



Town Council Meeting

November 24, 2025 at 6:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

Join Zoom Meeting: <https://us06web.zoom.us/j/82471518660?pwd=b8SAoFJpNfDNmkjr7K5o8I1sST7Oxb.1>
Meeting ID: 824 7151 8660 | **Passcode:** 153961

AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation by Councilor Reneé Lannamañ

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

WELCOME AND INTRODUCTION OF GUESTS

AGENDA APPROVAL/REVIEW

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

- 1.** The approval of the minutes and ratification and confirmation of all Town Council actions at the November 10, 2025, Town Council Meeting.
- 2.** The approval of the minutes and ratification and confirmation of all Town Council actions at the October 27, 2025, Town Council Meeting.
- 3.** The approval of the minutes and ratification and confirmation of all Town Council actions at the October 13, 2025, Town Council Meeting.

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

4. Consideration and Approval: Lake Tech Fire Truck Restoration Agreement

5. Consideration and Approval: Resolution 2025-019 - Final Budget Amendment - FY25

A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA, AUTHORIZING THE FINAL BUDGET AMENDMENT, AMENDING THE GENERAL FUND, POLICE ADVANCED TRAINING FUND, POLICE IMPACT FEE FUND, AND INFRASTRUCTURE FUND, FOR THE BUDGET YEAR 2024/2025.

- Mayor will read the Resolution title.
- Finance Supervisor will explain Resolution 2025-019.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Motion to approve Resolution 2025-019.
- Council Discussion.
- Roll Call Vote.

6. Consideration and Approval: (First Reading) Ordinance 2025-009 - Certified Recovery Residence

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

- Mayor will read the Ordinance title.
- Town Attorney will explain Ordinance 2025-009.
- Mayor will open Public Comment and Questions for this item only.
- Mayor will close Public Comment.
- Mayor will ask for a motion to approve the first reading of Ordinance 2025-009.
- Council Discussion.
- Roll Call Vote.

7. Consideration and Approval: GFL Contract Amendment

DEPARTMENT REPORTS

8. Finance Supervisor

9. Town Manager

COUNCIL MEMBER COMMENT

10. Mayor Pro Tem Everline

11. Councilor Arnold

12. Councilor Miles

13. Councilor Lannamañ

14. Mayor Wells

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STS) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.

Topic: **Town Council Meeting**

Time: **Nov 24, 2025 06:00 PM Eastern Time** (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82471518660?pwd=b8SAoFJpNfDNmkjr7K5o8I1sST7Oxb.1>

Meeting ID: 824 7151 8660

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One tap mobile

+13052241968,,82471518660#,,, *153961# US

+13017158592,,82471518660#,,, *153961# US (Washington DC)

Join instructions

https://us06web.zoom.us/join/82471518660/invitations?signature=pVZy2t29qUGFbgj6VMk_gYWQyJ5uF58bTjLFgu_R_bk

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.



Town Council Meeting

November 10, 2025 at 6:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

MINUTES

Mayor Wells called the Town Council Meeting to order at 6:00 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:

Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:

Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney | Michael Giddens, Police Chief | Morgan Cates, Public Services Director | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Councilor Miles to approve the meeting's agenda; seconded by Councilor Arnold. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, inquired about a volunteer recruitment effort they had seen publicized on social media, noting they had previously received an email indicating they would be invited to a meeting but had not received any further information. The resident asked whether the

meeting had already occurred. Town Manager, Sean O’Keefe, responded that the volunteer coordination is handled by Library Director, Amanda Moldan, and stated he would follow up with her to determine the status.

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 22, 2025, Town Council Meeting.
2. Consideration and Approval: Deaccession of Town Inventory

Motion made by Councilor Miles to approve the Consent Agenda; seconded by Councilor Arnold. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

PUBLIC HEARING

3. Consideration and Approval: **(Second Reading) Ordinance 2025-007 - Noise and Light Control**

Mayor Wells read Ordinance 2025-007 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO PUBLIC HEALTH AND SAFETY; PROVIDING FINDINGS; ADDING A NEW CHAPTER 119 TO THE CODE OF ORDINANCES REGARDING EXCESSIVE NOISE AND LIGHT; PROVIDING DEFINITIONS; PROVIDING FOR ASSESSING SOUND USING A PLAINLY-AUDIBLE STANDARD; DECLARING IT A VIOLATION OF THE ORDINANCE FOR NOISE TO VIOLATE THE PLAINLY-AUDIBLE STANDARD AT THE TIMES OF DAY AND BEYOND THE DISTANCES SET FORTH IN THE ORDINANCE; SETTING PENALTIES FOR VIOLATIONS; PROVIDING EXEMPTIONS AND A PROCESS FOR VARIANCES; PROVIDING STANDARDS FOR LIMITING GLARE AND LIGHT TRESPASS; DECLARING IT A VIOLATION OF THE ORDINANCE TO INSTALL OUTDOOR LIGHT FIXTURES EXCEPT AS PROVIDED IN THE ORDINANCE; PROVIDING EXEMPTIONS AND A PROCESS FOR VARIANCES; SETTING PENALTIES FOR VIOLATIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment and opened Councilor Comment.

Town Council engaged in an extensive discussion regarding the proposed noise and lighting ordinance, beginning with clarification from Councilor Miles that the only change since the draft presented on September 22nd was the addition of a grandfathering clause. Town Attorney, Heather Ramos, confirmed that the new language was intended to exempt certain long-established businesses, including Mission Inn, from the updated regulations. Councilor Miles expressed concern that this exemption undermined the original purpose of the ordinance, would not address the complaints raised by affected residents, and could impose additional enforcement burdens on already overextended Town staff.

Several Council members raised broader concerns about enforceability and unintended consequences. Mayor Pro Tem Everline warned that strict noise thresholds could generate a significant number of complaints, particularly from construction sites, thereby increasing enforcement demands. Councilor Arnold noted that enforcement of the ordinance as drafted would be extremely challenging and suggested it might be premature to adopt such regulations before the Town could better define the issues and ensure workable enforcement mechanisms. Mayor Wells also reiterated his opposition, explaining that several provisions, such as those related to holiday lighting or evening gatherings, were overly restrictive for residents and could produce results the Council did not intend.

Councilor Lannamañ, however, emphasized the importance of proactive planning in light of ongoing and future development. She argued that the Town should establish a foundational noise ordinance rather than waiting to react after problems arise. She also highlighted Mission Inn's recent investment in downward-directed LED lighting and noted that the Town had already spent approximately \$5,000 drafting the ordinance, making it unwise to abandon the effort entirely. While acknowledging the specific concerns about early-morning maintenance at Mission Inn, she maintained that the broader need for a Townwide ordinance remained compelling.

Following further discussion, including Councilor Miles' recommendation that staff negotiate an agreement with Mission Inn to address early-morning noise impacts on nearby residents, the Council considered various procedural options. Ultimately, Councilor Lannamañ moved to continue working on the ordinance and table the item to a date certain. With a second from Councilor Miles, the Council voted to bring the ordinance back for consideration at the January 26, 2026, Town Council Meeting, allowing time for revisions and additional discussions with affected stakeholders.

Motion made by Councilor Lannamañ to table this agenda item to the January 26, 2025 Town Council meeting; seconded by Councilor Miles. Motion failed by roll call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles

Nay: Mayor Pro Tem Everline, Councilor Arnold, Mayor Wells

Motion made by Councilor Miles to approve Ordinance 2025-007 as written; seconded by Councilor Lannamañ. Motion failed by roll call vote.

Voting

Yea: Councilor Lannamañ

Nay: Mayor Pro Tem Everline, Councilor Arnold, Councilor Miles, Mayor Wells

4. Consideration and Approval: (Second Reading) Ordinance 2025-008 - Condos and Coop Building Repair and Inspection

Mayor Wells read Ordinance 2025-008 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO STRUCTURAL INSPECTIONS AND REPAIRS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; PROVIDING FINDINGS; CREATING NEW CHAPTER 65 OF THE CODE OF ORDINANCES; REQUIRING MILESTONE INSPECTIONS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; REQUIRING INSPECTION REPORTS; SPECIFYING TIMEFRAMES FOR REPAIRS TO BE SCHEDULED AND COMMENCED; REQUIRING THE BUILDING OFFICIAL TO SUBMIT REPAIR AND INSPECTION INFORMATION TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment and opened Councilor Comment.

Motion made by Mayor Pro Tem Everline to approve Ordinance 2025-008; seconded by Councilor Lannamañ. Motion approved by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

5. Consideration and Approval: **(Second Reading) Ordinance 2025-010 - Fire and Sprinkler Permitting**

Mayor Wells read Ordinance 2025-010 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIRE SAFETY; PROVIDING FINDINGS; CREATING NEW CHAPTER 91 OF THE CODE OF ORDINANCES; ENACTING A SIMPLIFIED PERMITTING AND INSPECTION PROCESS FOR FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM PROJECTS; REQUIRING CERTAIN DOCUMENT RETENTION BY CONTRACTORS; PROVIDING FOR APPLICATION FEE REFUNDS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment and opened Councilor Comment.

Town Attorney, Heather Ramos, reported that one revision had been made to the ordinance to address concerns raised by the Town's Building Official. The original draft designated the Building Official as the responsible authority for enforcement, but he advised that he was not the appropriate person to administer the ordinance. To align with statutory language and allow greater flexibility, the ordinance was updated to assign responsibility to the "local enforcement agency," a term that still includes the Building Official but also permits enforcement by other qualified entities.

Mayor Wells asked who would serve in this role if not the Building Official. Mayor Pro Tem Everline suggested Lake County Fire Rescue. Attorney Ramos confirmed that this was the Building Official's recommendation and that the proposed agency fits within the statutory definition. With no further Council comments offered, the Mayor invited a motion on the item.

Motion made by Councilor Lannamañ to approve Ordinance 2025-010; seconded by Councilor Miles. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

OLD BUSINESS

None

NEW BUSINESS

6. Consideration and Approval: **GFL Contract**

Town Manager, Sean O’Keefe, reviewed ongoing concerns regarding the Town’s solid waste franchise agreement with GFL, noting ambiguities in the contract related to twice-weekly trash and once-weekly recycling collection, the \$20 per cubic yard fee for bulk/white goods, and whether additional sets of carts at a residence should incur extra monthly charges. He explained that staff had taken Council’s prior direction to GFL and obtained partial agreement: GFL concurred with the clarifying language for collection frequency and bulk/white goods charges but stated it would not absorb the cost of servicing extra sets of carts without additional monthly compensation. Mr. O’Keefe added that only 11 residences currently have more than one set of carts.

Mayor Pro Tem Everline expressed strong opposition to any additional charges for extra carts, emphasizing that the contract does not expressly authorize them and questioning why the issue had been revisited multiple times. Town Attorney, Heather Ramos, confirmed that her reading of the original contract does not support additional fees for extra residential carts, which is why she had proposed clarifying language in the amendment, but she noted that GFL interprets the contract differently. Town Clerk, John Brock, outlined the existing billing practice, explaining that the Town has, for more than five years, billed residents based on the number of cart sets reported in the utility system and then paid GFL accordingly, resulting in a small net revenue to the Town, totaling less than \$600 annually for the 11 affected customers. Councilor Miles reviewed the commercial rate matrix in the 2022 contract, which provides tiered pricing for one to four carts at commercial locations, and suggested that residential service levels should be treated in a similarly transparent and equitable manner, possibly with a modest discount on second and third carts if Town administrative costs are not materially higher.

Council discussed broader concerns about GFL’s performance, such as hydraulic fluid leaks, missed yard waste, and confusing customer communication, as well as the overall quality of the contract and the limited options available when it was bid, with GFL’s proposal coming in at roughly half the cost of the next lowest bidder. Mr. Brock and Mr. O’Keefe cautioned that bringing service in-house would likely be cost-prohibitive for a Town of this size and that any change in hauler would require a lengthy ramp-up period, during which service disruptions could occur. Town Attorney Ramos advised that the only remaining contract issue requiring Council direction was how to handle residential extra carts. With general consensus, Council directed Mr. O’Keefe and Town Attorney Ramos to prepare an amendment using GFL’s previously submitted residential rate schedule for one, two, and three sets of carts, clarifying that residents will not pay a separate fee to obtain additional carts and that the carts will remain the property of GFL. Council also indicated that any Town markup or discount for additional residential carts will be addressed later through an update to the Town’s schedule of fees, with an eye toward fairness and minimal net financial impact.

Mayor Wells then opened the item for public comment.

Dianna Ballou, 1005 N. Tangerine Ave. – Town resident, Dianna Ballou, asked several clarifying questions regarding charges for additional garbage and recycling carts. She inquired whether residents are aware they are being billed extra for additional sets of carts, how the Town will notify the public of any such charges, and whether the 11 households with extra carts, particularly those who believe they “purchased” them, would be reimbursed if carts themselves are no longer to be charged separately. She also questioned how the Town or GFL could track whether an extra cart was actually set out in a given week if billing is based on an assumed higher level of service.

Mr. O’Keefe explained that, with one recent exception, none of the 11 affected residents had paid out-of-pocket for their extra carts; historically, Town Hall simply requested additional sets from GFL, which then delivered them. He noted that, in the one recent case, GFL had charged the resident for the additional set while the Town and hauler were in a contractual “limbo,” and that this situation would be addressed specifically. Mayor Wells and the Town Attorney stated that the contract language would be clarified so that residents are not charged separately for the carts themselves, avoiding any “double dipping,” and that the monthly service charge would apply regardless of whether the carts are set out

each week, similar to other utility-style billing. In closing, Mayor Wells and Mayor Pro Tem Everline also noted that none of the current Council members were in office, nor was the current Town Attorney involved, when the present GFL contract was originally negotiated and approved.

Andi Everline, 1012 N. Lakeshore Blvd – Town resident, Andi Everline, expressed frustration regarding yard waste collection practices. She stated that, when she contacted GFL directly, she was told that yard waste should be collected separately, either during a second pass on Mondays or on Tuesdays. However, she reported that GFL regularly combines yard waste with household garbage during a single pickup, contrary to what she understood to be the established rules when she moved into the community. She said this inconsistency makes it difficult for residents to know when and how yard waste will be collected and noted that the unpredictability contrasts sharply with her experiences living in other states.

Council briefly discussed her comments, with Councilor Miles observing that yard waste disposal primarily affects GFL's own tipping fees rather than the Town's, though he acknowledged the validity of her concerns. Mayor Wells and other Council members explained the broader market shifts affecting recycling and waste handling in recent years, including the decline in demand for recycled materials and post-COVID staffing shortages within the industry. These factors, they noted, have significantly altered collection practices across the region and reduced haulers' ability to operate in the manner residents may have previously experienced elsewhere.

Mrs. Everline reiterated her frustration with the inconsistency of service, and Council thanked her for bringing the issue forward. Mayor Wells confirmed that staff had the direction needed from Council regarding the contract amendment discussions and that the amendment would be brought back at a subsequent Town Council Meeting.

DEPARTMENT REPORTS

7. Town Hall

This report was provided in the meeting's packet.

8. Police Department

This report was provided in the meeting's packet.

9. Code Enforcement

This report was provided in the meeting's packet.

10. Lake County Fire Rescue

None

11. Public Services Department

This report was provided in the meeting's packet.

Councilor Miles asked that Public Services Director, Morgan Cates, provide an update on major ongoing capital and infrastructure projects listed in his written report. Mr. Cates outlined the current status of several initiatives, including the Lake County Water Authority stormwater grant project, which is awaiting final as-built drawings; lift station work at Stations 1 and 2, with new wet well pumps installed and minor contract adjustments submitted; continued stormwater and curb installation on North Citrus Avenue, with paving anticipated by month's end, weather permitting; the Talichet lift station

project, pending delivery of panel box components; and Water Treatment Plant No. 3, for which the contractor has signed the agreement and a pre-construction meeting is scheduled, with construction expected to begin within weeks.

Council members commended the Public Services team for the significant progress made on long-running capital improvements. Town Clerk, John Brock, additionally noted the near completion of the Town Hall window replacement project, which required extensive coordination due to aging steel-framed structures and limited vendor availability. Mr. Cates explained that installation of the final window was delayed due to a damaged glass panel but would be completed once the corrected unit arrives.

