



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 8, 2026, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF

ALLEGIANCE ROLL CALL

DISCUSSION ITEMS

1. Budget Parameters and Fire Assessment

UPCOMING MEETING DATES

1. Tuesday, June 16, 2026, 6:00 p.m., Regular Session
2. Monday, July 6, 2026, 6:00p.m., Budget Workshop: Capital Outlay and CIP; Enterprise
3. Tuesday, July 7, 2026, 6:00 p.m., Regular Session
4. Monday, July 20, 2026, 6:00 p.m., Budget Workshop: Governmental Funds: Internal Services
5. Tuesday, July 21, 2026, 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 8, 2026
TO: Honorable Mayor and City Council Members
FROM: Vince Sandersfeld, City Manager
SUBJECT: Budget Parameters and Fire Assessment

Introduction:

The Budget Manager will present preliminary budget parameters for the upcoming Fiscal Year 2026-2027 budget, including information related to the fire assessment.

Discussion:

The Budget Manager will present preliminary budget parameters for the upcoming Fiscal Year 2026-2027 budget, including information related to the fire assessment.

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

Budget Impact:

There is no direct budget impact associated with receiving the presentation. Budgetary impacts will be evaluated through the FY 2026-2027 budget process and any subsequent Council direction regarding the fire assessment.

Strategic Impact:

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

Recommendation:

No formal action is requested. Staff seeks City Council discussion and direction regarding FY 2026-2027 budget parameters and the fire assessment.

Attachment(s):

1. Budget Workshop June 8th 2026

Prepared by: Kimberly LaFlamme, Deputy City Clerk

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/1/2026

Approved - 6/2/2026

Approved - 6/3/2026

Final Approval - 6/3/2026



CITY OF
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RESILIENT MOUNT DORA: BUDGETING FOR SERVICE, STABILITY & STRATEGIC PROGRESS

BUDGET WORKSHOP
JUNE 8TH, 2026

OVERVIEW



- ▶ Budget Message
- ▶ Guiding Principles
- ▶ Future Assumptions (Preparing for potential revenue changes without overreacting)
- ▶ Estimated Tax Roll
- ▶ Impact on Average Resident
- ▶ Fire Assessment Recap
- ▶ Next steps

BUDGET MESSAGE:

The City of Mount Dora will continue investing in community priorities identified in the Strategic Plan while responsibly preparing for potential changes in future property tax revenues.

GUIDING PRINCIPLES

PLANNING FOR PROPERTY TAX UNCERTAINTY



- ▶ Ad valorem revenue remains one of the City's largest General Fund revenue sources.
- ▶ Pending state property tax reform could materially affect future municipal revenues.
- ▶ SB4-F revises the maximum millage rate framework for counties, municipalities, and special districts.
 - ▶ No immediate service reductions are recommended based solely on pending ballot action.
- ▶ Staff will monitor legislative activity and model potential impacts to Mount Dora.
- ▶ FY 2026-27 budget development should emphasize:
 - ▶ Core service protection
 - ▶ Recurring-cost discipline
 - ▶ Reserve preservation
 - ▶ Strategic prioritization of capital and operating needs

'SAVE OUR HOMES' PROPOSAL (SB 4-F)

- ▶ Increase homestead exemption:
 - ▶ \$150,000 in 2027 (Resulting in -32.6% of FY25-26 Ad Valorem Revenue)
 - ▶ \$250,000 in 2028 (Resulting in -53.5% of FY25-26 Ad Valorem Revenue)
- ▶ Requiring a schedule for further increases toward eliminating taxes on homestead properties.
- ▶ Cap on commercial - reduction from 10% to 5%.
- ▶ For the City of Mount Dora, this means Ad Valorem dollars will only be able to fund:
 - ▶ Police, Fire & EMS, & Infrastructure (Roads and Streets, Stormwater)
 - ▶ Local bonds for uses consistent with above
 - ▶ Retirement benefits of local government employees
 - ▶ Be used for the operations and administration of municipalities, as well as expenditures approved by those officers and governing bodies (except as otherwise prohibited by general law).
- ▶ Enrolled bill(s) have language in them to make them effective law on 1/1/2027 if receiving 60% of vote on 11/3/2026.

