



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
June 9, 2025, 6:00 p.m.

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

DISCUSSION ITEMS

1. Budget Parameters and Fire Assessment

UPCOMING MEETING DATES

1. Wednesday, June 11, 2025, 5:00 p.m., Joint Meeting with Lake County Board of County Commissioners (Location: Lake County Agriculture Center Auditorium, 615 Woodlea Road, Tavares, Florida 32778)
2. Tuesday, June 17, 2025, 6:00 p.m., Regular Session
3. Tuesday, July 1, 2025, 6:00 p.m., Regular Session
4. Monday, July 7, 2025, 6:00 p.m., Budget Workshop: Capital Outlay and CIP; Enterprise
5. Monday, July 15, 2025, 6:00 p.m., Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, 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. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 9, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Budget Parameters and Fire Assessment

Introduction:

This is an opportunity for the Budget Manager to deliver to City Council a Budget Presentation in reference to the upcoming Fiscal Year 2025-2026 Budget.

Discussion:

The City Staff will update City Council on the following items:

1. Guiding Principles
2. Future Assumptions
3. Estimated Tax Roll
4. Impact on Average Resident
5. Fire Assessment
6. Next Steps in the Budget Process

Budget Impact:

Presentation attached for City Council review and discussion.

Strategic Impact:

Strategic Initiative 5: Fiscal: Building a resilient foundation for enhanced financial performance and organizational excellence.

Recommendation:

City Council interactively discuss budget direction with the City Manager and Budget Manager.

Attachment(s):

1. Budget Workshop June 9th 2025

Prepared by: Vince Sandersfeld, City Manager
Reviewed by: Matthew Dodson, Budget Officer
Jennifer Gates, Accounting Manager
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 5/14/2025
Approved - 5/15/2025
Approved - 5/28/2025
Final Approval - 6/2/2025



STRENGTHENING MOUNT DORA: PROJECT PORTFOLIO

**BUDGET WORKSHOP
JUNE 9TH, 2025**

OVERVIEW



- ▶ Guiding Principles
- ▶ Future Assumptions
- ▶ Estimated Tax Roll
- ▶ Impact on Average Resident
- ▶ Fire Assessment Recap
- ▶ Next steps

GUIDING PRINCIPLES



- ▶ Provide high quality services
- ▶ Strengthen and expand Mount Dora's infrastructure
- ▶ Beautify Mount Dora
- ▶ Assure compliance with all federal, state and local laws and codes
- ▶ Human Resources: Focus on succession planning

FUTURE ASSUMPTIONS



All of the below items have to be taken into consideration to balance the budget

- ▶ Items affecting all operating funds:
 - Indirect admin cost allocation
 - Position budgeting and employee splits
- ▶ Received health insurance estimates for FY2025-26 - Clinic costs received with minor increases
- ▶ Property & casualty and workers comp insurance estimates - Should know by June 15th - estimated 2% increase
- ▶ Funding sources for future projects and capital outlays

TAXES VS CHARGES FOR SERVICE



General Fund - Taxes

- Accounts for general activities performed by the governmental entity
- The General Fund is the main operating fund for the City
- The major revenue sources for this fund are property taxes, franchise fees, business license fees, unrestricted revenues from the state, fines and forfeitures, and interest income. Expenditures are made for community development, planning, parks and recreation, public safety (police and fire), public works, and other services.

Enterprise Funds - Charges for Service

- Accounts for “business type activities” - similar to those found in the private sector
- Laws and regulations require that the activities cost of providing services including capital expenses be recovered fully with fees and charges for service instead of taxes
- Funds: Water/Wastewater; Stormwater; Sanitation; Electric; Building Department