Further discussion followed concerning financing for Water Treatment Plant No. 3. Councilor Arnold asked whether a funding strategy had been finalized, noting that construction is imminent. The Town Manager stated that the Finance Supervisor would present options at the next Town Council Meeting. Councilor Miles added that the Town has approximately \$5.7 million in eligible grant funding and emphasized the importance of reviewing cash balances and project timing, though he did not view the matter as urgent at this stage. Council members agreed on the need for clarity regarding long-term financing before project expenditures accelerate.

12. Parks & Recreation

This report was provided in the meeting's packet.

13. Library / Community Events

None

14. Town Attorney

None

15. Finance Supervisor

This report was provided in the meeting's packet.

Councilor Miles requested additional discussion of the finance report and noted that he intended to meet with the Finance Director later in the week to review several items in detail. The Town Manager confirmed he would coordinate scheduling so that outstanding questions could be addressed comprehensively.

16. Town Manager

Town Manager, Sean O'Keefe, provided several operational updates following the departmental reports. He reminded the Council and public that Veterans Day would be observed the following day, Tuesday, November 11th, with Town Hall and the library closed. He also announced that a flag ceremony would take place at 11:00 a.m. at Blevins Patriot Park, led by the Eustis High School ROTC, with Councilor Arnold serving as MC. In addition, he notified the Council of an upcoming county-led public Meeting regarding Number Two Road, scheduled for Wednesday, November 19th at 6:00 p.m. at the Lake County Agricultural Center. He emphasized that the session would function as a listening meeting rather than a joint planning workshop between Town and county officials.

Council members briefly discussed the nature of the meeting, and Mr. O'Keefe noted that County Commissioner Kirby Smith would attend in an official capacity. Mayor Wells and Councilor Miles then addressed broader concerns about Number Two Road and the potential long-term impact of the county's

proposed intersection configurations on future residents of the Hillside Groves and Mission Rise developments. Councilor Miles warned that prohibiting left turns or requiring substantial detours could impose burdens on more than 1,000 planned homes and may trigger later demands for Town-funded roadway modifications that could cost several hundred thousand dollars. Additional concerns were raised about the prospect of restricted access points, including the possibility of county-installed gates, with Council members emphasizing potential emergency-response implications. Councilors stressed that emergency vehicle travel times, cardiac-response windows, and fire suppression needs made any hard closure or severely limited access impractical and unsafe.

COUNCIL MEMBER COMMENT

17. Mayor Pro Tem Everline

Mayor Pro Tem Everline raised a constituent concern from residents of the Venezia Townhomes regarding a vehicle that routinely parks too close to an intersection, creating a visibility hazard. He explained that the residents had attempted to seek assistance from both the Howey-in-the-Hills Police Department and their homeowner's association but were unsure which entity had responsibility for addressing the issue.

Chief Giddens responded by clarifying jurisdiction. He noted that the Police Department is aware of the location and has visited the area several times but has not yet observed the offending vehicle present. He explained that, under state law, parking within 15 feet of an intersection is enforceable by law enforcement, as are violations such as blocking or parking across sidewalks. However, any issues falling outside state traffic statutes, such as violations of HOA-specific parking rules, fall under the authority of the homeowners association, not the Police Department. Chief Giddens added that officers, including the nighttime patrol officer, continue monitoring the area in an effort to locate the vehicle while it is improperly parked. Mayor Pro Tem Everline thanked the Chief for the clarification.

18. Councilor Arnold

Councilor Arnold wished the US Marines a happy 250th birthday.

19. Councilor Miles

Councilor Miles raised a recurring concern regarding the Town's gas public service tax. He explained that the Town's ordinance levies the tax on both propane and natural gas. While the Town collects franchise fees from the natural gas provider and public service taxes from propane vendors, it appears that the public service tax on natural gas is not being collected or is not reflected anywhere in the Town's financial reports. Councilor Miles emphasized that natural gas pipelines serve portions of the Town and that the absence of this revenue suggests either a billing issue or a failure by the provider to remit required taxes. He reiterated that this potential revenue stream, especially with thousands of new homes planned, warrants immediate attention and better coordination with TECO and future developers to promote natural gas availability in new subdivisions.

Mayor Wells asked whether the natural gas provider was failing to charge the tax or charging it and not remitting it. Councilor Miles stated he has not received a clear answer despite raising the issue multiple times. Mr. O'Keefe responded that the Finance Supervisor is conducting an audit to determine whether the tax has been misallocated or not collected. He added that the Town has consistently invited TECO to participate in development review meetings to encourage natural gas extensions, but the company has shown little initiative. Mayor Pro Tem Everline noted that he had recently spoken with TECO's sales representative and would share that contact information with the Town Manager.

Councilor Miles also observed that both the electric and gas franchise agreements are approaching expiration within the next 18 months. He recommended leveraging renegotiations to pursue

undergrounding of electric lines in the original Town core, similar to requirements imposed on new developments. He stressed that undergrounding improves aesthetics and resiliency and could be an appropriate bargaining point during franchise renewal discussions. Mr. O’Keefe and Councilor Arnold confirmed that this issue has been raised in discussions with Duke Energy representatives, though Duke has signaled concern about the cost. Councilor Arnold added that he had recently spoken with Duke Energy’s vegetation management representative to express ongoing concerns about tree trimming practices and to signal the Town’s desire for more permanent infrastructure solutions.

20. Councilor Lannamañ

Councilor Lannamañ reported that a Talichet resident had raised concerns about a large disturbance and what they believed was a delayed police response. She asked the Police Chief to clarify the incident.

Chief Giddens explained that officers arrived within a few minutes and that body-camera footage confirms a timely response. The disturbance involved several juveniles and young adults, conflicting stories, and limited cooperation from those on scene. Minor property damage was documented, but no one was willing to provide names or file a complaint, limiting further action.

Councilor Lannamañ thanked the Chief and noted she raised the matter publicly so residents would know the issue was addressed. She also asked about the status of police body cameras. Chief Giddens stated the equipment is under a three- to five-year contract renewed recently and remains current. He added that the department has responded to two recent TASER-related incidents.

21. Mayor Wells

Mayor Wells had nothing to report.

Mayor Pro Tem Everline asked whether the Town could impose its own local tax once commercial development, such as Publix, arrives, or whether the Town could levy a lodging or bed tax on Mission Inn. Councilor Arnold and Councilor Miles explained that municipalities may only impose taxes expressly authorized by state statute, and hotel bed taxes are authorized solely at the county level. The Town Manager noted that, while new taxes are restricted, the Town may establish certain service-related fees when appropriate. With no further questions, the Mayor called for a motion to adjourn.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Miles to adjourn the meeting; Councilor Lannamañ seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:12 p.m. | **Attendees: 27**

Graham Wells, CMC, Mayor

ATTEST:

John Brock, Town Clerk



Town Council Meeting

November 10, 2025 at 6:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

MINUTES

Mayor Wells called the Town Council Meeting to order at 6:00 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:

Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:

Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney | Michael Giddens, Police Chief | Morgan Cates, Public Services Director | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Councilor Miles to approve the meeting's agenda; seconded by Councilor Arnold. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

PUBLIC QUESTION & COMMENT

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Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, inquired about a volunteer recruitment effort they had seen publicized on social media, noting they had previously received an email indicating they would be invited to a meeting but had not received any further information. The resident asked whether the

meeting had already occurred. Town Manager, Sean O’Keefe, responded that the volunteer coordination is handled by Library Director, Amanda Moldan, and stated he would follow up with her to determine the status.

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 22, 2025, Town Council Meeting.
2. Consideration and Approval: Deaccession of Town Inventory

Motion made by Councilor Miles to approve the Consent Agenda; seconded by Councilor Arnold. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

PUBLIC HEARING

3. Consideration and Approval: **(Second Reading) Ordinance 2025-007 - Noise and Light Control**

Mayor Wells read Ordinance 2025-007 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO PUBLIC HEALTH AND SAFETY; PROVIDING FINDINGS; ADDING A NEW CHAPTER 119 TO THE CODE OF ORDINANCES REGARDING EXCESSIVE NOISE AND LIGHT; PROVIDING DEFINITIONS; PROVIDING FOR ASSESSING SOUND USING A PLAINLY-AUDIBLE STANDARD; DECLARING IT A VIOLATION OF THE ORDINANCE FOR NOISE TO VIOLATE THE PLAINLY-AUDIBLE STANDARD AT THE TIMES OF DAY AND BEYOND THE DISTANCES SET FORTH IN THE ORDINANCE; SETTING PENALTIES FOR VIOLATIONS; PROVIDING EXEMPTIONS AND A PROCESS FOR VARIANCES; PROVIDING STANDARDS FOR LIMITING GLARE AND LIGHT TRESPASS; DECLARING IT A VIOLATION OF THE ORDINANCE TO INSTALL OUTDOOR LIGHT FIXTURES EXCEPT AS PROVIDED IN THE ORDINANCE; PROVIDING EXEMPTIONS AND A PROCESS FOR VARIANCES; SETTING PENALTIES FOR VIOLATIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment and opened Councilor Comment.

Town Council engaged in an extensive discussion regarding the proposed noise and lighting ordinance, beginning with clarification from Councilor Miles that the only change since the draft presented on September 22nd was the addition of a grandfathering clause. Town Attorney, Heather Ramos, confirmed that the new language was intended to exempt certain long-established businesses, including Mission Inn, from the updated regulations. Councilor Miles expressed concern that this exemption undermined the original purpose of the ordinance, would not address the complaints raised by affected residents, and could impose additional enforcement burdens on already overextended Town staff.

Several Council members raised broader concerns about enforceability and unintended consequences. Mayor Pro Tem Everline warned that strict noise thresholds could generate a significant number of complaints, particularly from construction sites, thereby increasing enforcement demands. Councilor Arnold noted that enforcement of the ordinance as drafted would be extremely challenging and suggested it might be premature to adopt such regulations before the Town could better define the issues and ensure workable enforcement mechanisms. Mayor Wells also reiterated his opposition, explaining that several provisions, such as those related to holiday lighting or evening gatherings, were overly restrictive for residents and could produce results the Council did not intend.

Councilor Lannamañ, however, emphasized the importance of proactive planning in light of ongoing and future development. She argued that the Town should establish a foundational noise ordinance rather than waiting to react after problems arise. She also highlighted Mission Inn's recent investment in downward-directed LED lighting and noted that the Town had already spent approximately \$5,000 drafting the ordinance, making it unwise to abandon the effort entirely. While acknowledging the specific concerns about early-morning maintenance at Mission Inn, she maintained that the broader need for a Townwide ordinance remained compelling.

Following further discussion, including Councilor Miles' recommendation that staff negotiate an agreement with Mission Inn to address early-morning noise impacts on nearby residents, the Council considered various procedural options. Ultimately, Councilor Lannamañ moved to continue working on the ordinance and table the item to a date certain. With a second from Councilor Miles, the Council voted to bring the ordinance back for consideration at the January 26, 2026, Town Council Meeting, allowing time for revisions and additional discussions with affected stakeholders.

Motion made by Councilor Lannamañ to table this agenda item to the January 26, 2025 Town Council meeting; seconded by Councilor Miles. Motion failed by roll call vote.

Voting

Yea: Councilor Lannamañ, Councilor Miles

Nay: Mayor Pro Tem Everline, Councilor Arnold, Mayor Wells

Motion made by Councilor Miles to approve Ordinance 2025-007 as written; seconded by Councilor Lannamañ. Motion failed by roll call vote.

Voting

Yea: Councilor Lannamañ

Nay: Mayor Pro Tem Everline, Councilor Arnold, Councilor Miles, Mayor Wells

4. Consideration and Approval: (Second Reading) Ordinance 2025-008 - Condos and Coop Building Repair and Inspection

Mayor Wells read Ordinance 2025-008 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO STRUCTURAL INSPECTIONS AND REPAIRS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; PROVIDING FINDINGS; CREATING NEW CHAPTER 65 OF THE CODE OF ORDINANCES; REQUIRING MILESTONE INSPECTIONS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; REQUIRING INSPECTION REPORTS; SPECIFYING TIMEFRAMES FOR REPAIRS TO BE SCHEDULED AND COMMENCED; REQUIRING THE BUILDING OFFICIAL TO SUBMIT REPAIR AND INSPECTION INFORMATION TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment and opened Councilor Comment.

Motion made by Mayor Pro Tem Everline to approve Ordinance 2025-008; seconded by Councilor Lannamañ. Motion approved by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

5. Consideration and Approval: **(Second Reading) Ordinance 2025-010 - Fire and Sprinkler Permitting**

Mayor Wells read Ordinance 2025-010 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIRE SAFETY; PROVIDING FINDINGS; CREATING NEW CHAPTER 91 OF THE CODE OF ORDINANCES; ENACTING A SIMPLIFIED PERMITTING AND INSPECTION PROCESS FOR FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM PROJECTS; REQUIRING CERTAIN DOCUMENT RETENTION BY CONTRACTORS; PROVIDING FOR APPLICATION FEE REFUNDS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Wells opened Public Comment for this item only. Seeing as there were no public comments, Mayor Wells closed Public Comment and opened Councilor Comment.

Town Attorney, Heather Ramos, reported that one revision had been made to the ordinance to address concerns raised by the Town's Building Official. The original draft designated the Building Official as the responsible authority for enforcement, but he advised that he was not the appropriate person to administer the ordinance. To align with statutory language and allow greater flexibility, the ordinance was updated to assign responsibility to the "local enforcement agency," a term that still includes the Building Official but also permits enforcement by other qualified entities.

Mayor Wells asked who would serve in this role if not the Building Official. Mayor Pro Tem Everline suggested Lake County Fire Rescue. Attorney Ramos confirmed that this was the Building Official's recommendation and that the proposed agency fits within the statutory definition. With no further Council comments offered, the Mayor invited a motion on the item.

Motion made by Councilor Lannamañ to approve Ordinance 2025-010; seconded by Councilor Miles. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

OLD BUSINESS

None

NEW BUSINESS

6. Consideration and Approval: **GFL Contract**

Town Manager, Sean O’Keefe, reviewed ongoing concerns regarding the Town’s solid waste franchise agreement with GFL, noting ambiguities in the contract related to twice-weekly trash and once-weekly recycling collection, the \$20 per cubic yard fee for bulk/white goods, and whether additional sets of carts at a residence should incur extra monthly charges. He explained that staff had taken Council’s prior direction to GFL and obtained partial agreement: GFL concurred with the clarifying language for collection frequency and bulk/white goods charges but stated it would not absorb the cost of servicing extra sets of carts without additional monthly compensation. Mr. O’Keefe added that only 11 residences currently have more than one set of carts.

Mayor Pro Tem Everline expressed strong opposition to any additional charges for extra carts, emphasizing that the contract does not expressly authorize them and questioning why the issue had been revisited multiple times. Town Attorney, Heather Ramos, confirmed that her reading of the original contract does not support additional fees for extra residential carts, which is why she had proposed clarifying language in the amendment, but she noted that GFL interprets the contract differently. Town Clerk, John Brock, outlined the existing billing practice, explaining that the Town has, for more than five years, billed residents based on the number of cart sets reported in the utility system and then paid GFL accordingly, resulting in a small net revenue to the Town, totaling less than \$600 annually for the 11 affected customers. Councilor Miles reviewed the commercial rate matrix in the 2022 contract, which provides tiered pricing for one to four carts at commercial locations, and suggested that residential service levels should be treated in a similarly transparent and equitable manner, possibly with a modest discount on second and third carts if Town administrative costs are not materially higher.

Council discussed broader concerns about GFL’s performance, such as hydraulic fluid leaks, missed yard waste, and confusing customer communication, as well as the overall quality of the contract and the limited options available when it was bid, with GFL’s proposal coming in at roughly half the cost of the next lowest bidder. Mr. Brock and Mr. O’Keefe cautioned that bringing service in-house would likely be cost-prohibitive for a Town of this size and that any change in hauler would require a lengthy ramp-up period, during which service disruptions could occur. Town Attorney Ramos advised that the only remaining contract issue requiring Council direction was how to handle residential extra carts. With general consensus, Council directed Mr. O’Keefe and Town Attorney Ramos to prepare an amendment using GFL’s previously submitted residential rate schedule for one, two, and three sets of carts, clarifying that residents will not pay a separate fee to obtain additional carts and that the carts will remain the property of GFL. Council also indicated that any Town markup or discount for additional residential carts will be addressed later through an update to the Town’s schedule of fees, with an eye toward fairness and minimal net financial impact.

Mayor Wells then opened the item for public comment.