- ▶ Mount Dora has meaningful exposure. In the FY 2025-26 adopted budget, ad valorem revenue is budgeted at \$12,980,258, or about 38.08% of General Fund sources.
- ▶ Staff is not recommending reactionary cuts now. The appropriate response is to build the FY 2026-27 budget with discipline: conservative recurring revenue assumptions, careful review of recurring personnel and operating commitments, and protection of reserves.
- ▶ This budget is being developed during a period of unusual state-level uncertainty around ad valorem revenue. While no change affects the FY 2026-27, the City should begin modeling impacts now because property tax revenue supports core General Fund services, including public safety, streets, parks, planning, and general government operations.

Possible models budget scenarios:

No Change / Current Law, Partial Homestead Exemption Expansion, and Major Reduction or Phase-Out of Non-School Homestead Ad Valorem Revenue. Each model should show impacts to General Fund, public safety, capital, fund balance, and potential replacement revenue or service-level options.

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 FY2026-27 - No change in funding recommended.

- ▶ Clinic costs received: 7% increase

▶ Property & casualty and workers comp insurance estimates - Should know by June 15th - estimated 1.8% 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.

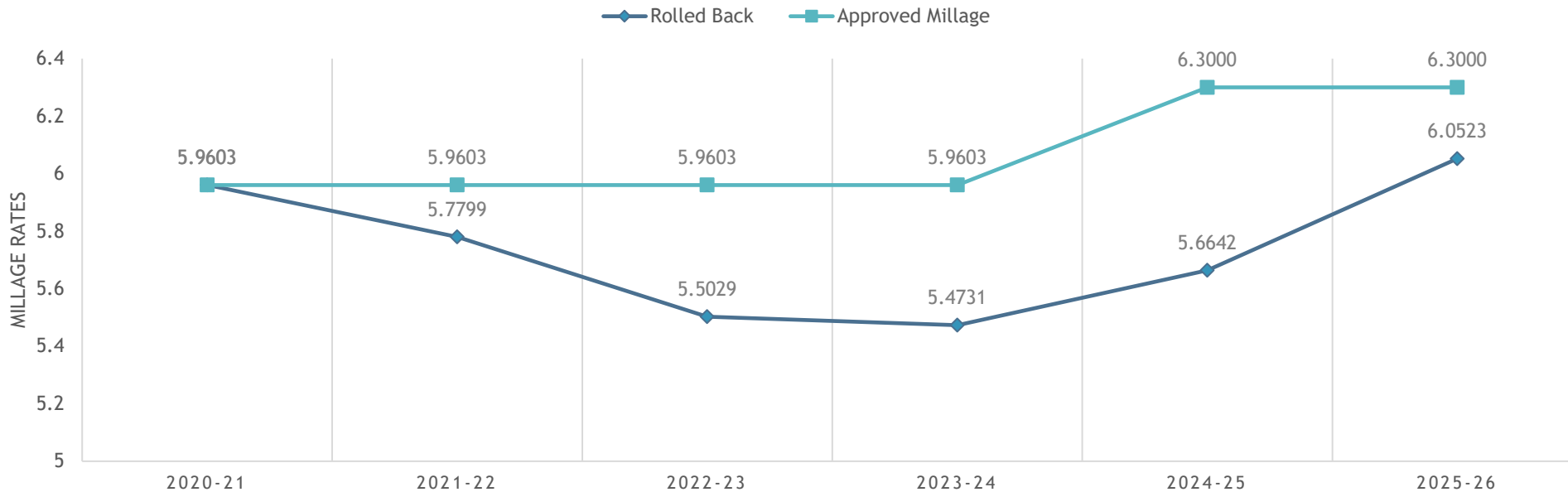
Enterprise Funds - Charges for Service

- 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.

MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE



MILLAGE RATE COMPARISON



Fiscal Year:	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Rolled back rate per LCPA	5.9603	5.7799	5.5029	5.4731	5.6642	6.0523
Official Rate	5.9603	5.9603	5.9603	5.9603	6.3000	6.3000
Percentage Over/Under	0%	3.12%	8.31%	8.90%	11.2%	4.09%

June 8, 2026 City Council Budget Workshop Agenda Packet
Difference in official/rolled back

\$482,035 \$922,868 \$1,422,033 \$1,648,194 \$1,117,002

PROPERTY TAX ROLL UPDATE



► Property Tax Revenues

On June 1st Lake County Property Appraiser updated the “Best Estimates” of Taxable Value for FY2026-27 (Tax year 2026) including new construction of \$2,381,679,933.