PROPERTY TAX ROLL UPDATE



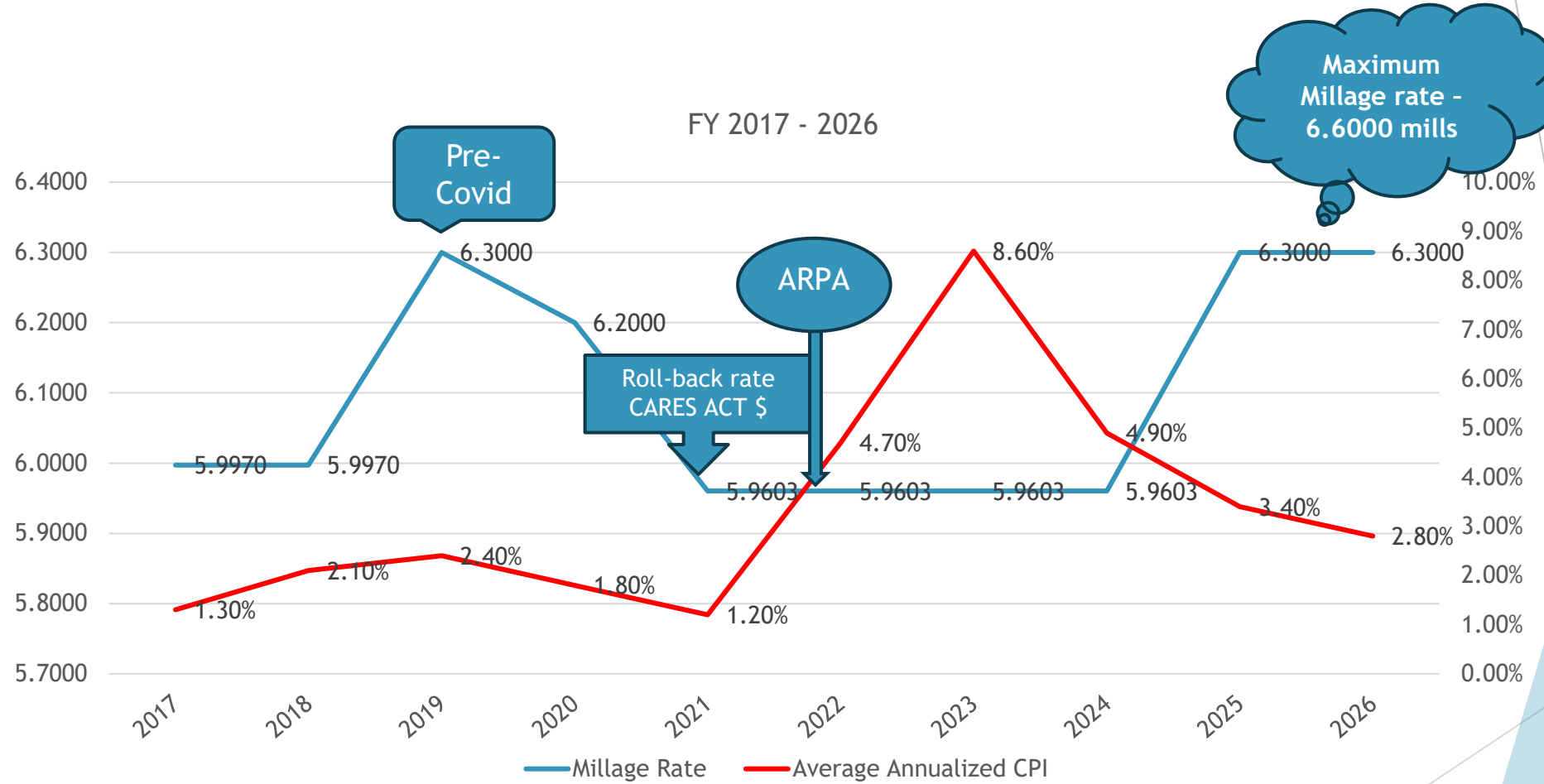
► Property Tax Revenues

On May 30th Lake County Property Appraiser updated the “Best Estimates” of Taxable Value for FY2025-26 (Tax year 2025) including new construction of \$2,141,671,512

	Tax year 2024 FY 2024-25	<i>“Best Estimate”</i> Tax year 2025 FY 2025-26	Notes
Gross Taxable Value	\$ 1,982,164,812	\$ 2,141,671,512	8.33% increase per Lake County Appraiser
Adopted Millage Rate	6.3000	Goal - 6.3000	CPI as of May - 2.3% (YoY)
Maximum Millage Rate	6.6000	6.6000	
NET Taxes	\$ 11,863,256	\$ 12,817,904	\$ 954,648