Dianna Ballou, 1005 N. Tangerine Ave. – Town resident, Dianna Ballou, asked several clarifying questions regarding charges for additional garbage and recycling carts. She inquired whether residents are aware they are being billed extra for additional sets of carts, how the Town will notify the public of any such charges, and whether the 11 households with extra carts, particularly those who believe they “purchased” them, would be reimbursed if carts themselves are no longer to be charged separately. She also questioned how the Town or GFL could track whether an extra cart was actually set out in a given week if billing is based on an assumed higher level of service.

Mr. O’Keefe explained that, with one recent exception, none of the 11 affected residents had paid out-of-pocket for their extra carts; historically, Town Hall simply requested additional sets from GFL, which then delivered them. He noted that, in the one recent case, GFL had charged the resident for the additional set while the Town and hauler were in a contractual “limbo,” and that this situation would be addressed specifically. Mayor Wells and the Town Attorney stated that the contract language would be clarified so that residents are not charged separately for the carts themselves, avoiding any “double dipping,” and that the monthly service charge would apply regardless of whether the carts are set out

each week, similar to other utility-style billing. In closing, Mayor Wells and Mayor Pro Tem Everline also noted that none of the current Council members were in office, nor was the current Town Attorney involved, when the present GFL contract was originally negotiated and approved.

Andi Everline, 1012 N. Lakeshore Blvd – Town resident, Andi Everline, expressed frustration regarding yard waste collection practices. She stated that, when she contacted GFL directly, she was told that yard waste should be collected separately, either during a second pass on Mondays or on Tuesdays. However, she reported that GFL regularly combines yard waste with household garbage during a single pickup, contrary to what she understood to be the established rules when she moved into the community. She said this inconsistency makes it difficult for residents to know when and how yard waste will be collected and noted that the unpredictability contrasts sharply with her experiences living in other states.

Council briefly discussed her comments, with Councilor Miles observing that yard waste disposal primarily affects GFL's own tipping fees rather than the Town's, though he acknowledged the validity of her concerns. Mayor Wells and other Council members explained the broader market shifts affecting recycling and waste handling in recent years, including the decline in demand for recycled materials and post-COVID staffing shortages within the industry. These factors, they noted, have significantly altered collection practices across the region and reduced haulers' ability to operate in the manner residents may have previously experienced elsewhere.

Mrs. Everline reiterated her frustration with the inconsistency of service, and Council thanked her for bringing the issue forward. Mayor Wells confirmed that staff had the direction needed from Council regarding the contract amendment discussions and that the amendment would be brought back at a subsequent Town Council Meeting.

DEPARTMENT REPORTS

7. Town Hall

This report was provided in the meeting's packet.

8. Police Department

This report was provided in the meeting's packet.

9. Code Enforcement

This report was provided in the meeting's packet.

10. Lake County Fire Rescue

None

11. Public Services Department

This report was provided in the meeting's packet.

Councilor Miles asked that Public Services Director, Morgan Cates, provide an update on major ongoing capital and infrastructure projects listed in his written report. Mr. Cates outlined the current status of several initiatives, including the Lake County Water Authority stormwater grant project, which is awaiting final as-built drawings; lift station work at Stations 1 and 2, with new wet well pumps installed and minor contract adjustments submitted; continued stormwater and curb installation on North Citrus Avenue, with paving anticipated by month's end, weather permitting; the Talichet lift station

project, pending delivery of panel box components; and Water Treatment Plant No. 3, for which the contractor has signed the agreement and a pre-construction meeting is scheduled, with construction expected to begin within weeks.

Council members commended the Public Services team for the significant progress made on long-running capital improvements. Town Clerk, John Brock, additionally noted the near completion of the Town Hall window replacement project, which required extensive coordination due to aging steel-framed structures and limited vendor availability. Mr. Cates explained that installation of the final window was delayed due to a damaged glass panel but would be completed once the corrected unit arrives.

Further discussion followed concerning financing for Water Treatment Plant No. 3. Councilor Arnold asked whether a funding strategy had been finalized, noting that construction is imminent. The Town Manager stated that the Finance Supervisor would present options at the next Town Council Meeting. Councilor Miles added that the Town has approximately \$5.7 million in eligible grant funding and emphasized the importance of reviewing cash balances and project timing, though he did not view the matter as urgent at this stage. Council members agreed on the need for clarity regarding long-term financing before project expenditures accelerate.

12. Parks & Recreation

This report was provided in the meeting's packet.

13. Library / Community Events

None

14. Town Attorney

None

15. Finance Supervisor

This report was provided in the meeting's packet.

Councilor Miles requested additional discussion of the finance report and noted that he intended to meet with the Finance Director later in the week to review several items in detail. The Town Manager confirmed he would coordinate scheduling so that outstanding questions could be addressed comprehensively.

16. Town Manager

Town Manager, Sean O'Keefe, provided several operational updates following the departmental reports. He reminded the Council and public that Veterans Day would be observed the following day, Tuesday, November 11th, with Town Hall and the library closed. He also announced that a flag ceremony would take place at 11:00 a.m. at Blevins Patriot Park, led by the Eustis High School ROTC, with Councilor Arnold serving as MC. In addition, he notified the Council of an upcoming county-led public Meeting regarding Number Two Road, scheduled for Wednesday, November 19th at 6:00 p.m. at the Lake County Agricultural Center. He emphasized that the session would function as a listening meeting rather than a joint planning workshop between Town and county officials.

Council members briefly discussed the nature of the meeting, and Mr. O'Keefe noted that County Commissioner Kirby Smith would attend in an official capacity. Mayor Wells and Councilor Miles then addressed broader concerns about Number Two Road and the potential long-term impact of the county's

proposed intersection configurations on future residents of the Talichet and Venezia developments. Councilor Miles warned that prohibiting left turns or requiring substantial detours could impose burdens on more than 1,000 planned homes and may trigger later demands for Town-funded roadway modifications that could cost several hundred thousand dollars. Additional concerns were raised about the prospect of restricted access points, including the possibility of county-installed gates, with Council members emphasizing potential emergency-response implications. Councilors stressed that emergency vehicle travel times, cardiac-response windows, and fire suppression needs made any hard closure or severely limited access impractical and unsafe.

COUNCIL MEMBER COMMENT

17. Mayor Pro Tem Everline

Mayor Pro Tem Everline raised a constituent concern from residents of the Venezia Townhomes regarding a vehicle that routinely parks too close to an intersection, creating a visibility hazard. He explained that the residents had attempted to seek assistance from both the Howey-in-the-Hills Police Department and their homeowner's association but were unsure which entity had responsibility for addressing the issue.

Chief Giddens responded by clarifying jurisdiction. He noted that the Police Department is aware of the location and has visited the area several times but has not yet observed the offending vehicle present. He explained that, under state law, parking within 15 feet of an intersection is enforceable by law enforcement, as are violations such as blocking or parking across sidewalks. However, any issues falling outside state traffic statutes, such as violations of HOA-specific parking rules, fall under the authority of the homeowners association, not the Police Department. Chief Giddens added that officers, including the nighttime patrol officer, continue monitoring the area in an effort to locate the vehicle while it is improperly parked. Mayor Pro Tem Everline thanked the Chief for the clarification.

18. Councilor Arnold

Councilor Arnold wished the US Marines a happy 250th birthday.

19. Councilor Miles

Councilor Miles raised a recurring concern regarding the Town's gas public service tax. He explained that the Town's ordinance levies the tax on both propane and natural gas. While the Town collects franchise fees from the natural gas provider and public service taxes from propane vendors, it appears that the public service tax on natural gas is not being collected or is not reflected anywhere in the Town's financial reports. Councilor Miles emphasized that natural gas pipelines serve portions of the Town and that the absence of this revenue suggests either a billing issue or a failure by the provider to remit required taxes. He reiterated that this potential revenue stream, especially with thousands of new homes planned, warrants immediate attention and better coordination with TECO and future developers to promote natural gas availability in new subdivisions.

Mayor Wells asked whether the natural gas provider was failing to charge the tax or charging it and not remitting it. Councilor Miles stated he has not received a clear answer despite raising the issue multiple times. Mr. O'Keefe responded that the Finance Supervisor is conducting an audit to determine whether the tax has been misallocated or not collected. He added that the Town has consistently invited TECO to participate in development review meetings to encourage natural gas extensions, but the company has shown little initiative. Mayor Pro Tem Everline noted that he had recently spoken with TECO's sales representative and would share that contact information with the Town Manager.

Councilor Miles also observed that both the electric and gas franchise agreements are approaching expiration within the next 18 months. He recommended leveraging renegotiations to pursue

undergrounding of electric lines in the original Town core, similar to requirements imposed on new developments. He stressed that undergrounding improves aesthetics and resiliency and could be an appropriate bargaining point during franchise renewal discussions. Mr. O’Keefe and Councilor Arnold confirmed that this issue has been raised in discussions with Duke Energy representatives, though Duke has signaled concern about the cost. Councilor Arnold added that he had recently spoken with Duke Energy’s vegetation management representative to express ongoing concerns about tree trimming practices and to signal the Town’s desire for more permanent infrastructure solutions.

20. Councilor Lannamañ

Councilor Lannamañ reported that a Talichet resident had raised concerns about a large disturbance and what they believed was a delayed police response. She asked the Police Chief to clarify the incident.

Chief Giddens explained that officers arrived within a few minutes and that body-camera footage confirms a timely response. The disturbance involved several juveniles and young adults, conflicting stories, and limited cooperation from those on scene. Minor property damage was documented, but no one was willing to provide names or file a complaint, limiting further action.

Councilor Lannamañ thanked the Chief and noted she raised the matter publicly so residents would know the issue was addressed. She also asked about the status of police body cameras. Chief Giddens stated the equipment is under a three- to five-year contract renewed recently and remains current. He added that the department has responded to two recent TASER-related incidents.

21. Mayor Wells

Mayor Wells had nothing to report.

Mayor Pro Tem Everline asked whether the Town could impose its own local tax once commercial development, such as Publix, arrives, or whether the Town could levy a lodging or bed tax on Mission Inn. Councilor Arnold and Councilor Miles explained that municipalities may only impose taxes expressly authorized by state statute, and hotel bed taxes are authorized solely at the county level. The Town Manager noted that, while new taxes are restricted, the Town may establish certain service-related fees when appropriate. With no further questions, the Mayor called for a motion to adjourn.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Miles to adjourn the meeting; Councilor Lannamañ seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:12 p.m. | **Attendees: 27**

Graham Wells, CMC, Mayor

ATTEST:

John Brock, Town Clerk



Town Council Meeting

October 27, 2025 at 6:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

MINUTES

Mayor Wells called the Town Council Meeting to order at 6:00 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:

Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:

Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney (via Zoom) | Michael Giddens, Police Chief | Oscar Ojeda, Finance Supervisor | Morgan Cates, Public Services Director | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

Mayor Wells welcomed former Mayor MacFarlane to the meeting.

AGENDA APPROVAL/REVIEW

Councilor Lannaman asked to have agenda item #6 changed to a discussion item, rather than a Consideration and Approval item.

Motion made by Councilor Arnold to approve the meeting's agenda while changing Agenda Item #6 to a Discussion only item; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, inquired why the previously discussed GFL item was not included on the current agenda, noting she had been told at the last meeting that it would be brought forward. She requested an update on GFL's proposed contract changes and expressed concern that yard waste and household trash continued to be collected together. Mrs. Everline also raised safety concerns regarding school buses in the Lake Hills neighborhood, stating that, while many drivers were respectful, buses numbered 1728 and 1729 routinely traveled too fast after dropping off students. She added that her understanding was that buses were originally intended to exit via Lakeview rather than continuing to Central Avenue. Mrs. Everline concluded by noting that recent spraying of the lakeshore appeared to have been carried out and that it looked necessary.

Martha MacFarlane, 63 Camino Real – Town resident, Martha MacFarlane, expressed concern regarding the Town's recent social media post announcing the new Police Chief and the necessity to create a new Police Department Facebook page, stating that several residents had contacted her and felt the tone of the post was unnecessarily petty. She suggested that a more positive message, such as highlighting the new Police Chief and the launch of the new Facebook page, would have been more appropriate, and emphasized the importance of leaving past issues behind.

Mrs. MacFarlane also inquired about the status of several police-related grants that had previously been discussed, noting her understanding that smaller recurring grants, potentially related to radios, vests, or ammunition, had been in the queue. In response, Mayor Wells stated that the prior Police Chief had missed the deadline for the residual grant and that staff was unaware of additional pending items. Town Manager, Sean O'Keefe, added that the new Chief had been working on overdue quarter compliance requirements for the smaller grants. Chief Giddens reported that he had recently gained system access and identified one technology-related grant currently in limbo pending a response and confirmed that the residual grant deadline had been missed for the year and would not be available again until the next cycle.

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

Mayor Pro Tem Everline stated that he would like to pull Agenda Item #4 from the Consent Agenda for discussion. Mayor Pro Tem Everline stated that it would be necessary to have Town Attorney, Heather Ramos, available for the discussion.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 13, 2025, Town Council Special Meeting.
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 8, 2025, Town Council Workshop.
3. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 7, 2025, Town Council Workshop.

Motion made by Councilor Miles approve the Consent Agenda (now consisting of Agenda Items #1- #3); seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

4. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 08, 2025, Town Council Meeting. *(This item was postponed to the end of the meeting to allow time for the Town Attorney to attend the meeting via Zoom from her laptop – after agenda item #10)*

Mayor Pro Tem Everline raised concerns regarding the description of the sanitation rate increase discussion, specifically questioning the accuracy of a statement attributing to the Town Attorney that any deviation from one residential trash cart per household must be explicitly approved by the Town Council. He stated that his understanding of the contract is different, noting that residents may obtain an additional cart directly from GFL at their own expense without any further charges or need for Council approval. He requested clarification from the Town Attorney. The Town Clerk advised that the Town Attorney would join the meeting later via Zoom, and Mayor Pro Tem Everline asked that the item be postponed until her participation, noting that he had additional related questions.

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

5. Presentation: **Lake County Crosswalk FY 24-25 Annual Report**

Public Services Director, Morgan Cates, presented the final report from the Florida Department of Transportation (FDOT) and Bike Walk Central Florida, funded crosswalk safety study, highlighting the State Road 19 and Central Avenue crosswalk in the Town as one of eight locations monitored in Lake County. Program Coordinator Ms. Jenna Mousseau of Bike/Walk Central Florida summarized the data, noting that initial driver yield rates at the Howey-in-the-Hills crosswalk were only 16 percent, improving slightly to 21 percent after a high-visibility enforcement operation that resulted in 17 warnings and citations. She explained that this location remains in the “low yielding” range (under 33 percent) and described low-cost countermeasures, such as flexible delineator posts and other roadway enhancements, that have been effective in raising driver yield rates at similar locations elsewhere.

Mayor Pro Tem Everline reported that he had already shared the study with the MPO and FDOT liaison, noting that the Town’s crosswalk had the worst yield rate among the studied locations despite comparatively high traffic volumes, and he emphasized the need to pursue safety improvements, including rectangular rapid flashing beacons and other measures, through FDOT. Council members and staff discussed the need to identify the true decision-makers within FDOT, the possibility of the Town funding or cost-sharing certified safety improvements on the state road, and next steps for coordinating with FDOT; Mr. Cates confirmed he would continue transmitting data and recommendations to FDOT project engineers and seek cost estimates for the suggested improvements, while Ms. Mousseau offered ongoing assistance and advocacy under the Best Foot Forward program.

Mr. Cates then provided an update on the significant rain event that occurred the previous night, reporting that Lake County emergency management had characterized it as a “one in one thousand years” storm. He stated that nearby communities, such as Mount Dora and Eustis, experienced severe flooding, washed-out roads, and rainfall totals of approximately 10 to nearly 20 inches, while the Town received an estimated four to six inches of rain with only localized, temporary flooding on a few streets. He advised that the new stormwater system in the Lakeshore area appeared to function well, with no standing water remaining, and noted that no structure damage within the Town had been reported. Mr. Cates informed the Council and residents about open sandbag locations in Lake County, including

nearby sites at Hickory Point and PEAR Gateway Park, and explained that any stormwater system can be overwhelmed by extremely intense, short-duration rainfall.

6. Consideration and Approval: **Florida League of Cities Financing Program**

The Council held an extensive discussion on financing options for the Water Treatment Plant No. 3 project and its associated system improvements. Finance Supervisor, Oscar Ojeda, explained that the engagement letters provided through the Florida League of Cities financing program would incur no cost unless the Town ultimately selects a loan or bond option, noting the Town will require approximately \$5.7 million in borrowing to supplement the existing \$5.7 million state grant.