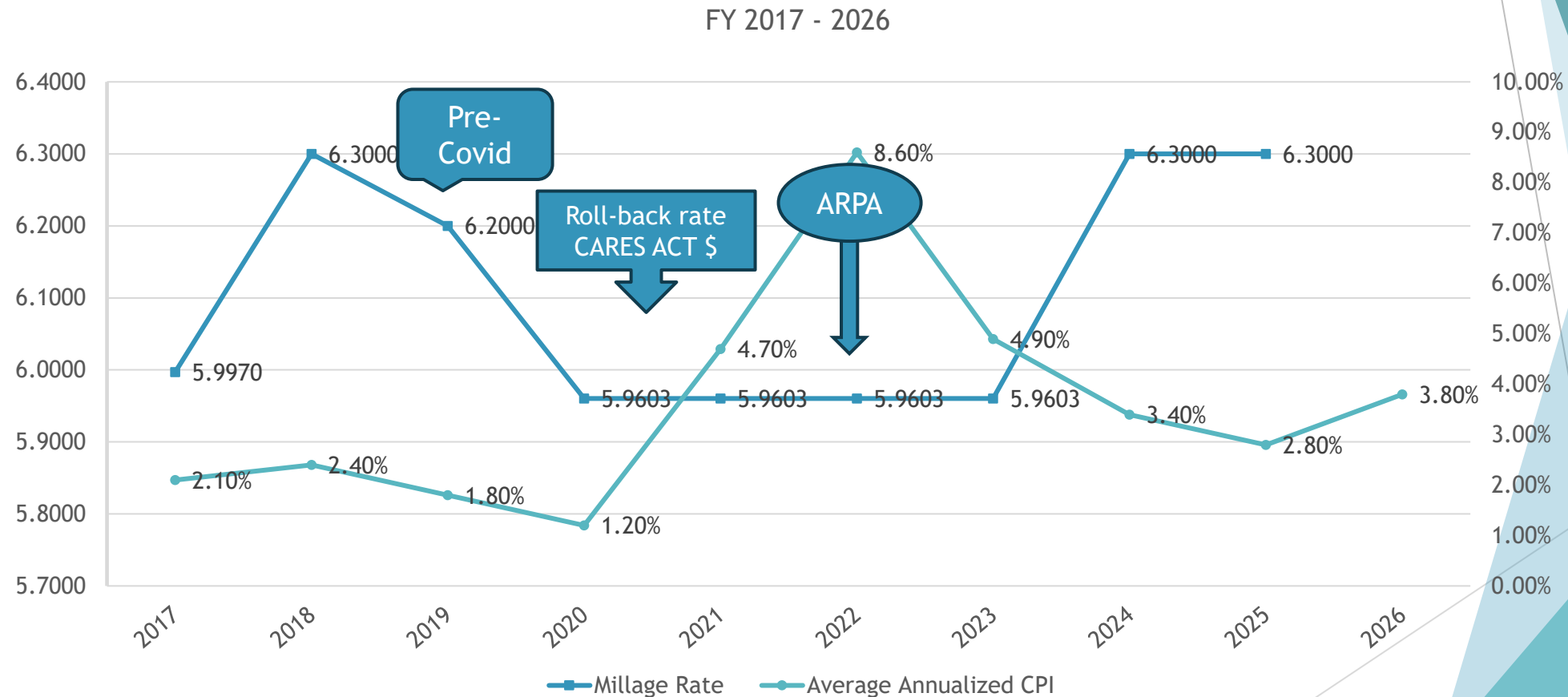
	Tax year 2025 FY 2025-26	<i>“Best Estimate” Tax year 2026 FY 2026-27</i>	Notes
Gross Taxable Value	\$ 2,165,490,257	\$ 2,381,679,933	9.98% increase per Lake County Property Appraiser
Adopted Millage Rate	6.3000	6.3000	CPI as of May 3.80% (YoY)
Maximum Millage Rate	6.6000	6.6000	
NET Taxes	\$ 12,980,258	\$ 14,254,354	\$ 1,274,096 Difference

Roughly \$400,000 of this increase belongs to CRA and NE-CRA

MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE



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IMPACT ON AVERAGE RESIDENT – CITY OF MOUNT DORA TAXES ONLY



FY25-26

Home Taxable Value	\$ 214,433
Millage Rate @ 6.300	\$1,351
Fire Assessment Fee	+ \$239
City of Mount Dora Tax	= 1,590

FY26-27

Home Taxable Value	\$ 220,866
Millage Rate @ 6.3000	\$1,392
Fire Assessment Fee	+ \$239
City of Mount Dora Tax	= 1,631

NET INCREASE

\$41

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 \$214,433 (From LCPA data) less a \$50,000 Homestead Exemption.