Roughly \$275,000 of this increase belongs to CRA and NE-CRA

MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE



IMPACT ON AVERAGE RESIDENT – CITY OF MOUNT DORA TAXES ONLY



FY24-25

Home Taxable Value	\$ 294,321
Millage rate @ 6.300	\$1,854
Fire Assessment Fee	+ \$209
City of Mount Dora Tax	= 2,063

FY25-26

Home Taxable Value	\$ 304,650
Millage rate @ 6.3000	\$1,919
Fire Assessment Fee	+ \$239
City of Mount Dora Tax	= 2,158

NET INCREASE

\$95

This graphic displays what a homeowner pays in ad valorem taxes on a homesteaded property in the City of Mount Dora with a median assessed value of \$354,650 (3% increase from FY24-25) less a \$50,000 Homestead Exemption.

LAKE COUNTY NOTICE OF PROPOSED PROPERTY TAXES – SAMPLE

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00MD	PRIOR 2023 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT 2024 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	354,740	5.0364	1,786.61	366,880	4.6102	1,691.39	5.0364	1,847.75
MSTU Ambulance	354,740	0.4629	164.21	366,880	0.4237	155.45	0.4629	169.83
Public Schools								
By State Law	379,740	3.2080	1,218.21	391,880	2.9296	1,148.05	3.2080	1,257.15
By Local Board	379,740	2.9980	1,138.46	391,880	2.7024	1,059.02	2.9980	1,174.86
Mount Dora	354,740	6.3000	2,234.36	366,880	5.4731	2,007.97	6.1000	2,237.97
Water Management District								
St Johns Water Mgt	354,740	0.1793	63.60	366,880	0.1793	65.78	0.1793	65.78
Voter Approved Debt Payments								
Lake County BCC	354,740	0.0918	32.57	366,880	0.0918	33.68	0.0918	33.68
Independent Special Districts								
Lake Co Water Auth	354,740	0.2940	104.29	366,880	0.2824	103.61	0.3083	113.11
North Lake Hosp	354,740	0.1500	53.21	366,880	0.4534	166.34	0.4000	146.75
TOTAL AD VALOREM PROPERTY TAXES			6,675.52			6,431.29		7,046.88

NON-AD VALOREM ASSESSMENTS						
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Mount Dora	Fire Rescue Residential Units	Sept 10, 6:00 PM	510 N Baker St (352)735-7185	1.00	209.00	209.00

PROPERTY CHANGE IN VALUES



	2025 Taxable Value *Best Estimate	Taxable Value % change from last Year	2025 Net New Construction Value	New construction % change from last Year
MONTVERDE	264,159,070	24.62%	41,226,166	84.91%
MASCOTTE	601,905,960	21.82%	74,091,183	47.97%
ASTATULA	170,491,137	20.69%	20,143,253	-37.84%
MINNEOLA	2,034,259,882	15.22%	171,868,619	-15.58%
UMATILLA	317,046,368	12.64%	25,106,723	261.74%
GROVELAND	2,620,278,987	11.60%	175,991,956	-20.18%
HOWEY IN THE HILLS	248,225,399	10.49%	15,686,637	-21.49%
LEESBURG	3,825,617,536	9.16%	206,235,803	-71.83%
EUSTIS	1,826,857,325	8.72%	35,431,591	-27.04%
CLERMONT	6,178,676,219	8.53%	283,947,870	-19.07%
★ MOUNT DORA	2,141,671,512	8.33%	78,788,941	10.56%
TAVARES	1,867,728,230	8.02%	60,239,834	-33.87%
LADY LAKE	1,945,645,671	7.12%	23,501,215	-18.85%
FRUITLAND PARK	1,170,392,863	5.97%	8,747,896	-23.54%