Councilor Miles questioned whether the combined \$11.4 million would fully fund all three major water system projects, the already-awarded construction contract for Plant No. 3, the 12-inch interconnect between Plants 1 and 3, and the retrofit of existing Plant No. 1. Staff estimated that the two additional projects will total roughly \$2 million, leaving very little margin within the current funding scenario. The Council reviewed the associated administrative costs for financing, with Councilor Miles noting that the League's proposed financial advisor and bond counsel are well-regarded firms and that their quoted fees are favorable compared to industry norms.

Councilor Miles also outlined the advantages and disadvantages of the three primary financing paths, State Revolving Fund loans, competitive bond issuance, and bank loans, highlighting the administrative burden of SRF loans, the high fixed costs and likely need for bond insurance for a small first-time bond issue, and the relatively higher interest rates but lower issuance costs of a conventional bank loan. Members expressed general support for further exploration of a longer-term bank loan, rather than the five-year term referenced in preliminary materials.

A lengthy policy discussion followed regarding the Town's long-term cash flow challenges and the timing of impact fee revenue. Mayor Wells raised the possibility of negotiating prepaid impact fees with developers to improve liquidity, while Councilors Miles and Everline cautioned strongly against any consideration of Community Development Districts (CDDs) as a mechanism for such prepayments, citing historical failures, homeowner cost burdens, and governance concerns. Councilor Lannamañ acknowledged both the drawbacks and potential benefits of CDDs but agreed that the Town's priority is minimizing financial risk and securing sustainable funding for the water system improvements.

Council members concurred that professional financial modeling is necessary before considering any negotiation strategies or loan structures. The Council directed staff to proceed with further due diligence, including consultation with the League's financial team, inquiry into any remaining grant opportunities, and development of detailed cash-flow projections. Mr. Ojeda stated that a full financing proposal would require approximately six to eight weeks, positioning it for Council consideration at the first meeting in December. The Council also acknowledged the likely need for a short-term line of credit to manage reimbursement timing under the state grant once construction begins.

Mayor Wells then opened the item for public comment.

Martha MacFarlane, 63 Camino Real - Town resident, Martha MacFarlane, urged the Council to keep all financing options on the table for the water plant project, including a potential Community Development District (CDD), noting that while many have spoken against CDDs, they remain a viable option that could be structured in different ways, with some allowing homeowners to pay off the bond obligation up front. She cautioned against placing future councils in a position where they might consider raising *ad valorem* taxes to repay Town debt and expressed support for using a portion of the Town's reserves to help fund critical water infrastructure, stating that such projects are an appropriate use of reserves, alongside emergencies.

Mayor Wells then reported that the Town Attorney had advised him by text that state grant reimbursements are currently very slow, reinforcing his view that the Town should at least secure a line of credit as a safeguard so that vendors can be paid while reimbursement funds are pending; he pointed to the existing, unused line of credit as an example of this tool creating flexibility without cost if not drawn upon. Councilor Miles responded that banks commonly accept pledged municipal revenue streams as collateral for such financings, emphasized that the Town has multiple revenues and the ability to adjust service fees if necessary, and reiterated his position that the Council's first step should be to formally engage professional financial advisors and rely on their analysis before making final decisions on specific financing mechanisms.

7. Consideration and Approval: **Holiday Town Council Schedule**

The Council briefly reviewed the upcoming holiday Meeting schedule. Members recalled that in the previous year the Town held two Meetings in November and only one in December due to holiday travel. The Town Clerk noted the item was brought forward to determine whether quorum issues might arise around Thanksgiving or Christmas. After discussion, the Council expressed consensus that all regular Meetings should remain scheduled for now, particularly given the significant financing matters expected to return in December. Members agreed that, if the agenda proves unusually light closer to Christmas, the Council could revisit the schedule at that time.

8. Consideration and Approval: **Wastewater Capacity Allocation**

Town Manager, Sean O'Keefe, reported that nearly all of the 1,600 available wastewater ERUs under the Central Lake CDD contract have been allocated to approved developments, leaving only 130 ERUs remaining, including 10 already reserved for the Howey Market. He explained that two projects within Town limits are now competing for this remaining capacity: Whispering Heights, which requires 156 ERUs, and Mission Rise, which requires 80 additional ERUs. Staff recommended allocating 80 ERUs to Mission Rise while reserving roughly 50 ERUs for future Town needs, such as the new water treatment plant and downtown commercial redevelopment.

Mr. Clay Frankel, representing the Whispering Heights proposed development, requested a more balanced division so his project would not start from zero. He stated he was willing to negotiate with other developers who hold surplus capacity but emphasized that receiving some portion from the Town would help him determine how many ERUs he would still need to secure. Council members responded that other developers have already invested to obtain excess ERUs, that Whispering Heights can follow the same process, and that the Town must preserve a portion of the remaining capacity for small commercial users in the downtown corridor.

Council discussion also clarified that Mission Rise had already transferred a significant number of ERUs from its commercial holdings with the Hillside Groves PUD and is only short by the final 80 needed to complete its project. Since Whispering Heights has not yet secured any additional ERUs, Council members agreed it would be more practical to resolve Mission Rise's remaining request fully and then allow Whispering Heights to negotiate with other developers for the balance they need.

Motion made by Councilor Miles to allocate 80 ERUs of wastewater capacity to Mission Rise and retain 50 ERUs for future Town and downtown users; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

9. Consideration and Approval: **(First Reading) Ordinance 2025-008 - Condos and Coop Building Repair and Inspection**

Mayor Wells read Ordinance 2025-008 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO STRUCTURAL INSPECTIONS AND REPAIRS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; PROVIDING FINDINGS; CREATING NEW CHAPTER 65 OF THE CODE OF ORDINANCES; REQUIRING MILESTONE INSPECTIONS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; REQUIRING INSPECTION REPORTS; SPECIFYING TIMEFRAMES FOR REPAIRS TO BE SCHEDULED AND COMMENCED; REQUIRING THE BUILDING OFFICIAL TO SUBMIT REPAIR AND INSPECTION INFORMATION TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Attorney, Heather Ramos, introduced the ordinance by explaining that it implements state-mandated revisions requiring local governments to adopt procedures for milestone inspections and structural repair protocols for condominium and cooperative buildings. She noted that these measures were enacted by the Legislature in response to the Surfside condominium collapse and are part of a series of statutory compliance ordinances the Town will be required to adopt over the coming meetings.

Mayor Wells opened the item for public comment.

Martha MacFarlane, 63 Camino Real - Town resident, Martha MacFarlane, asked the Town Attorney, Heather Ramos, for clarification on how the new state-mandated condominium inspection requirements will function at the local level. She expressed concern about the administrative burden on small associations and questioned how the Town would participate in the process. Ms. Ramos explained that the building official, not the condominium associations, will be responsible for preparing and submitting the required milestone inspection reports directly to the Department of Business and Professional Regulation. She stated that the Town's role is independent of the associations and that the Town is not expected to rely on filings submitted by the associations themselves.

Mrs. MacFarlane also inquired whether townhouses are included in these requirements. Ms. Ramos explained that townhouses generally are not covered unless the development was formally created as a condominium, because condominium owners do not own the land beneath their units, whereas townhouse owners typically do.

Mrs. MacFarlane then asked whether the three-story threshold contained in the state law applies to the Town's ordinance, noting that many requirements only apply to buildings over three stories. Ms. Ramos confirmed that the ordinance follows state law and applies only to condominium or cooperative buildings three stories or more in height. Council members observed that the Town currently has no such buildings, meaning no inspections would be triggered under present conditions.

With no further public comment, Mayor Wells closed Public Comments, and the Council proceeded to consider approval of the ordinance on first reading.

Motion made by Councilor Miles to approve the first reading of Ordinance 2025-008 and move it to a second reading; seconded by Mayor Pro Tem Everline. Motion approved unanimously by voice call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

10. Consideration and Approval: (First Reading) Ordinance 2025-010 - Fire and Sprinkler Permitting

Mayor Wells read Ordinance 2025-010 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIRE SAFETY; PROVIDING FINDINGS; CREATING NEW CHAPTER 91 OF THE CODE OF ORDINANCES; ENACTING A SIMPLIFIED PERMITTING AND INSPECTION PROCESS FOR FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM PROJECTS; REQUIRING CERTAIN DOCUMENT RETENTION BY CONTRACTORS; PROVIDING FOR APPLICATION FEE REFUNDS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Councilor Miles asked whether any existing buildings in Town currently have fire sprinkler systems. Staff responded that, while the Town has very few such structures today, upcoming commercial developments, such as the planned Publix and other larger buildings, will require sprinkler systems, making the ordinance timely and necessary.

Town Attorney, Heather Ramos, explained that recent statutory changes require local governments to adopt streamlined permitting procedures with defined deadlines for fire safety system projects. Under the ordinance, contractors may begin work immediately upon submitting a completed permit application. She added that the draft identifies the building official as the enforcing authority, but he has expressed uncertainty regarding his role; she will work with him to confirm or revise the designated enforcement official before second reading.

Mayor Wells opened the item for public comment.

Diana Ballou, 1005 N. Tangerine Ave. – Town Resident, Diana Ballou, had questions related to whether this affected new or existing structures.

Tom Ballou, 1005 N. Tangerine Ave. – Town resident, Tom Ballou, asked if the County Fire Marshall did these inspections currently.

Motion made by Mayor Pro Tem Everline to approve the first reading of Ordinance 2025-010 and move it to a second reading; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

Mayor Wells remarked that the meeting was running close to 8:30 p.m. and asked for a motion to extend the meeting.

Motion made by Mayor Pro Tem Everline to extend the meeting to extend the meeting by 30 minutes; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

4. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 08, 2025, Town Council Meeting. *(This item was pulled from Consent Agenda and moved to the end of the meeting to allow Town Attorney to attend by Zoom, rather than by phone)*

Mayor Pro Tem Everline asked to go back to Agenda Item #4 from the Consent Agenda.

Mayor Pro Tem Everline returned to the September 8, 2025, Town Council Meeting minutes to address inaccuracies relating to the GFL sanitation contract discussion. He noted that one sentence incorrectly stated that the Town Attorney had advised that only one cart per household was included under the contract and that any deviation required explicit Council approval. Town Attorney, Heather Ramos, clarified that this was not her statement; the contract allows residents to purchase additional carts directly from GFL, and the flat residential collection rate applies regardless of how many carts a household uses. The Council agreed to strike the incorrect sentence.

Mayor Pro Tem Everline then pointed to a related bullet point stating that GFL could not charge for additional sets of services without written Council authorization. Attorney Ramos explained that this language appeared to stem from confusion during the earlier discussion and was unnecessary. The Council agreed to remove that bullet point as well.

With the corrections identified, Mayor Pro Tem Everline moved to approve the September 8th Meeting minutes with the two deletions, and Councilor Lannamañ seconded the motion.

Motion made by Mayor Pro Tem Everline to September 8, 2025 Town Council Meeting meetings with the two identified items removed from them; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

DEPARTMENT REPORTS

11. Town Manager

Town Manager, Sean O'Keefe, provided a brief set of announcements. He noted that daylight savings time will end on Sunday, November 2nd, which coincides with the Town's annual yard sale scheduled from Friday through Sunday, October 31st to November 2nd. He reminded the Council that the next regular Meeting will be held on Monday, November 10th, and that Town Hall and the library will be closed the following day in observance of Veterans Day. He also reported that the transfer of Number Two Road is listed as a consent agenda item for the upcoming Lake County Board of County Commissioners Meeting.

COUNCIL MEMBER COMMENT

12. Mayor Pro Tem Everline

Mayor Pro Tem Everline provided an extensive update on regional transportation issues and his involvement with state legislative policy efforts. He began by expressing significant frustration with the Lake-Sumter MPO, noting that its processes are difficult to follow, dominated by acronyms and consultants, and often yield little practical support from FDOT. He reported that the MPO director informed him just before the Meeting that funding for the planned Palm Avenue study was not secured, leaving the project stalled. He further explained how the MPO's new funding strategy, rolling unspent dollars forward annually to accumulate enough to complete large projects, may benefit some jurisdictions but effectively pushes Howey-in-the-Hills off the long-range transportation priority list for the foreseeable future.

Mayor Pro Tem Everline also relayed examples from other communities, including Wildwood and Groveland, where self-funding or front-loading funds to FDOT resulted in long-delayed projects finally moving forward. He emphasized that the Town should not expect assistance through the MPO process and will need to advocate directly with FDOT. He requested that all Town contacts with FDOT, whether

by staff, engineers, or elected officials, be funneled through the Town Manager so information can be coordinated. He suggested assembling a small group of representatives to meet directly with FDOT decision-makers to address longstanding safety and roadway concerns, particularly on State Road 19. Councilor Arnold echoed this sentiment, noting that persistent presence and direct engagement will likely be the only effective strategy.

Mayor Pro Tem Everline then provided an update on his participation in the Florida League of Cities Legislative Policy Committee for Utilities, Natural Resources, and Public Works. He outlined the committee process and reported that two policy priorities are advancing: preserving municipal authority to impose up to a 25% extraterritorial utility surcharge and opposing proposed state restrictions on transferring excess revenues from enterprise funds to the general fund. He noted that municipalities across the state rely on both tools to maintain fiscal stability. He also shared statistics illustrating the scale of statewide legislative activity and the imbalance between municipal advocates and the thousands of lobbyists active in Tallahassee.

Finally, he noted a maintenance concern at the intersection of Cypress and Florida Avenues, which is again showing surface deterioration, and he asked Public Services Director Cates to evaluate and address the issue.

13. Councilor Arnold

Councilor Arnold followed up on Mayor Pro Tem Everline's report by describing his own outreach to the Florida League of Cities regarding committee participation. He stated that, based on Mayor Pro Tem Everline's recommendation, he contacted Mary Edenfield to express interest in serving on one of the League's legislative policy committees. She advised him that the next opportunity to sign up will be in June, with each committee meeting three times annually.

Councilor Arnold noted that the League operates five separate policy committees and suggested that the Town would benefit if each Council member volunteered to serve on one. He emphasized that larger cities tend to dominate the League's legislative agenda due to their size and resources, and that active participation from smaller municipalities, such as Howey-in-the-Hills, can help balance representation and ensure that the interests of small communities are heard.

He stated his intention to request a reminder when sign-ups reopen and encouraged his colleagues to consider committee service. He also proposed that, in the event of an election turnover, an outgoing Council member could still attend the final committee Meeting of the year to complete the cycle, noting that the December meeting primarily involves finalizing policy language after most of the substantive work has already been completed.

14. Councilor Miles

Councilor Miles raised three follow-up items for the Town Manager. First, he revisited the status of the Drake Point annexation. He noted that the six-month mark referenced at the prior Meeting had passed and asked whether staff had contacted the developer to confirm progress on the required annexation petition. Town Manager, Sean O'Keefe, stated that he had reached out and learned the developer was experiencing internal transitions, and that the triggering events in the agreement, such as completion of platting, had not yet occurred. Councilor Miles requested a definitive legal determination on whether the property already meets statutory contiguity requirements due to its shoreline adjacency. Attorney Ramos confirmed that research had previously been conducted by the Town Attorney's office and committed to reviewing the materials and providing a written update to all Council members.

Second, Councilor Miles informed the Council that he intends to attend the next morning's Lake County Commission Meeting to ensure that the transfer of Number Two Road, listed on the consent agenda, is not removed or denied, as he anticipates potential opposition.

Finally, he asked the Town Manager and Public Services Director about the stalled North Citrus Road project. Noting that he had only recently seen a contractor crew on-site after weeks of inactivity, he asked whether the required FDOT permits had been approved. Public Services Director, Morgan Cates, confirmed that the permits were secured and that the contractor has committed to remaining on North Citrus until the project is completed.

15. Councilor Lannamañ

None

16. Mayor Wells

None

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Councilor Arnold seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 9:03 p.m. | **Attendees: 31**

Graham Wells, CMC, Mayor

ATTEST:

John Brock, Town Clerk



Town Council Meeting

October 13, 2025 at 6:00 PM

Howey-in-the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

MINUTES

Mayor Wells called the Town Council Meeting to order at 6:05 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:

Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:

Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney | Morgan Cates, Public Services Director | April Fisher, Town Planner | Michael Giddens, Police Lieutenant | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Mayor Wells to move agenda item #3 (Consideration Approval: Minor Amendment to Hillside Grove PUD Phase 2) to appear between agenda items #5 and #6; seconded by Councilor Arnold. Motion failed by voice vote.