LAKE COUNTY NOTICE OF PROPOSED PROPERTY TAXES – SAMPLE

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00MD	PRIOR 2024 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT 2025 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	366,880	5.0364	1,847.75	378,618	4.6827	1,772.95	5.0364	1,906.87
Lake Co Water Dist	366,880	0.2940	107.86	378,618	0.2734	103.51	0.2940	111.31
MSTU Ambulance	366,880	0.4629	169.83	378,618	0.4304	162.96	0.4629	175.26
Public Schools								
By State Law	391,880	3.1240	1,224.23	404,340	2.9771	1,203.76	3.1240	1,263.16
By Local Board	391,880	2.9980	1,174.86	404,340	2.7822	1,124.95	2.9980	1,212.21
Mount Dora	366,880	6.3000	2,311.34	378,618	5.6642	2,144.57	6.6000	2,498.88
Water Management District								
St Johns Water Mgt	366,880	0.1793	65.78	378,618	0.1686	63.83	0.1793	67.89

NON-AD VALOREM ASSESSMENTS							
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT				UNITS	RATE	ASSESSMENT
Mount Dora	Fire Rescue Residential Units	Sept 11, 6:00 PM	510 N Baker St (352)735-7185		1.00	239.00	239.00
TOTAL ASSESSMENTS							239.00

PROPERTY CHANGE IN VALUES



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	2026 Taxable Value *Best Estimate	Taxable Value % change from last Year	2026 Net New Construction Value	New construction % change from last Year
ASTATULA	205,758,390	16.77%	21,005,634	4.28%
MASCOTTE	704,943,860	15.77%	96,029,303	29.61%
MONTVERDE	296,749,301	11.53%	23,729,900	-42.44%
MINNEOLA	2,289,111,731	10.80%	148,505,410	-13.59%
MOUNT DORA	2,381,679,933	9.98%	109,042,520	38.40%
CLERMONT	6,945,771,102	9.96%	349,641,722	23.14%
UMATILLA	350,140,593	9.55%	24,827,704	-1.11%
HOWEY IN THE HILLS	280,150,242	9.45%	1,870,440	-88.08%
GROVELAND	2,843,227,992	7.77%	141,460,701	-19.62%
TAVARES	2,039,940,941	7.62%	71,880,951	19.32%
EUSTIS	1,947,112,430	6.28%	48,682,202	37.40%
LADY LAKE	2,080,803,534	5.97%	50,457,568	114.70%
FRUITLAND PARK	1,232,818,534	5.26%	46,712,728	433.99%
LEESBURG	4,057,180,402	4.75%	124,551,559	-39.61%