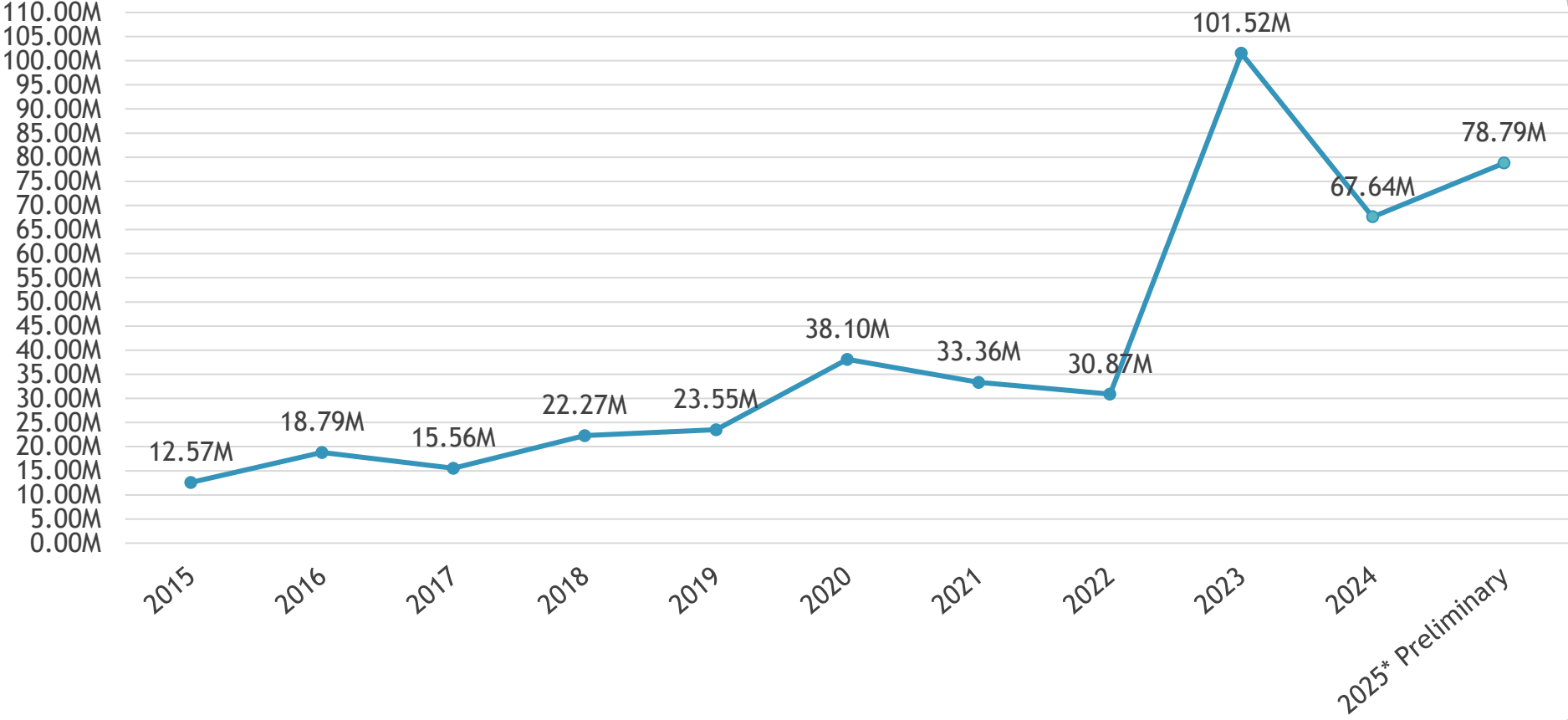
Countywide Taxable Values are up by 9.76% and the Cities Taxable Values are up to 12.35% on average