Voting

Yea: Councilor Arnold, Mayor Wells

Nay: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles

Motion made by Councilor Miles to move agenda item #5 (Consideration and Approval: Number Two Road Dedication) to appear between the Consent Agenda and agenda item #3; seconded by Mayor Pro Tem Everline. Motion passed by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles

Nay: Councilor Arnold, Mayor Wells

Motion made by Councilor Lannamañ to move agenda item #4 (Consideration and Approval: Police Chief Hiring Ratification) to appear after agenda item #7; Seconded by Councilor Arnold.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles

Nay: Mayor Wells

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Martha MacFarlane, 63 Camino Real – Town resident, Martha MacFarlane, suggested placing information on the Town’s website and electronic message board about the stormwater project on Lakeshore Blvd.

Marie Gallelli, 1104 N. Tangerine Ave. – Town resident, Marie Gallelli, had questions about piles of dirt on the Town property off of Number Two Rd.

Eric Gunesch, 448 Avila Pl. – Town resident, Eric Gunesch, had questions about code enforcement issues.

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, raised two concerns. She requested an update on the GFL solid waste contract, noting that potential revisions discussed in September had not yet been presented and that GFL continues to collect trash and recycling together. She also urged prompt attention to safety and ADA compliance issues at the Griffin Park playground, including leveling the area where equipment was removed and adding mulch.

Town Manager, Sean O’Keefe, responded that the GFL proposal was submitted the previous week and will appear on a future Town Council agenda.

Banks Helfrich, 9100 Sams Lake Rd., Clermont – County resident, “Farmer” Banks Helfrich, shared seasonal planting advice and reminded attendees that, while the Bill of Rights guarantees freedoms such as speech and worship, those rights come with personal responsibility.

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 24, 2025, Town Council Public Hearing on Final Budget and Millage Rate.
2. Consideration and Approval: **Deaccession of Town Inventory**

Motion made by Councilor Miles to approve the Consent Agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

PUBLIC HEARING

None

NEW BUSINESS

5. Consideration and Approval: **Number Two Road Dedication** (*This agenda item was moved to appear at this place in the meeting during the Agenda Approval section of the meeting*)

Town Manager, Sean O’Keefe, reported that he and Councilor Miles recently met with several County Commissioners to discuss the proposed dedication of a portion of Number Two Road, extending from Silverwood Lane to Highway 19. County staff suggested that transferring this section to the Town would simplify coordination with nearby development projects, and the County Attorney proposed a faster legal description method for the transfer. If approved by the Town Council, the matter would proceed to the County Commission for final consideration, with a tentative hearing date of November 20.

In response to resident questions, Mr. O’Keefe clarified that the parcels on the south side of the road lie within Town limits and that the initial road improvements would be completed at the developer’s expense. Mayor Wells noted that the road dedication is closely tied to the following agenda item regarding the Hillside Groves development, explaining that Town ownership would allow control over access points, including a full exit rather than an emergency-only access. Councilors discussed sequencing of the two items, with some preferring to hear from the developer first, but agreed that accepting the road dedication was necessary to enable the planned improvements and connectivity for the adjoining subdivisions.

Mayor Wells opened Public Comment for this item only.

Peter Tuite, 300 E. Croton Way – Town resident, Peter Tuite, expressed opposition to the proposed Number Two Road dedication, voicing concern that developers were motivated solely by profit and that future maintenance could impose significant costs on the Town. He criticized potential development density in nearby rural areas and questioned the need for the Town to assume responsibility for the roadway.

Mayor Wells reminded Mr. Tuite to maintain decorum and clarified that the two related developments were already approved. He explained that the affected road segment would serve only those projects, that the developer, not the Town, would bear the cost of initial improvements, and that future maintenance expenses would arise only years later.

Eric Gunesch, 448 Avila Pl. – Town resident, Eric Gunesch, stated his support for the Number Two Road dedication, acknowledging it as a necessary step to accommodate future traffic from nearby developments. He expressed concern about potential traffic impacts on Florida Avenue near his home if additional vehicles are redirected from the new connection but ultimately agreed that the improvement was inevitable and beneficial.

John Blodgett, 9350 Number Two Rd. (Lake County Resident) – County resident, John Blodgett, expressed strong concern about the condition and safety of the roadway. He noted that the road is substandard, with narrow seven-and-a-half foot lanes. He cited a recent accident in which a car left the roadway and two occupants required medical evacuation. Mr. Blodgett cautioned that the road is not suitable for increased traffic and urged the Council to consult the Town Attorney before accepting responsibility for it, warning that doing so could expose the Town to safety and liability issues.

Mayor Wells closed Public Comment.

The Council continued the discussion on Lake County dedicating a portion of Number Two Road (Silverwood Ln. to S.R. 19) to the Town to control access for the Mission Rise and Hillside Groves projects. Mr. O’Keefe and Councilor Miles noted the County proposed a faster transfer via legal

description; initial upgrades on the Town segment would be built to two 12-ft travel lanes at the developer's expense, with long-term maintenance by the Town. Council members debated left-turn restrictions and potential traffic on a substandard "farm road"; Town Attorney, Heather Ramos, advised liability is capped by sovereign immunity. Town Planner, April Fisher, recommended requiring a traffic impact analysis at final subdivision to determine whether full access or turn restrictions are warranted; she clarified Road "A" has County permits as right-out/left-in, while the Road "O" connection (formerly emergency-only) is the focus of possible full access. A motion to approve the road transfer agreement was made and seconded; developer obligations to construct improvements remain under the current Development Agreement.

Motion made by Councilor Miles to approve; seconded by Councilor Arnold. Motion approved by roll call vote.

Voting

Yea: Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: Mayor Pro Tem Everline

OLD BUSINESS

3. Consideration Approval: **Minor Amendment to Hillside Grove PUD Phase 2**

The Town Planner, April Fisher, presented an amendment to Phase 2 of the development project, detailing changes to lot widths from 27 to 29 feet, resulting in a reduction of total residential units from 146 to 138. Discussion followed regarding the impact of these changes, specifically the redistribution of land area, the design of the roadway and cul-de-sac, and the implications for access and traffic. Councilor Miles raised questions about the allocation of additional land resulting from wider lots and recommended that any change to access, such as eliminating the cul-de-sac, should allow the developer to add a duplex (two units), potentially increasing the unit count to 140 if needed. He also requested updates to the amended development agreement to reflect current signatories, including changing references from the previous mayor to the current mayor or town manager, and to ensure the correct builder is listed. Councilor Miles further requested that Road "O" be limited to a 25-mph speed limit and that two speed tables be installed as traffic calming measures, citing safety concerns for residents. The Council and the developer discussed these conditions, with consensus that traffic calming could be included if agreed upon by the developer, and that flexibility should be allowed for up to 140 units without the need for further Council approval.

Town Attorney, Heather Ramos, confirmed that these changes could be incorporated as a minor amendment if mutually agreed. The developer also requested that, should the county deny the transfer of Number Two Road to the Town, the option for an emergency access with a cul-de-sac remain available, to which the Council had no objection.

Mayor Wells opened Public Comment for this item only.

Eric Gunesch, 448 Avila Pl. – Town resident, Eric Gunesch, addressed the Council with questions regarding the proposed roadway changes, supporting the recommendation that any rear exit from the subdivision be limited to right-turn only. Mr. Gunesch also inquired about the length of the road section in question and raised the possibility of the Town requiring improvements to Number Two Road if it assumes ownership. Councilor Miles responded that required improvements have already been addressed as part of both the current development and the adjacent Mission Rise project. Mr. Gunesch further suggested that, since lot sizes are being increased and the number of homes reduced, the Town should consider increasing building setbacks to enhance neighborhood aesthetics. Councilor Miles and Mayor Wells clarified that the proposed amendments already improve the visual character of the area by

replacing larger multi-family buildings with duplexes, and that further changes to setbacks are not feasible due to space limitations.

Motion made by Councilor Miles to approve the Minor Amendment to Hillside Groves PUD with 3 conditions (1 – Update technical information in paragraph 19. 2 – Add two speed tables to Road “O” at each end and set the speed limit on Road “O” to not exceed 25-mph. 3 – The developer can build up to 140 townhomes.); seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

NEW BUSINESS

4. Consideration and Approval: **Police Chief Hiring Ratification** *(This agenda item was moved to appear after Agenda Item #7 during the Agenda Approval section of the meeting)*
5. Consideration and Approval: **Number Two Road Dedication** *(This agenda item was moved to appear after the Consent Agenda, Agenda Item #2, during the Agenda Approval section of the meeting)*
6. Discussion: **Elevation Approval Process**

Town Planner, April Fisher, requested Council input on whether elevation approvals should remain under the purview of the Planning and Zoning Board or be brought before the Town Council, noting that the current land development code is silent on the process. After brief discussion, Council members expressed support for continuing the current practice of having the Planning and Zoning Board handle elevation approvals. By consensus, the Council directed staff to codify this procedure in the land development code moving forward.

7. Consideration and Approval: **Parking Space Agreement**

The Town Council discussed a proposed parking space agreement related to the redevelopment of 101 South Palm Ave., for the proposed “Virginia’s Pancake House”. Town Planner, April Fisher, explained that the site, located in the downtown core, is unable to provide the required 23 parking spaces on site and can only accommodate five. In accordance with the Town Center overlay provisions in the Land Development Code, the applicant could compensate for the deficit by paying a fee into a parking fund, with comparable cities charging \$5,000–\$6,000 per space.

Council and staff debated whether this amount was fair, whether it might be burdensome to new businesses, and whether other payment models, such as annual fees or cost-sharing agreements, might be preferable. Council members expressed concerns about fairness and consistency, noting that similar requirements had not been imposed on previous businesses, and emphasized the importance of supporting new commercial ventures in the Town center.

The Town Attorney, Heather Ramos, clarified that the code authorizes the imposition of a fee but does not specify the amount or payment structure, leaving it to Council discretion.

Developer Brad Cowherd addressed the Council, expressing appreciation for the opportunity to fulfill parking requirements through an alternative arrangement and complimenting the Town Planner for her collaboration. Mr. Cowherd shared his experience with similar agreements in other Central Florida municipalities, noting that he had paid \$500 per space in Orlando, \$0 per space in Winter Garden (due to design considerations), and approximately \$800 per space in Winter Park. He explained that his expectation for Howey-in-the-Hills was in the range of \$500 to \$800 per space, and he was surprised by

the much higher amount initially discussed. Nevertheless, he reiterated his enthusiasm for opening “Virginia’s Pancake House” in the Town and his desire to reach a fair agreement.

Council members responded to Mr. Cowherd’s comments by acknowledging that the primary issue was not the existence of a fee but rather the appropriate amount to be charged. Mayor Wells suggested that a fee of \$500 per space would be reasonable given the Town’s smaller size and the precedent set by other cities, noting that this would be considerably less than the originally discussed amount and would total approximately \$9,000. Mayor Pro Tem Everline and other Council members echoed support for a more modest fee, and the idea of simply deciding on a fee was proposed.

The Council then discussed whether the fee should be calculated based on the actual cost of paving a new parking lot. Mayor Wells and Mrs. Fisher explained that paving and preparing a municipal lot would be a significant expense, with rough estimates ranging from \$60,000 to \$80,000 for a comparable area. It was noted that such improvements would not only benefit the applicant but also provide additional parking for public events and other downtown businesses, especially given anticipated changes to on-street parking along State Road 19.

Finally, Town Manager, Sean O’Keefe, confirmed that, based on current estimates, paving the available land for public parking would indeed be costly, and that the intent of the parking fee was to help offset these expenses. Council members considered whether a \$500 per space fee, applied as a one-time charge for new downtown businesses, might be an appropriate solution going forward.

Mayor Wells opened Public Comment for this item only.

Tom Ballou, 1005 N. Tangerine Ave. – Town resident, Tom Ballou, addressed the Council and emphasized the community’s strong desire for the new restaurant to open, urging the Council to do whatever is necessary to facilitate the process. He noted that, as a breakfast-oriented business, peak activity at the restaurant would primarily occur in the early morning hours, which should minimize parking conflicts with the Library and Town Hall, whose spaces are typically reserved for official business.

Mr. Ballou encouraged the Council to take a flexible approach in order to avoid discouraging other potential businesses from coming to Howey-in-the-Hills. He also suggested that future redevelopment of the Town Hall site could provide an opportunity for additional downtown parking, which would benefit the entire community.

Eric Gunesch, 448 Avila Pl. – Town resident, Eric Gunesch, noted that, if the site had remained a small grocery store, this might not have been an issue.

Mayor Wells Closed Public Comment on this item.

Following the close of public comment, the Council confirmed the pending motion to approve a one-time parking fee of \$500 per required off-site parking space for the “Virginia’s Pancake House” project. Mrs. Fisher sought clarification that, along with setting the fee, the Council intended for this amount and payment method to be formalized within a written agreement between the Town and the applicant.

Council members agreed that the parking agreement should be amended to reflect the approved \$500 per space fee and that such agreements should continue to be memorialized in writing for future scenarios. Mayor Pro Tem Everline inquired whether the Town Attorney had reviewed the agreement, to which the Town Planner confirmed that legal counsel had been involved. Mrs. Fisher further noted that the agreement also addresses on-site parking improvements and alley loading arrangements, aiming to protect both the applicant and the Town.

With these clarifications, the Council prepared to proceed to a roll call vote on the motion, with the understanding that the fee and related conditions would be included in the executed parking agreement.

Motion made by Councilor Miles to approve the parking space agreement for 101 S. Palm Ave., with a cost of \$500 per parking space; seconded by Mayor Pro Tem Everline. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

Mayor Wells called for a 5-minute recess at 8:09 p.m.

Mayor Wells reconvened the meeting at 8:16 p.m.

Mayor Wells called for a motion to extend the Town Council meeting at 8:16 p.m.

Motion made by Councilor Miles to extend the meeting to 9:30 p.m.; seconded by Mayor Pro Tem Everline. Motion approved unanimously by voice vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

4. Consideration and Approval: **Police Chief Hiring Ratification** (This agenda item moved to appear at this place in the meeting during the Agenda Approval section of the meeting)

Town Manager, Sean O'Keefe, summarized the recent process for selecting a new Chief of Police following the retirement of the previous chief after 30 years of service. He explained that the position was publicly posted both on the Town's website and a statewide law enforcement platform, and that a professional panel, including experienced law enforcement leaders from neighboring jurisdictions, was assembled to ensure an objective and rigorous evaluation. The panel assessed candidates based on their qualifications, leadership, and experience, ultimately making a unanimous recommendation for Interim Chief Michael Giddens, citing his operational oversight and extensive law enforcement background.

Council members then discussed both the selection process and the timeframe in which the position was posted. Mayor Pro Tem Everline asked for clarification regarding the length of the posting period and whether the outgoing chief was involved in the process. The Town Manager explained that outgoing department heads are not involved in selecting their successors, a practice consistently followed since the adoption of the current charter, which delegates all hiring authority for department heads to the Town Manager. It was also clarified that the Council's role is to confirm or reject the appointment, rather than to direct the process.

Councilor Lannamañ expressed appreciation for the transparency and rigor of the current selection process, noting that it was more open and comprehensive than the methods used in many other Florida municipalities, which sometimes forego open postings and panel interviews entirely. She also expressed her support for the appointment of Interim Chief Giddens and suggested, if possible, that a probationary period be included. Other councilors echoed support for the process, with Councilor Arnold commending the involvement of outside law enforcement professionals, and Councilor Miles suggesting that a longer posting period could have attracted additional applicants, but ultimately endorsing the process and the recommended candidate. Several members also highlighted the strong letters of recommendation and positive feedback received regarding Interim Chief Giddens.

Mayor Wells opened Public Comment for this item only.

Jennifer Rice, 703 N. Lakeshore Blvd. – Town resident, Jennifer Rice, expressed strong support for Interim Chief Michael Giddens, sharing that he provided ongoing compassion and support to her family following a personal tragedy. She described him as a role model whose character and caring reflect the spirit of the community and stated her confidence that he is the right choice for Chief of Police.

