002 - FY20-21	WIP	PURCHASED		2,209,816	0	100%	2,209,816	WSLines	0	0	0	325,489	0	759,475	0	0	0	0	0	337,456	0	787,397	0	0	0	0
804	3597	Round Lake Utilities Phase I - (WI2002) - 425-5555-580.63-01-WI2002 - FY21-22	WIP	PURCHASED		3,433	0	100%	3,433	WSLines	0	0	0	506	0	1,180	0	0	0	0	0	524	0	1,223	0	0	0	0
805	3554	Water treatment plant #2 new well (WA1507) - 425-5555-580.63-01-WA1507 - FY	WIP	PURCHASED		2,231	0	100%	2,231	WT	0	2,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
806	3445	Water Treatment Plan #2 New Well (WA1507) - 425-5555-580.63-01-WA1507 - F	WIP	PURCHASED		45,323	0	100%	45,323	WT	0	45,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Water treatment Plant Expansion and Improvement (WA2002) - 425-5555-580.63-									0	546,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
807	3446	01-WA2002 - FY20-21	WIP	PURCHASED		546,254	0	100%	546,254	WT																		
808	3558	Limit Ave reclaim interconnect (WW2211) - 425-5555-580.63-01-WW2211 - FY21	WIP	PURCHASED		123,471	0	100%	123,471	RWTrans	0	0	0	0	0	0	0	0	0	0	0	0	123,471	0	0	0	0	0
809	2489	Public Works Complex - 500-5555-580.63-01 FY19-20	WIP	PURCHASED		931	0	100%	931	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	931	0
810	2505	Public Works Complex - 500-5555-580.63-01 - FY19-20	WIP	PURCHASED		38,453	0	100%	38,453	General	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38,453	0
811	3556	WWTP #1 Expansion (WA2002) - 425-5555-580.63-01-WA2002 - FY21-22	WIP	PURCHASED		528,442	0	100%	528,442	ST	0	0	0	0	0	0	0	0	0	528,442	0	0	0	0	0	0	0	0
812	2493	WWTP I & 2 Evaluation	WIP	PURCHASED		75,782	0	100%	75,782	ST	0	0	0	0	0	0	0	0	0	75,782	0	0	0	0	0	0	0	0
813	2508	WWTP #1 Expansion & Impr. - (WA2002) - FY19-20	WIP	PURCHASED		289,284	0	100%	289,284	ST	0	0	0	0	0	0	0	0	0	289,284	0	0	0	0	0	0	0	0
814		TOTAL SYSTEM ASSETS - CURRENTLY REPORTED				$91,603,891	($98,682)		$91,505,209		$907,137	$9,895,883	$0	$12,044,170	$0	$6,094,420	$136,373	$142,646	$2,271,575	$27,185,794	$0	$9,787,424	$10,121,209	$9,675,212	$0	$0	$3,071,476	$171,890
815		ALLOCATION OF OTHER DEVELOPER CONTRIBUTIONS							$0		$0	$0	$0	$0	$0	$66,429	$0	$0	$0	$0	$0	$0	$0	$105,460	$0	$0	$0	($171,890)
816		ALLOCATION OF INDIRECT PLANT							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
817		TOTAL SYSTEM ASSETS - ADJUSTED FOR INDIRECT ITEMS							91,505,209		907,137	9,895,883	0	12,044,170	0	6,160,850	136,373	142,646	2,271,575	27,185,794	0	9,787,424	10,121,209	9,780,672	0	0	3,071,476	0
		Allocation									0.99%	10.81%	0.00%	13.16%	0.00%	6.73%	0.15%	0.16%	2.48%	29.71%	0.00%	10.70%	11.06%	10.69%	0.00%	0.00%	3.36%	0.00%
818		Asset Adjustment True-Up	Indirect			$0	0	100%	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
819		TOTAL ASSETS FOR IMPACT FEE DETERMINATION				$91,603,891	($98,682)		$91,505,209		$907,137	$9,895,883	$0	$12,044,170	$0	$6,160,850	$136,373	$142,646	$2,271,575	$27,185,794	$0	$9,787,424	$10,121,209	$9,780,672	$0	$0	$3,071,476	$0
820		PERCENTAGE OF TOTAL							100.00%		0.99%	10.81%	0.00%	13.16%	0.00%	6.73%	0.15%	0.16%	2.48%	29.71%	0.00%	10.70%	11.06%	10.69%	0.00%	0.00%	3.36%	0.00%
821		TOTAL ASSETS CONSIDERED AS DONATATIONS / CONTRIBUTIONS							$1,273,689		$0	$0	$0	$382,107	$0	$891,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Footnotes:

[1] Amounts shown are derived from fixed asset records provided by the City; amounts reported as of September 30, 2022. Amounts are classified to plant functions based on: i) fixed asset description and cost center / location; ii) relevance of fixed asset; and iii) ratemaking judgment.