MOUNT DORA NEW CONSTRUCTION

2015 - 2025



CITY OF
MOUNT
DORA

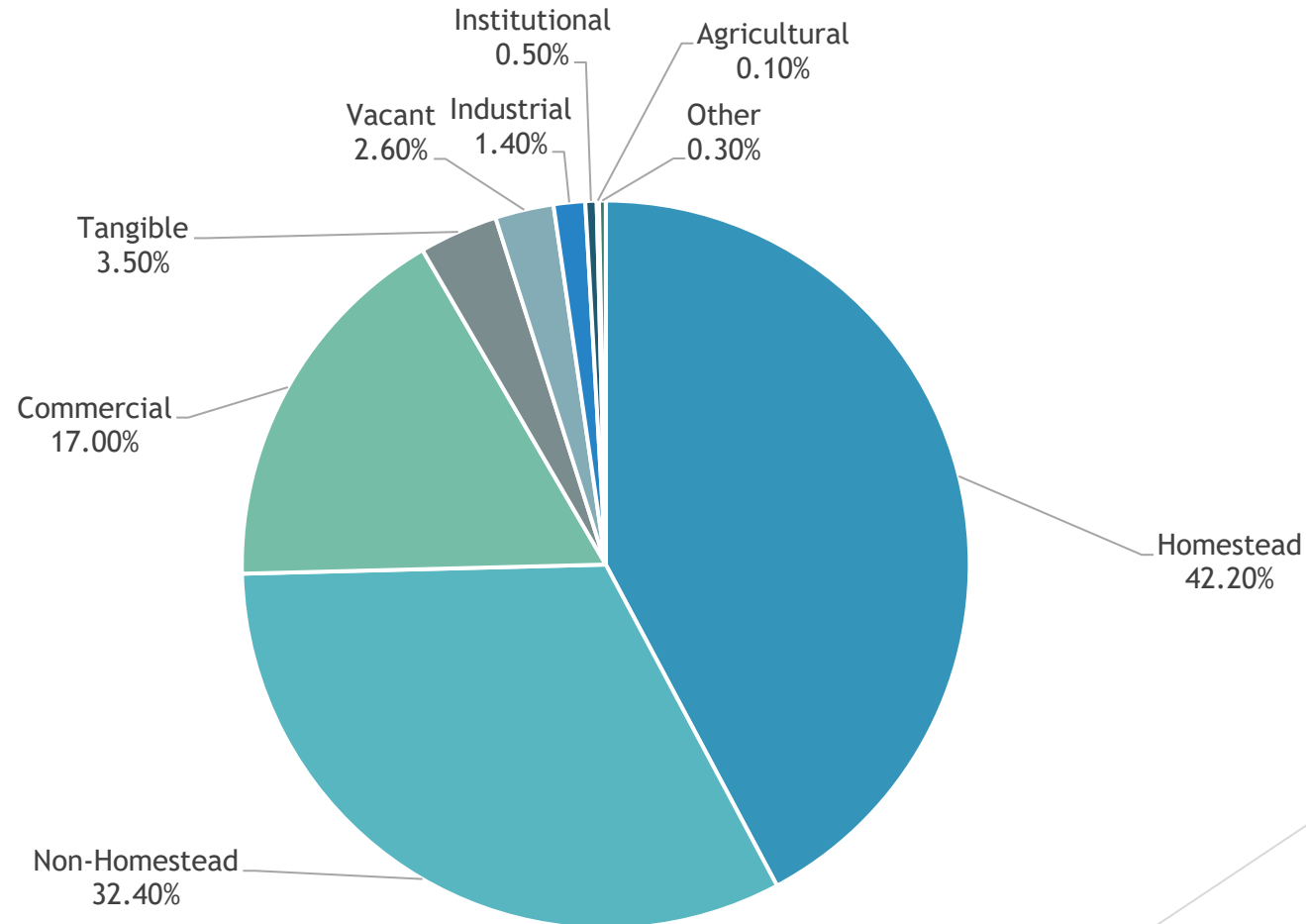


TAXABLE VALUE BY PROPERTY CLASS

(PICTURED IS FY23-24)



Taxable Value by Property Class



FIRE ASSESSMENT

FY 2025-26 FIRE BUDGET OVERVIEW



General Fund Fire Protection 001-1810

- General fund monies
- Budget: approx. **\$4.8M** (*pending employee salary increases, health insurance, etc.*)

We will be discussing in details under Governmental Funds - July 21st workshop

Fire Impact 125

- Restricted to expansion due to new growth
- Budget: **\$204,707**

Fire Assessment 131

- Fire Assessment Fee
- Fire Protection only not EMS
 - Proposing that the fee **increases** to \$239 per benefit unit based on increase in 'Fire Services Assessed Cost' defined in Resolution 2018-57
- Budget: approx. **\$2,318,652**

2018 Fire Assessment Bond

- Debt Service in fund 200 via transfer
 - Outstanding Principal **\$18,350,000**
 - Outstanding Interest **\$10,297,463**
 - FY2025-26 Loan Payment: **\$1,245,663**