Hugh Bass, 1008 N Hamlin Ave. – Town resident, Hugh Bass, a retired State Attorney's Office prosecutor, spoke in strong support of Interim Chief Michael Giddens. He described working closely with Mr. Giddens during his years at the Lake County Sheriff's Office and later with the Florida Department of Law Enforcement, highlighting Giddens's deep experience in both law enforcement and the criminal justice system. Mr. Bass emphasized Mr. Giddens's professionalism, integrity, and ability to see complex cases through from investigation to conviction. He concluded by urging the Council to appoint Mr. Giddens as Chief of Police, stating that his experience would be invaluable for the Town as it grows.

Debbie Tubbs, 302 W. Dupont Cir. – Town resident, Debbie Tubbs, shared her deep appreciation for Interim Chief Michael Giddens, recounting how he responded quickly and saved her life during a medical emergency when her husband was away. She praised his kindness, ongoing support, and dedication to the community, stating that he has remained in contact with her family throughout her recovery. Mrs. Tubbs described Mr. Giddens as her hero and expressed strong confidence in his experience and character, urging the Council to appoint him as the next Chief of Police.

Gavin Scheel, 123 E. Oak St. – Town resident, Gavin Scheel, spoke in strong support of Interim Chief Michael Giddens, highlighting his caring nature and community involvement. Mr. Scheel shared a recent example where Mr. Giddens organized a road safety event and provided him with an FDOT light for safer travel at night. He praised Interim Chief Giddens' dedication to residents and expressed confidence in his leadership as the Town's next police chief.

George Brown, (Former Law Enforcement) – County resident, George Brown, former Lieutenant for the Howey-in-the-Hills Police Department, addressed the Council to share his perspective as a former Police Department employee and applicant for the police chief position. He acknowledged his past termination from the agency but emphasized his enduring connection to the community and his respect for the selection process. Mr. Brown expressed support for Interim Chief Michael Giddens, praising his reputation, the strong letters of recommendation received, and the Council's diligence in the hiring process. He urged the Council to give Mr. Giddens the opportunity to serve as Chief of Police, stating that his background and understanding of the community make him the right fit for the role.

George Holcomb, (Former Law Enforcement) – County resident, George Holcomb, spoke in strong support of Interim Chief Giddens, citing his own extensive law enforcement background and personal experience working with Interim Chief Giddens. Mr. Holcomb described Interim Chief Giddens as a true professional who values community engagement and effective policing in small towns. He commended the Town's selection process and urged the Council to appoint Interim Chief Giddens as Chief of Police.

Peter Tuite, 300 E Croton Way – Town resident, Peter Tuite, voiced concerns about the selection process for the new police chief, stating that the timeline felt rushed, there was limited background information provided to the public, and the interview panel was chosen solely by the Town Manager. He questioned the composition and size of the panel, as well as the lack of involvement from the former police chief in the transition. While Mr. Tuite emphasized that his criticism was not directed at Interim Chief Giddens personally, he felt the process could have been more open and inclusive.

Martha MacFarlane, 63 Camino Real – Town resident, Martha MacFarlane, encouraged the Town to ensure that the new chief attends specialized training for police chiefs and that he should continue to pursue grant opportunities, which have historically provided resources for the department. She also

urged the Town to support Chief Giddens in accessing necessary systems and to ensure that vacancies are posted promptly.

Susan Distler, 36623 Grand Island Oak Circle (County Resident) - County resident, Susan Distler, spoke in strong support of Interim Chief Giddens, highlighting his integrity, compassion, and dedication both on and off duty. She described him as honest, dependable, and committed to serving the community, earning the respect of colleagues and residents alike. Mrs. Distler expressed confidence that Chief Giddens will continue to lead with fairness and compassion, inspire others, and ensure that all citizens feel safe and respected.

Eric Gunesch, 448 Avila Pl. – Town resident, Eric Gunesch, expressed that, while he does not personally know Interim Chief Giddens, he hopes the positive and caring culture of the police department will continue under his leadership.

Zach (Blogger- via Zoom) – Online commenter Zach (“Liberty Troll” on YouTube) opposed Lieutenant Giddens’ promotion, alleging a prior violation of his constitutional rights and requesting a delay in the decision pending further review.

Candy Giddens, (Spouse of Law Enforcement) – County resident, Candy Giddens, spoke in support of her husband, Interim Chief Giddens, highlighting his 30 years of dedicated and honorable service in law enforcement, his commitment to family during their daughter’s many surgeries, and his deep care for the Howey-in-the-Hills community and its officers.

Mark Kitchens (Current Law Enforcement, Deputy with Orange County Sheriff) – Mr. Kitchens spoke in support of Interim Chief Giddens.

Chief Charles Broadway, (Current Law Enforcement, Police Chief for City of Kissimmee) – Kissimmee Chief of Police Chuck Broadway spoke in strong support of Interim Chief Giddens, emphasizing his integrity, dedication, extensive law enforcement experience at all levels, and servant leadership, stating the Town would be very well served by his appointment as Chief.

Mayor Wells closed Public Comment and asked the Town Clerk to proceed with a roll call vote.

Motion made by Councilor Lannamañ to confirm Michael Giddens’ hire as Police Chief for the Town of Howey-in-the-Hills; seconded by Councilor Arnold. Motion approved unanimously by roll call vote.

Voting

Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells

Nay: None

DEPARTMENT REPORTS

8. Town Hall

This report was included in the meeting's packet.

9. Police Department

This report was included in the meeting's packet.

10. Code Enforcement

This report was included in the meeting's packet.

11. Lake County Fire Rescue

This report was included in the meeting's packet.

12. Public Services Department

This report was included in the meeting's packet.

13. Parks & Recreation

None

14. Library / Community Events

This report was included in the meeting's packet.

15. Town Attorney

None

16. Finance Supervisor

This report was included in the meeting's packet.

17. Town Manager

Text

COUNCIL MEMBER COMMENT

18. Mayor Pro Tem Everline

None

19. Councilor Arnold

Text

20. Councilor Miles

Councilor Miles asked what fund the \$500 parking fee (Agenda Item #7) would go to. Town Manager, Sean O'Keefe, explained that it would go into the Transportation fund.

21. Councilor Lannamañ

Councilor Lannamañ addressed the recent controversy surrounding the police chief selection process, emphasizing that Council members act with integrity and commitment, and urging residents to seek facts before spreading misinformation or making assumptions. She called for respect and civility within the community, encouraged support for Chief Giddens, and highlighted the dedication and preparation of Council and staff in serving the Town.

22. Mayor Wells

None

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Councilor Arnold seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 9:16 p.m. | **Attendees: 128**

Graham Wells, CMC, Mayor

ATTEST:

John Brock, Town Clerk

DRAFT



Date: November 24, 2025
To: Mayor and Town Council
From: Morgan Cates, Public Services Director
Re: Consideration and Approval: **Lake Tech Fire Truck Restoration Agreement**

Objective:

To move forward with the Howey Fire Truck Restoration Project.

Summary:

The Howey Fire Truck Restoration project involves entering into an agreement with Lake Technical College to perform the bulk of the repair and labor for the project. The scope of the work for the project includes the engine and transmission swap, axle swap and fabrication, wiring fabrication and installation. The City of Tavares has donated a truck to provide the new axles and brake system. The Town would need to donate the deaccessioned 2020 Chevy Tahoe for the engine and transmission (see the attached form). Lake Tech's proposal for labor is estimated at \$3,435.00 (see the attached service order). The Town would purchase all the parts for an estimated cost of \$15,520 (see the attached parts estimate), not including the donated Chevy Tahoe, which has an estimated value of \$5,000.00

Unfortunately, Lake Tech does not provide the services for interior upholstery, nor the services of paint and body work that would complete the restoration project.

The Howey Fire Truck Restoration Project would be funded through the General Fund, Historical Preservation, Operating Supplies - \$20,000.00 and Other Non-Operating Uses (Donations) - \$4,443.00. Total approved available budget is \$24,443.00. These budgeted funds would cover the labor, parts, and upholstery cost. However, the remaining funds of an estimated \$4,000.00 would not cover the paint and body work.

Fiscal Impact:

There is an initial fiscal impact to the Town of an estimated \$18,955.00 (potentially up to \$20,000.00), based on the proposal from Lake Technical College and estimates received for the interior upholstery.

Staff Recommendation:

Town Staff seeks the Town Council's guidance on how staff should proceed regarding the project.



Project Details

- The City of Tavares has donated a vehicle to provide new axels and brake system for the fire engine.
- The Town of Howey-in-the-Hills will need to donate the used Tahoe (previously identified) for the engine and transmission.
- The attached list outlines all expected parts and materials needed. The Town would be responsible for purchasing all items *except those highlighted in yellow* (fluids and shop supplies). Lake Tech will cover those and bill at exact cost.
- The list also includes estimated pricing and sources. We have provided direct purchase links, or you may obtain materials from your preferred vendors.
- The project timeline is estimated to run through at least June 2026. Because students must reach specific competency levels before performing certain tasks, the schedule may fluctuate slightly. We will provide regular progress updates throughout the project. Keep in mind, if they run into issues, it could take longer.
- Estimated Labor Cost - Our standard customer service rate is \$10/hour. However, in recognition of this educational partnership and the value of the student learning outcomes, we are offering a reduced rate of \$5/hour. All labor hours will be tracked, and if the project requires more or fewer hours, we will adjust accordingly and discuss any changes with you before proceeding. No payment will be due until the project is complete.
- Lake Tech does not have an upholstery program, so we would not be able to assist with any interior work on the project.
- Lake Tech does have an Automotive Collision and Repair program; however our paint booth is not large enough to accommodate a fire engine. We may be able to assist with limited rust repair or similar bodywork, depending on the skill level and progression of the students at the time the diesel portion of the project is completed. Because this would fall under a separate class and will be much further down the road, we are unable to provide an estimate or confirm participation until we reach that stage.

Part Name	Quantity	Price
Holley EFI Terminator X Max - LS1/LS6	1	\$2,200
12 Gang Switch Panel	1	\$200
14 Gallon Fuel Cell	1	\$130
EVIL ENERGY 8AN Fuel Line Kit	2	\$90 each
Fuel Pump with filter	1	\$185
Brake lines and fittings		\$100
Brake Shoe, pads, drums, and rotors		\$300
3 Row Core radiator	1	\$270
Miscellaneous hoses		\$300
Dash gauge set	1	\$170
Drive shaft	1	\$1,000
Tires	6	\$1000 each
ls engine mount kit	1	\$80
Key swtich	1	\$60
Light wiring kit	1	\$75
Steering column	1	\$165
Steering shaft	1	\$50
Miscellaneous parts/shop supplies		\$1,000
Wind shield wiper motor	2	\$25 each
Exhaust headers	1	\$190
Fluids		\$300
Transmission shifter and cable	1	\$365
4 gauge wire	1	\$40
Battery	1	\$200
Airbag asst	2	\$675 each
Steering wheel	1	\$125
Battery cut off	1	\$20
Exhaust pipe	2	\$170 each
Mufflers	1	\$75

Vendor	Total
Holley.com	\$2,200
amazon	\$200.00
amazon	\$130
Amazon	\$180.00
amazon	\$185.00
O'Reilly Auto Parts	\$100.00
O'Reilly Auto Parts	\$300.00
Amazon	\$270.00
O'Reilly Auto Parts	\$300.00
amazon	\$170.00
O'Reilly Auto Parts	\$1,000
O'Reilly Auto Parts	\$6,000
amazon	\$80.00
amazon	\$60.00
amazon	\$75.00
amazon	\$165.00
amazon	\$50.00
O'Reilly Auto Parts	\$1,000.00
amazon	\$50.00
amazon	\$190.00
O'Reilly Auto Parts	\$300.00
amazon	\$365.00
amazon	\$40.00
O'Reilly Auto Parts	\$200.00
amazon	\$1,350.00
amazon	\$125.00
amazon	\$20.00
amazon	\$340.00
amazon	\$75.00

\$15,520

Repair/Service Order

NAME:	Town of Howey-in-the-Hills
ADDRESS:	Attn: Morgan Cates 101 N. Palm Ave, P.O. Box 128, Howey-in-the-Hills, FL. 34737

950 Captain Haynes Rd
Tavares, Florida 32778

Work Order No.: **2526011001**

CUSTOMER'S INFORMATION			INSTRUCTIONS:
DATE	YEAR,MAKE,MODEL	CELL PHONE #	
11/4/2025	1948 Fire Truck	352-805-0205	Estimate
ODOMETER	SERIAL NO.		

Hours	Labor	Description	Price	Total
205		Tahoe engine/transmission removal and replacement	\$ 5.00	\$ 1,025.00
280		Axle swap and fabrication; exhaust system rebuild and install	\$ 5.00	\$ 1,400.00
200		Wiring removal, harness fabrication, and installation	\$ 5.00	\$ 1,000.00
TOTAL LABOR				\$ 3,425.00

Qty	Part No.:	Description	Price	Total
		Misc. parts supplied by the customer. See attached list.		\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL PARTS				\$ -

Unless otherwise provided by law, Lake Technical College hereby expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products.

I hereby authorize the repair work herein set forth to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft or any other cause beyond your control or for any delays caused by unavailability of parts or delays in parts shipments by the supplier or transporter. I hereby grant you and/or your employees permission to operate the vehicle herein described on streets, highways or elsewhere for the purpose of testing and/or inspection.

PARTS	\$	-
LABOR	\$	3,425.00
TRANSPORTATION FEE		
HAZARD FEE	\$	10.00
MANUFACTURING FEE		
SUBTOTAL:	\$	3,435.00
Tax (on Parts) 7%	\$	-

Customer:

LTC Faculty:

\$

3,435.00



DEACCESSION FORM

SUBMITTER NAME/DEPARTMENT: CHIEF MICHAEL GIDDENS
SUBMISSION DATE: 11/4/2025

ITEM INFORMATION:

<i>Item Name:</i> 2020 Chevrolet Tahoe
<i>Date Acquired:</i> 5/19/2020
<i>Accession Number (Town-issued Number):</i> N/A
<i>Serial Number/VIN:</i> 1GNLCDEC1LR306954
<i>Original Purchase Price:</i> \$49,143
<i>Description:</i> 2020 Chevrolet Tahoe Police Vehicle
<i>Condition:</i> Poor Condition – Odometer Reding: 73,508 Miles
<i>Reason for Deaccession:</i> Repair cost exceeds the vehicles accessed value.
<i>Method of Deaccession (e.g., auction, sale, donation, disposal):</i> Donation to Lake Tech – Lake Technical College for use of engine and transmission for the Howey Fire Truck Project

AUTHORIZATION:

Approved by (Department Head):Name/Title: CHIEF MIKE GIDDENSSignature: [Signature] Date: 11/4/25**Approved by (Town Manager):**Name: [Signature]Signature: Sean O'Keefe Date: 11/4/2025

Council Approval Date: _____

Witnesses to Disposal:

Witness #1:

Name: _____

Signature: _____ Date: _____

Witness #2:

Name: _____

Signature: _____ Date: _____

For Technology Items:**Approved by (IT Director):**

Name/Title: _____

Signature: _____ Date: _____

Submit the completed form to the Public Works office. Unauthorized disposal of municipal property is prohibited.

RESOLUTION NO. 2025-019

**A RESOLUTION OF THE TOWN OF HOWEY-IN-THE-HILLS,
LAKE COUNTY, FLORIDA, AUTHORIZING THE FINAL
BUDGET AMENDMENT, AMENDING THE GENERAL FUND,
POLICE ADVANCED TRAINING FUND, POLICE IMPACT
FEE FUND, AND INFRASTRUCTURE FUND, FOR THE
BUDGET YEAR 2024/2025.**

WHEREAS, it is hereby found and determined by the Town Council of the Town of Howey-in-the-Hills, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2024 to September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the Town of Howey-in-the-Hills for the Fiscal Year 2024-2025 are hereby adopted.

1 - General Fund:

511.400	Travel & Per Diem	Increase Expenditures	\$ 1,000.00
512.550	Training/Education/Tuition	Decrease Expenditures	\$ 1,000.00
534.340	Other Contractual Services	Increase Expenditures	\$ 8,000.00
514.310	Legal Fees	Decrease Expenditures	\$ 8,000.00
574.343	Special Events	Increase Expenditures	\$11,000.00
366.990	Donations- Special Events	Increase Revenue	\$11,000.00

120 – Police Advanced Training Fund

521.550	Training/Education/Tuition	Increase Expenditures	\$300.00
389.900	Use of Fund Balance	Increase Revenue	\$300.00

142 – Police Impact Fee Fund

521.650	Cap Outlay- Vehicles	Increase Expenditures	\$22,000.00
389.900	Use of Fund Balance	Increase Revenue	\$22,000.00

150 – Infrastructure Fund

541-630	Cap Outlay – Improvements	Increase Expenditures	\$60,000.00
389.900	Use of Fund Balance	Increase Revenue	\$60,000.00

DONE AND RESOLVED this 24th day of November 2025 by the Town of Howey in the Hills, Florida.