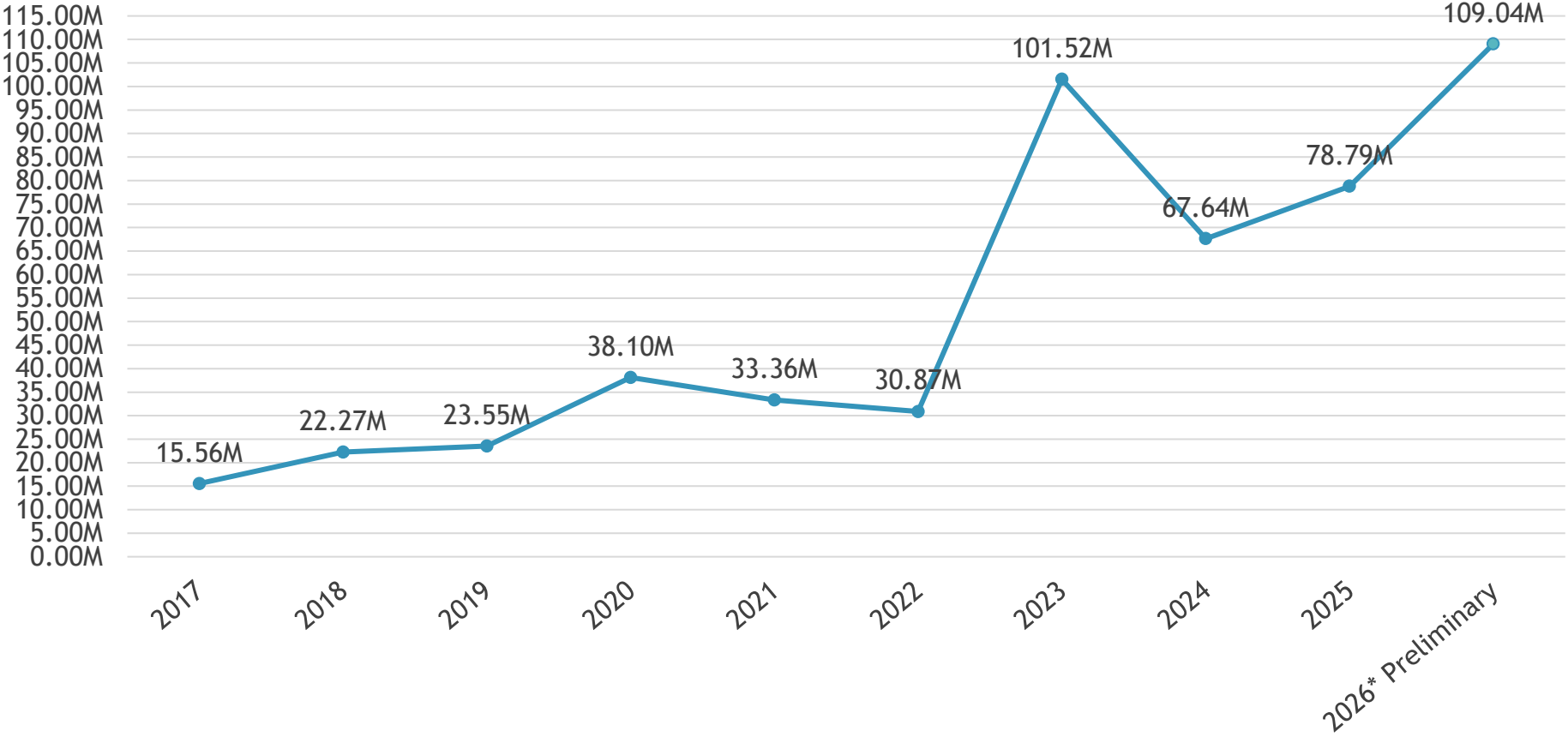
Countywide Taxable Values are up by 9.39% and the Cities Taxable Values are up to 35.46% on average

MOUNT DORA NEW CONSTRUCTION

2017 - 2025



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FIRE ASSESSMENT

FY 2026-27 FIRE BUDGET OVERVIEW



General Fund Fire Protection 001-1810

- General fund monies
- Budget: approx. **\$5.0M** (*pending employee salary increases, health insurance, etc.*)

We will be discussing in details under Governmental Funds - July 20th workshop

Fire Impact 125

- Restricted to expansion due to new growth
- Budget: **\$140,000**

Fire Assessment 131

- Fire Assessment Fee
- Fire Protection only not EMS
 - Proposing that the fee remains at \$239 per benefit unit based on 'Fire Services Assessed Cost' defined in Resolution 2018-57
- Budget: approx. **\$2,374,840**

2018 Fire Assessment Bond

- Debt Service in fund 200 via transfer
 - Outstanding Principal **\$17,875,000**
 - Outstanding Interest **\$8,775,138**
 - FY2026-27 Loan Payment: **\$1,246,663**

FIRE IMPACT FEES SUMMARY REVENUES & EXPENDITURES



REVENUES	FY 2026/27 Proposed	% of Total
Fire Fee - Residential	\$85,000	60.71%
Fire Fee - Commercial	\$55,000	39.29%
Total	\$140,000	100.00%
EXPENDITURE	FY 2026/27 Proposed	% of Total
Debt Service	\$140,000	100.00%
Total	\$140,000	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.