FIRE IMPACT FEES SUMMARY REVENUES & EXPENDITURES

REVENUES	FY 2025/26 Proposed	% of Total
Fire Fee - Residential	\$201,301	96.89%
Fire Fee - Commercial	\$6,456	3.11%
Total	\$207,757	100%
EXPENDITURE	FY 2025/26 Proposed	% of Total
Debt Service	\$207,757	100%
Total	\$207,757	100.00%

Impact Fees are collected on new development to defray the cost of capital investments needed to maintain the level of fire service due to future growth.

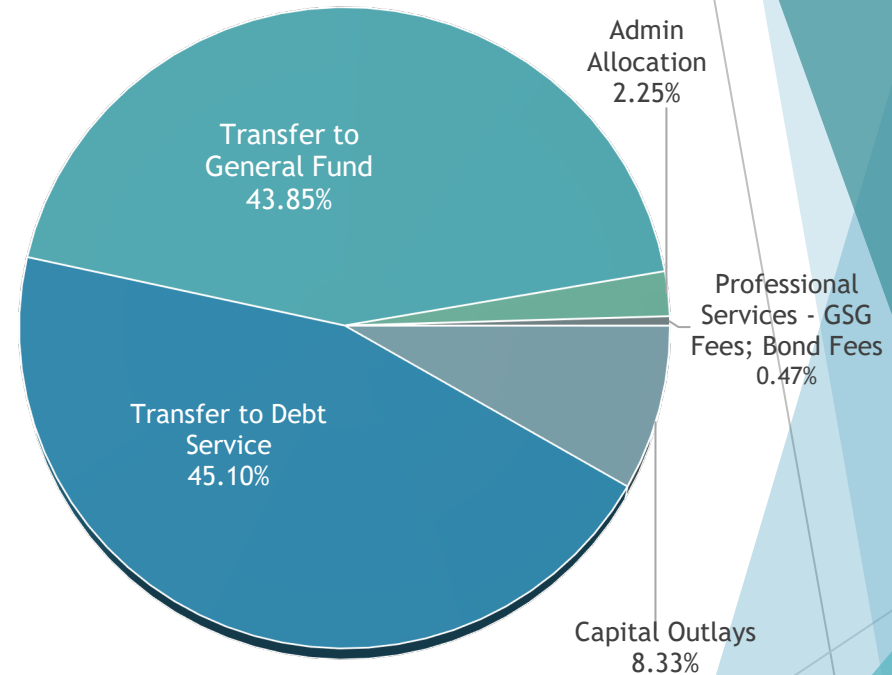
Impact Fees can be used for capital or debt service related to growth.

FIRE ASSESSMENT OVERVIEW

FUND 131



REVENUES	FY 2025/26 Proposed	% of Total
Fire Assessment Fee	2,318,652	100.00%
Total	\$2,318,652	100.00%
EXPENDITURE	FY 2025/26 Proposed	% of Total
Transfer to Debt Service	1,045,663	45.10%
Transfer to General Fund	1,016,736	43.85%
Admin Allocation	52,203	2.25%
Professional Services - GSG Fees; Bond Fees	10,950	0.47%
Capital Outlays	193,100	8.33%
Total	\$2,318,652	100.00%



On June 17th we will be adopting Preliminary Fire Assessment Fee Resolution. Proposing rate of \$239

NEXT STEPS



▶ Budget Workshops

- Enterprise Funds and Capital Outlay & CIP - July 7th - 6:00 pm
- Governmental and Internal Service Funds - July 21st - 6:00 pm
- Final Budget Workshop - August 25th - 6:00 pm

▶ Meeting for Action Items

- Adopt Preliminary Fire Assessment- June 17th Regular Council Meeting 6:00 pm
- Set Maximum Millage - July 15th - Regular Council Meeting 6:00 pm

▶ Public Hearings

- 1st Millage Rate and Budget - Wednesday, September 3rd - 6:00 pm
- Fire Assessment - Thursday, September 11th - 6:00 pm
- 2nd Millage Rate and Budget - Tuesday, September 16th - 6:00 pm