TOWN OF HOWEY-IN-THE-HILLS, FLORIDA
By: its Town Council

Graham Wells, CMC, Mayor

ATTEST:

John Brock, Town Clerk

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

COUNCIL MEMBER	YEA	NAY
Mayor Wells		
Mayor Pro-Tempore Everline		
Councilor Lannamañ		
Councilor Miles		
Council Arnold		

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

Account Description	Account	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	YTD %	Annual Budget
Ad Valorem Taxes	311100	0.00	409.69	409.69	1,601,518.00	1,624,191.80	22,673.80	101%	1,601,518.00
U.S.T. - Electricity	314100	13,956.34	21,754.05	7,797.71	167,000.00	232,359.75	65,359.75	139%	167,000.00
U.S.T. - Water	314300	10,445.01	6,666.65	(3,778.36)	90,721.00	83,873.71	(6,847.29)	92%	90,721.00
U.S.T. - Gas	314400	0.00	241.76	0.00	0.00	3,349.17	3,349.17		0.00
U.S.T. - Propane	314800	0.00	174.13	174.13	2,500.00	2,089.52	(410.48)	84%	2,500.00
CST - Communications Services Tax	315100	0.00	6,770.77	6,770.77	68,348.00	80,110.71	11,762.71	117%	68,348.00
Town Business Tax Receipt	321100	450.00	2,548.00	2,098.00	2,200.00	4,978.00	2,778.00	226%	2,200.00
Zoning Permit Application Fees	322100	0.00	225.00	225.00	0.00	4,350.00	4,350.00		0.00
Admin Fee (Town - 100%)	322102	0.00	2,792.72	2,792.72	0.00	11,375.62	11,375.62		0.00
Developer Fees Pd to Town	322201	0.00	1,500.00	1,500.00	117,500.00	245,522.59	128,022.59	209%	117,500.00
Variance Fees	322202	1,300.00	0.00	(1,300.00)	8,000.00	0.00	(8,000.00)	0%	8,000.00
Howey Self Storage Developer Fees	322208	0.00	0.00	0.00	0.00	600.00	600.00		0.00
Thompson Grove Development Fees	322218	0.00	0.00	0.00	0.00	400.00	400.00		0.00
Permits Town %	322305	0.00	0.00	0.00	0.00	1,185.00	1,185.00		0.00
Building Permit Technology Fee	322309	0.00	7,303.16	7,303.16	0.00	11,375.62	11,375.62		0.00
Franchise Fee - Electric	323100	15,495.50	15,479.62	(15.88)	139,000.00	168,806.91	29,806.91	121%	139,000.00
Franchise Fee - Sprint Tower Lease	323202	3,421.00	6,975.14	3,554.14	41,042.00	44,529.12	3,487.12	108%	41,042.00
Franchise Fee - Gas	323400	800.00	198.72	(601.28)	5,000.00	2,949.10	(2,050.90)	59%	5,000.00
Franchise Fee - Solid Waste	323700	0.00	(1.52)	(1.52)	1,700.00	2,441.41	741.41	144%	1,700.00
Inspection Fees Collected Due Contractor	329100	0.00	0.00	0.00	0.00	1,200.00	1,200.00		0.00
Cemetery Fees-Permits	329500	0.00	0.00	0.00	50.00	555.00	505.00	1110%	50.00
Marianne Beck Library, E-Rate	331750	0.00	0.00	0.00	0.00	8,100.00	8,100.00		0.00
State Grant - Public Safety	334200	0.00	5,198.00	5,198.00	47,860.45	76,753.30	28,892.85	160%	47,860.45
State Grant - Other Physical Environment	334390	90,523.00	0.00	(90,523.00)	121,069.00	30,546.16	(90,522.84)	25%	121,069.00
State Revenue Sharing Proceeds	335125	4,495.58	4,754.23	258.65	53,947.00	56,041.60	2,094.60	104%	53,947.00
SRS - Alcoholic Beverage License	335150	0.00	0.00	0.00	1,419.00	1,478.81	59.81	104%	1,419.00
SRS- Local Govt. 1/2 Cent Sales Tax	335180	10,255.25	10,047.31	(207.94)	123,063.00	127,864.08	4,801.08	104%	123,063.00
Lake County Water Authority Grant - Stormwater	337310	82,280.00	140,974.00	58,694.00	82,280.00	140,974.00	58,694.00	171%	82,280.00
Library Interlocal Agreement	337710	4,526.00	0.00	(4,526.00)	54,354.00	58,628.53	4,274.53	108%	54,354.00
Library Expansion - Impact Fees Funds	337720	20,707.00	0.00	(20,707.00)	20,707.00	0.00	(20,707.00)	0%	20,707.00
Lake County Business Tax Receipt	338200	44.00	0.00	(44.00)	500.00	0.00	(500.00)	0%	500.00
Interest from Tax Collector	338900	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0%	10.00
Public Record Requests	341901	25.00	0.00	(25.00)	300.00	0.00	(300.00)	0%	300.00
Smoker Rental	341903	50.00	100.00	50.00	600.00	300.00	(300.00)	50%	600.00
Lien Search Charges	341920	416.67	450.00	33.33	5,000.00	3,570.00	(1,430.00)	71%	5,000.00
School Resource Officer Services	342910	0.00	0.00	0.00	201,434.00	201,931.20	497.20	100%	201,434.00
Outside Security Services	342960	0.00	3,412.50	3,412.50	12,000.00	15,552.50	3,552.50	130%	12,000.00
Sanitation Revenue	343500	31,352.10	64,909.05	33,556.95	376,225.00	384,995.08	8,770.08	102%	376,225.00
Boat Ramp Decals	343920	333.35	43.00	(290.35)	4,000.00	4,092.00	92.00	102%	4,000.00
Golf Cart Permits	343930	83.35	25.00	(58.35)	1,000.00	400.00	(600.00)	40%	1,000.00
Miscellaneous Sales	343999	75.00	0.00	(75.00)	900.00	135.00	(765.00)	15%	900.00
Library - Fees	347100	0.00	0.00	0.00	0.00	167.15	167.15		0.00
Library copies/Faxes	347101	83.35	120.59	37.24	1,000.00	820.04	(179.96)	82%	1,000.00
Service Charge - Special Events	347400	0.00	0.00	0.00	400.00	520.00	120.00	130%	400.00
Court Fines & Forfeits	351100	833.35	537.82	(295.53)	10,000.00	7,862.94	(2,137.06)	79%	10,000.00
Library - Fines	352100	66.65	127.44	60.79	800.00	733.33	(66.67)	92%	800.00
Interest Earnings	361100	2,184.65	4,637.61	2,452.96	26,216.00	36,239.04	10,023.04	138%	26,216.00
Pd Vest Grant	363400	0.00	673.09	673.09	2,500.00	4,122.27	1,622.27	165%	2,500.00
Disposition of Fixed Assets	364000	0.00	0.00	0.00	0.00	14,538.85	14,538.85		0.00
Sale - Cemetery Lots	364100	0.00	0.00	0.00	1,000.00	6,685.00	5,685.00	669%	1,000.00
Donation Historic Board	366930	0.00	0.00	0.00	500.00	730.00	230.00	146%	500.00
Donations - Special Events	366990	11,000.00	0.00	(11,000.00)	23,000.00	32,275.00	9,275.00	140%	23,000.00
SETTLEMENTS	369300	250.00	3,703.06	3,453.06	500.00	3,778.06	3,278.06	756%	500.00
Miscellaneous Revenue	369900	0.00	0.00	0.00	0.00	2,548.92	2,548.92		0.00
Police Fees Collected	369910	0.00	12.00	12.00	300.00	1,335.18	1,035.18	445%	300.00
Due From Other Funds	381131	200,000.00	0.00	(200,000.00)	200,000.00	0.00	(200,000.00)	0%	200,000.00
Use Of Fund Balance	389900	116,764.00	0.00	(116,764.00)	116,764.00	0.00	(116,764.00)	0%	116,764.00
Total General Fund Revenues		622,226.15	312,762.59	(309,463.56)	3,734,227.45	3,749,961.08	15,733.63	100%	3,734,227.45

NOTE: THE FIGURES IN THIS REPORT ARE CORRECT AT THE DATE SHOWN BUT ARE NOT AUDITED

*Estimated figures for funds not received at the date of this report are marked in:

*Pending budget amendment

11/20/2025

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

GENERAL FUND EXPENDITURE SUMMARY		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Var %	Annual Budget
Legislative	511000	3,380.44	3,951.90	(571.46)	35,339.00	35,336.70	2.30	100%	35,339.00
Executive	512000	2,875.93	4,777.12	(1,901.19)	42,232.21	40,784.39	1,447.82	97%	42,232.21
Financial And Administrative	513000	17,615.98	18,757.36	(1,141.38)	397,932.79	393,838.88	4,093.91	99%	397,932.79
Legal Counsel	514000	18,083.35	13,895.35	4,188.00	305,000.00	137,196.27	167,803.73	45%	305,000.00
Comprehensive Planning	515000	9,183.33	7,630.25	1,553.08	130,000.00	110,713.75	19,286.25	85%	130,000.00
Public Works	519000	8,529.38	13,543.12	(5,013.74)	233,566.00	198,295.81	35,270.19	85%	233,566.00
Law Enforcement	521000	91,033.10	121,903.82	(30,870.72)	1,316,291.45	1,297,088.84	19,202.61	99%	1,316,291.45
Other Public Safety-Code Enforcement	529000	8,483.95	6,145.91	2,338.04	80,956.00	76,052.01	4,904.00	94%	80,956.00
Garbage/Solid Waste Control Services	534000	29,147.58	27,961.77	1,185.81	332,253.00	331,394.78	858.22	100%	332,253.00
Stormwater Maintenance	538000	259,250.00	200,624.99	58,625.01	259,250.00	206,249.99	53,000.01	80%	259,250.00
Other Physical Environment-Cemetery	539000	391.00	110.19	280.81	2,430.00	1,322.28	1,107.72	54%	2,430.00
Library	571000	14,220.78	12,825.55	1,395.23	192,976.00	162,621.95	30,354.06	84%	192,976.00
Parks & Recreation	572000	4,585.02	28,931.24	(24,346.22)	65,500.00	56,282.95	9,217.05	86%	65,500.00
Historical Preservation	573000	3,743.00	0.00	3,743.00	25,753.00	250.00	25,503.00	1%	25,753.00
Special Events	574000	11,000.00	4,606.10	6,393.90	44,500.00	43,934.22	565.78	99%	44,500.00
Other Non Operating Uses Proprietary Funds	950	270,248.00	0.00	0.00	270,248.00	0.00	0.00	0%	270,248.00
Total General Fund Expenditure		481,522.84	465,664.67	15,858.17	3,734,227.45	3,091,362.82	642,864.63	83%	3,734,227.45

Current Increase (Decrease) to Reserves:

(152,902)

658,598.26

BANK BALANCES

Bank Balances- Per Balance Sheet					YTD			
		Opening Balance	Debit/Credit	Closing Balance	Opening Balance	Debit/Credit	Closing Balance	
General Fund	1	1,492,012.49	(311,166.75)	1,180,845.74	557,602.94	623,242.80	1,180,845.74	112%
Police Advanced Training Fund	120	1,063.99	61.78	1,125.77	1,548.31	(422.54)	1,125.77	-27%
Automation/Telecommunication Fund	125	62.00	0.00	62.00	62.00	0.00	62.00	0%
Special Law Enforcement Trust Fund	126	2,433.56	0.00	2,433.56	2,433.56	0.00	2,433.56	0%
Tree Fund	130	1,815.00	0.00	1,815.00	1,815.00	0.00	1,815.00	0%
Water Impact Fee Fund	140	336,861.59	1,001.58	337,863.17	347,161.31	(9,298.14)	337,863.17	-3%
Parks & Rec Impact Fee Fund	141	(202,358.64)	0.00	(202,358.64)	(27,274.99)	(175,083.65)	(202,358.64)	642%
Police Impact Fee Fund	142	252,621.12	347.42	252,968.54	277,454.33	(24,485.79)	252,968.54	-9%
Infrastructure Fund	150	448,257.66	(125,894.76)	322,362.90	386,376.74	(64,013.84)	322,362.90	-17%
Transportation Fund	152	11,680.60	5,375.50	17,056.10	0.00	17,056.10	17,056.10	
Building Services Fund	155	431,109.90	(2,992.13)	428,117.77	433,133.58	(5,015.81)	428,117.77	-1%
Water Fund	401	184,742.82	(98,055.60)	86,687.22	860,414.22	(773,727.00)	86,687.22	-90%
Wastewater Fund	402	15,911.92	27,183.95	43,095.87	50,000.00	(6,904.13)	43,095.87	-14%
Stormwater Fund	405	11,896.41	0.00	11,896.41	11,896.41	0.00	11,896.41	0%
Cash in Drawer		300.00	0.00	300.00	300.00	0.00	300.00	0%
*Total Amount in Money Market Account (These funds are included in the amounts above)		2,440,584.41	(393,680.19)	2,046,904.22	2,159,258.39	(112,354.17)	2,046,904.22	-5%