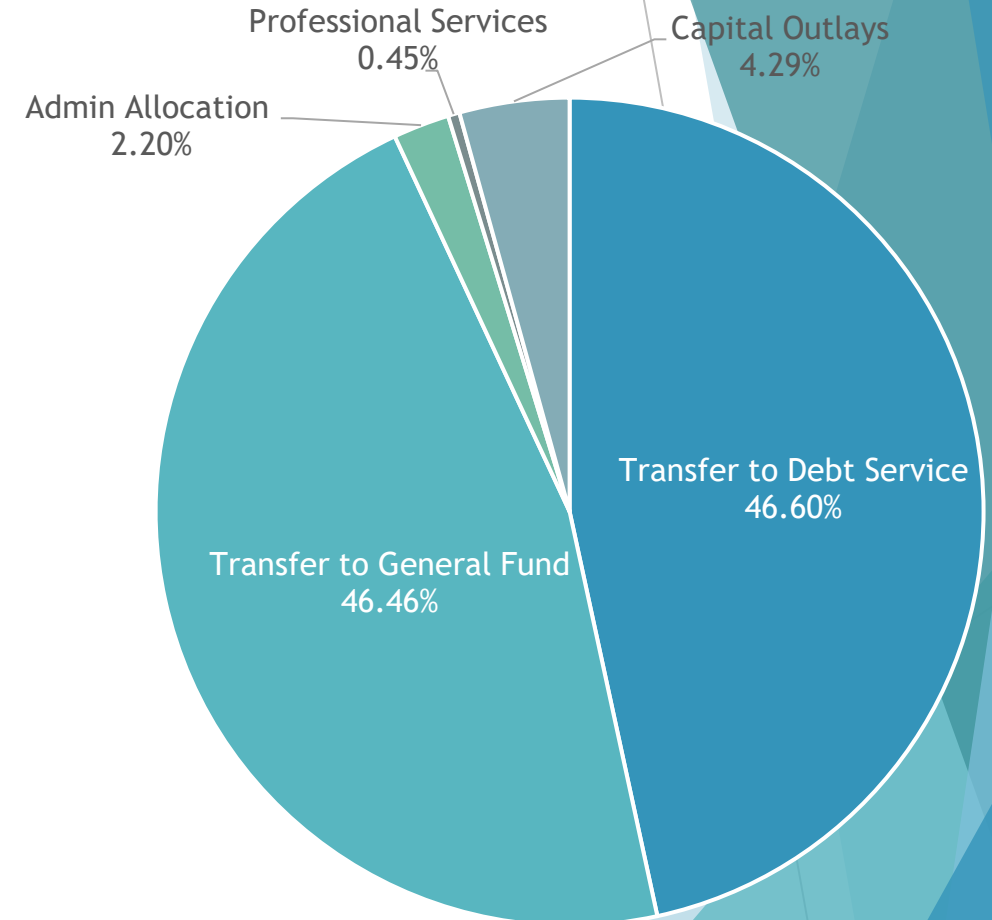
Impact Fees can be used for capital or debt service related to growth.

FIRE ASSESSMENT OVERVIEW

FUND 131



REVENUES	FY 2026/27 Proposed	% of Total
Fire Assessment Fee	2,374,840	100.00%
Total	\$2,374,840	100.00%
EXPENDITURE		
EXPENDITURE	FY 2026/27 Proposed	% of Total
Transfer to Debt Service	1,106,663	46.60%
Transfer to General Fund	1,103,374	46.46%
Admin Allocation	52,203	2.20%
Professional Services - GSG Fees; Bond Fees	10,700	0.45%
Capital Outlays	101,900	4.29%
Total	\$2,374,840	100.00%



On June 16th we will be presenting Preliminary Fire Assessment Fee Resolution. Proposing rate of \$239

NEXT STEPS



▶ Budget Workshops

- Enterprise Funds and Capital Outlay & CIP - July 6th - 6:00 pm
- Governmental and Internal Service Funds - July 20st - 6:00 pm
- Final Budget Workshop - August 24th - 6:00 pm

▶ Meeting for Action Items

- Adopt Preliminary Fire Assessment- June 16th Regular Council Meeting 6:00 pm
- Set Maximum Millage - July 7th - Regular Council Meeting 6:00 pm

▶ Public Hearings

- 1st Millage Rate and Budget - Thursday, September 3rd - 6:00 pm
- Fire Assessment - Thursday, September 10th - 6:00 pm
- 2nd Millage Rate and Budget - Tuesday, September 15th - 6:00 pm