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

GENERAL FUND EXPENDITURE BREAKDOWN BY DEPARTMENT

Legislative	511000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,454.00	2,700.00	(1,246.00)	16,200.00	16,000.00	200.00	16,200.00
Fica	210	87.10	167.40	(80.30)	1,004.00	992.00	12.00	1,004.00
Medicare	211	17.34	39.16	(21.82)	235.00	232.06	2.94	235.00
Software & Annual Maintenance	342	0.00	0.00	0.00	1,325.00	1,425.68	(100.68)	1,325.00
Travel & Per Diem	400	1,000.00	559.84	440.16	2,000.00	5,389.13	(3,389.13)	2,000.00
Telephone & Communications	410	222.00	160.50	61.50	2,200.00	1,961.23	238.77	2,200.00
Website	415	200.00	0.00	200.00	4,450.00	3,704.80	745.20	4,450.00
Printing - General	470	0.00	0.00	0.00	125.00	177.00	(52.00)	125.00
Employee Appreciation	493	0.00	0.00	0.00	2,500.00	1,629.81	870.19	2,500.00
Dues, Subscriptions, Licenses	540	0.00	0.00	0.00	1,800.00	1,142.00	658.00	1,800.00
Training/Education/Tuition	550	0.00	325.00	(325.00)	1,500.00	2,532.99	(1,032.99)	1,500.00
Contributions/Donations	820	400.00	0.00	400.00	2,000.00	150.00	1,850.00	2,000.00
Total Legislative Expenditures		3,380.44	3,951.90	(571.46)	35,339.00	35,336.70	2.30	100% 35,339.00
Executive	512000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,894.94	2,737.27	(842.33)	24,635.50	25,077.00	(441.50)	24,635.50
Fica	210	119.40	158.28	(38.88)	1,527.40	1,461.44	65.96	1,527.40
Medicare	211	16.21	37.01	(20.80)	357.21	341.71	15.50	357.21
ICMA Retirement Contribution	225	186.59	273.72	(87.13)	2,372.31	2,416.41	(44.10)	2,372.31
Life & Health Ins.	230	488.70	680.84	(192.14)	5,900.70	5,552.71	347.99	5,900.70
Workers' Compensation	240	0.09	0.00	0.09	739.09	332.91	406.18	739.09
Travel & Per Diem	400	170.00	0.00	170.00	3,200.00	2,195.52	1,004.48	3,200.00
Dues, Subscription, Licenses	540	0.00	0.00	0.00	2,300.00	2,385.40	(85.40)	2,300.00
Training/Education/Tuition	550	0.00	890.00	(890.00)	1,200.00	1,021.29	178.71	1,200.00
Total Executive Expenditures		2,875.93	4,777.12	(1,901.19)	42,232.21	40,784.39	1,447.82	97% 42,232.21
Financial And Administrative	513000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,675.83	1,517.30	158.53	21,776.50	21,334.96	441.54	21,776.50
Salaries	120	6,176.62	8,043.64	(1,867.02)	80,300.00	75,764.78	4,535.22	80,300.00
Overtime Wages	140	0.00	0.00	0.00	521.00	58.07	462.93	521.00
Fica	210	491.68	583.93	(92.25)	6,360.60	5,931.67	428.93	6,360.60
Medicare	211	118.12	136.56	(18.44)	1,487.79	1,387.08	100.71	1,487.79
ICMA Retirement Contribution	225	732.38	868.89	(136.51)	9,492.69	8,853.31	639.38	9,492.69
Life & Health Ins.	230	1,238.30	1,550.76	(312.46)	14,867.30	13,721.21	1,146.09	14,867.30
Workers' Compensation	240	0.00	0.00	0.00	1,286.91	1,693.21	(406.30)	1,286.91
Accounting & Auditing	320	0.00	0.00	0.00	38,000.00	41,537.50	(3,537.50)	38,000.00
Bank Fees	321	0.00	518.39	(518.39)	600.00	4,183.26	(3,583.26)	600.00
Other Contractual Services	340	0.00	10.53	(10.53)	9,000.00	15,354.21	(6,354.21)	9,000.00
Software & Annual Maintenance	342	0.00	581.32	(581.32)	19,300.00	24,532.22	(5,232.22)	19,300.00
Codification	347	100.00	0.00	100.00	5,000.00	2,342.07	2,657.93	5,000.00
Pre Employment Screening	350	71.51	0.00	71.51	750.00	175.00	575.00	750.00
Travel & Per Diem	400	1,525.00	30.05	1,494.95	3,800.00	1,853.40	1,946.60	3,800.00
Telephone & Communications	410	1,603.00	1,212.37	390.63	12,400.00	10,854.19	1,545.81	12,400.00
Website	415	200.00	0.00	200.00	1,000.00	0.00	1,000.00	1,000.00
Freight/Postage/Shipping	420	0.00	124.21	(124.21)	2,000.00	2,864.65	(864.65)	2,000.00
Utility Services	430	714.54	569.35	145.19	6,000.00	5,895.80	104.20	6,000.00
Rentals & Leases	440	0.00	391.27	(391.27)	2,700.00	3,911.38	(1,211.38)	2,700.00
Insurance	451	0.00	0.00	0.00	129,690.00	127,908.00	1,782.00	129,690.00
R & M - Equipment	460	40.00	0.00	40.00	200.00	196.00	4.00	200.00
R & M - Computer Maint	461	0.00	0.00	0.00	3,000.00	794.95	2,205.05	3,000.00
Printing - General	470	0.00	0.00	0.00	500.00	384.50	115.50	500.00
Advertising	492	1,328.00	658.47	669.53	8,000.00	6,072.11	1,927.89	8,000.00
Office Supplies	510	0.00	0.00	0.00	2,800.00	1,940.17	859.83	2,800.00
Operating Supplies	520	625.00	1,286.32	(661.32)	12,000.00	11,339.18	660.82	12,000.00
Dues, Subscriptions, Licenses	540	76.00	199.00	(123.00)	1,800.00	1,955.00	(155.00)	1,800.00
Training/Education/Tuition	550	900.00	475.00	425.00	3,300.00	1,001.00	2,299.00	3,300.00
Total Financial And Administrative Expenditures		17,615.98	18,757.36	(1,141.38)	397,932.79	393,838.88	4,093.90	99% 397,932.79

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

Legal Counsel	514000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Legal Fees	310	17,000.00	10,340.00	6,660.00	292,000.00	127,843.77	164,156.23	292,000.00
Legal Fees-Code Enforcement	319	1,083.35	3,555.35	(2,472.00)	13,000.00	9,352.50	3,647.50	13,000.00
Total Legal Counsel Expenditures		18,083.35	13,895.35	4,188.00	305,000.00	137,196.27	167,803.73	45% 305,000.00
Comprehensive Planning	515000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Town Engineering	316	6,433.33	2,750.00	3,683.33	70,000.00	52,637.50	17,362.50	70,000.00
Town Planning	318	2,750.00	4,880.25	(2,130.25)	60,000.00	58,076.25	1,923.75	60,000.00
Total Comprehensive Planning Expenditures		9,183.33	7,630.25	1,553.08	130,000.00	110,713.75	19,286.25	85% 130,000.00
Public Works	519000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,356.54	1,737.33	(380.79)	17,584.00	17,583.16	0.84	17,584.00
Salaries	120	1,963.77	1,024.98	938.79	25,456.00	25,169.68	286.32	25,456.00
Overtime Wages	140	1,415.00	(16.20)	1,431.20	5,200.00	368.98	4,831.02	5,200.00
Fica	210	530.88	172.14	358.74	2,991.00	2,633.24	357.76	2,991.00
Medicare	211	57.35	40.22	17.13	699.00	615.71	83.29	699.00
ICMA Retirement Contribution	225	371.38	26.08	345.30	4,824.00	879.21	3,944.79	4,824.00
Life & Health Ins.	230	625.77	352.03	273.74	8,868.00	8,876.59	(8.59)	8,868.00
Workers' Compensation	240	0.00	0.00	0.00	769.00	768.20	0.80	769.00
Other Contractual Services	340	0.00	2,020.40	(2,020.40)	90,000.00	87,868.44	2,131.56	90,000.00
Travel & Per Diem	400	41.65	0.50	41.15	500.00	213.03	286.97	500.00
Telephone & Communications	410	179.15	175.77	3.38	2,150.00	1,815.76	334.24	2,150.00
Utility Services	430	132.75	1,416.31	(1,283.56)	1,575.00	1,175.22	399.78	1,575.00
Rentals & Leases	440	0.00	0.00	0.00	2,500.00	0.00	2,500.00	2,500.00
R & M - Equipment	460	666.65	842.45	(175.80)	8,000.00	1,491.49	6,508.51	8,000.00
R & M - Computer Maint	461	41.65	0.00	41.65	500.00	0.00	500.00	500.00
R & M - Building	462	0.00	1,559.83	(1,559.83)	32,000.00	17,808.39	14,191.61	32,000.00
R & M - Vehicles	463	0.00	412.55	(412.55)	1,000.00	9,574.51	(8,574.51)	1,000.00
Office Supplies	510	83.35	0.00	83.35	1,000.00	154.60	845.40	1,000.00
Operating Supplies	520	625.00	586.45	38.55	16,500.00	7,509.45	8,990.55	16,500.00
Gas & Oil	522	225.00	3,138.00	(2,913.00)	8,000.00	11,988.70	(3,988.70)	8,000.00
Uniforms	523	9.34	2.28	7.06	1,000.00	849.62	150.38	1,000.00
Safety Equipment	524	125.00	0.00	125.00	1,500.00	649.83	850.17	1,500.00
Dues, Subscriptions, Licenses	540	25.00	52.00	(27.00)	300.00	52.00	248.00	300.00
Training/Education/Tuition	550	54.15	0.00	54.15	650.00	250.00	400.00	650.00
Total Public Services Expenditures		8,529.38	13,543.12	(5,013.74)	233,566.00	198,295.81	35,270.19	85% 233,566.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

Law Enforcement	521000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget	
Executive Salaries	110	12,154.54	23,012.69	(10,858.15)	158,000.00	168,505.00	(10,505.00)	158,000.00	
Salaries	120	46,487.38	31,200.96	15,286.42	404,054.00	385,693.04	18,360.96	404,054.00	
Police - Reserve Salaries	130	973.00	582.50	390.50	20,455.00	12,146.65	8,308.35	20,455.00	
Events Payroll	131	0.00	2,625.00	(2,625.00)	12,000.00	14,037.50	(2,037.50)	12,000.00	
Overtime Wages	140	5,078.00	6,459.42	(1,381.42)	47,301.00	47,803.90	(502.90)	47,301.00	
Police - Incentive Pay	150	0.00	680.00	(680.00)	6,840.00	7,460.00	(620.00)	6,840.00	
Fica	210	1,901.00	3,864.61	(1,963.61)	39,048.00	37,684.41	1,363.59	39,048.00	
Medicare	211	528.00	903.81	(375.81)	9,132.00	8,813.37	318.63	9,132.00	
Police Retirement Contribution	220	10,112.50	16,990.32	(6,877.82)	171,351.00	169,444.89	1,906.11	171,351.00	
Life & Health Ins.	230	8,804.00	11,515.88	(2,711.88)	157,401.00	139,887.50	17,513.50	157,401.00	
Workers' Compensation	240	0.00	0.00	0.00	21,602.00	21,602.48	(0.48)	21,602.00	
Other Contractual Services	340	268.85	0.00	268.85	3,226.00	2,496.42	729.58	3,226.00	
Software & Annual Maintenance	342	0.00	0.00	0.00	11,700.00	12,986.04	(1,286.04)	11,700.00	
Pre Employment Screening	350	291.65	100.00	191.65	3,500.00	2,744.00	756.00	3,500.00	
Travel & Per Diem	400	0.00	594.42	(594.42)	4,500.00	5,484.89	(984.89)	4,500.00	
Telephone & Communications	410	0.00	2,881.46	(2,881.46)	22,000.00	25,419.85	(3,419.85)	22,000.00	
Freight/Postage/Shipping	420	75.00	10.95	64.05	300.00	138.50	161.50	300.00	
Utility Services	430	200.00	569.34	(369.34)	6,000.00	5,895.81	104.19	6,000.00	
Rentals & Leases	440	0.00	130.03	(130.03)	45,100.00	45,406.13	(306.13)	45,100.00	
Insurance	451	460.50	0.00	460.50	8,921.00	8,411.60	509.40	8,921.00	
R & M - Equipment	460	0.00	75.94	(75.94)	5,000.00	7,818.42	(2,818.42)	5,000.00	
R & M - Computer Maint	461	125.00	0.00	125.00	1,500.00	49.92	1,450.08	1,500.00	
R & M - Building	462	0.00	174.11	(174.11)	2,500.00	4,240.94	(1,740.94)	2,500.00	
R & M - Vehicles	463	2,500.00	13,621.12	(11,121.12)	30,000.00	35,597.33	(5,597.33)	30,000.00	
Office Supplies	510	208.35	183.00	25.35	2,500.00	1,476.18	1,023.82	2,500.00	
Operating Supplies	520	84.34	3,642.65	(3,558.31)	25,000.00	19,184.39	5,815.61	25,000.00	
Gas & Oil	522	533.33	2,008.62	(1,475.29)	34,000.00	31,850.74	2,149.26	34,000.00	
Uniforms	523	72.67	76.99	(4.32)	5,000.00	5,948.61	(948.61)	5,000.00	
Weapons	525	49.99	0.00	49.99	5,000.00	4,619.02	380.98	5,000.00	
Dues, Subscriptions, Licenses	540	125.00	0.00	125.00	1,500.00	1,113.95	386.05	1,500.00	
Training/Education/Tuition	550	0.00	0.00	0.00	6,000.00	4,150.00	1,850.00	6,000.00	
650 Cap Outlay - Vehicles	650	0.00	0.00	0.00	40,860.45	52,042.01	(11,181.56)	40,860.45	
PD Vest Grant - 09/10	804	0.00	0.00	0.00	5,000.00	6,935.35	(1,935.35)	5,000.00	
Total Police Expenditures		91,033.10	121,903.82	(30,870.72)	1,316,291.45	1,297,088.84	19,202.61	0.99	1,316,291.45

Other Public Safety-Code Enforcement	529000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget	
Salaries	120	3,696.00	3,784.00	(88.00)	48,048.00	48,048.01	(0.01)	48,048.00	
Overtime Wages	140	567.12	0.00	567.12	1,889.00	363.83	1,525.17	1,889.00	
Fica	210	253.31	224.75	28.56	3,096.00	2,884.99	211.01	3,096.00	
Medicare	211	57.38	52.56	4.82	724.00	674.71	49.29	724.00	
ICMA Retirement Contribution	225	311.31	378.40	(67.09)	4,994.00	4,841.19	152.81	4,994.00	
Life & Health Ins.	230	879.00	902.00	(23.00)	10,494.00	10,494.00	0.00	10,494.00	
Workers' Compensation	240	0.00	0.00	0.00	795.00	795.24	(0.24)	795.00	
Software & Annual Maintenance	342	1,310.00	0.00	1,310.00	3,220.00	3,137.89	82.11	3,220.00	
Travel & Per Diem	400	350.00	0.00	350.00	1,000.00	530.00	470.00	1,000.00	
Telephone & Communications	410	330.83	85.61	245.22	1,482.00	1,111.83	370.17	1,482.00	
Freight/Postage/Shipping	420	14.00	50.70	(36.70)	400.00	447.81	(47.81)	400.00	
Insurance	451	0.00	0.00	0.00	579.00	579.48	(0.48)	579.00	
R & M - Vehicles	463	500.00	560.53	(60.53)	2,000.00	793.48	1,206.52	2,000.00	
Printing - General	470	15.00	0.00	15.00	150.00	0.00	150.00	150.00	
Operating Supplies	520	15.00	6.63	8.37	150.00	11.63	138.37	150.00	
Gas & Oil	522	105.00	100.73	4.27	900.00	982.92	(82.92)	900.00	
Uniforms	523	15.00	0.00	15.00	180.00	0.00	180.00	180.00	
Dues, Subscriptions, Licenses	540	0.00	0.00	0.00	105.00	105.00	0.00	105.00	
Training/Education/Tuition	550	65.00	0.00	65.00	750.00	250.00	500.00	750.00	
Total Other Public Safety-Code Enforcement Expenditures		8,483.95	6,145.91	2,338.04	80,956.00	76,052.01	4,904	94%	80,956.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

Garbage/Solid Waste Control Services	534000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	29,147.58	27,961.77	1,185.81	332,253.00	331,394.78	858.22	332,253.00
Total Garbage/Solid Waste Control Services Expenditures		29,147.58	27,961.77	1,185.81	332,253.00	331,394.78	858.22	100% 332,253.00
Stormwater Maintenance	538000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	259,250.00	200,624.99	58,625.01	259,250.00	200,624.99	58,625.01	259,250.00
Dues, Subscriptions, Licenses	540	0.00	0.00	0.00	0.00	5,625.00	(5,625.00)	0.00
Total Stormwater Maintenance Expenditures		259,250.00	200,624.99	58,625.01	259,250.00	206,249.99	53,000.01	80% 259,250.00
Other Physical Environment (Cemetery)	539000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Software & Annual Maintenance	342	266.00	0.00	266.00	930.00	0.00	930.00	930.00
Utility Services	430	125.00	110.19	14.81	1,500.00	1,322.28	177.72	1,500.00
Total Other Physical Environment (Cemetery) Expenditures		391.00	110.19	280.81	2,430.00	1,322.28	1,107.72	54% 2,430.00
Library	571000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	4,301.31	4,506.93	(205.62)	55,902.00	58,640.94	(2,738.94)	55,902.00
Salaries	120	2,435.77	2,584.54	(148.77)	31,712.00	31,738.40	(26.40)	31,712.00
Overtime Wages	140	534.00	137.21	396.79	2,000.00	1,555.08	444.92	2,000.00
Fica	210	423.77	439.03	(15.26)	5,556.00	5,624.94	(68.94)	5,556.00
Medicare	211	100.35	102.67	(2.32)	1,299.00	1,315.49	(16.49)	1,299.00
ICMA Retirement Contribution	225	686.12	399.79	286.33	8,961.00	6,621.62	2,339.38	8,961.00
Life & Health Ins.	230	2,152.31	1,349.00	803.31	20,998.00	11,136.00	9,862.00	20,998.00
Workers' Compensation	240	0.00	0.00	0.00	1,427.00	1,427.04	(0.04)	1,427.00
Other Contractual Services	340	0.00	345.68	(345.68)	5,000.00	7,686.31	(2,686.31)	5,000.00
Software & Annual Maintenance	342	115.00	0.00	115.00	1,380.00	1,275.78	104.22	1,380.00
Pre Employment Screening	350	12.50	0.00	12.50	150.00	0.00	150.00	150.00
Travel & Per Diem	400	41.65	0.00	41.65	500.00	161.27	338.73	500.00
Telephone & Communications	410	0.00	89.04	(89.04)	3,980.00	5,605.86	(1,625.86)	3,980.00
Freight/Postage/Shipping	420	0.00	0.00	0.00	100.00	73.00	27.00	100.00
Utility Services	430	430.00	720.71	(290.71)	12,000.00	12,517.84	(517.84)	12,000.00
R & M - Computer Maint	461	12.50	0.00	12.50	150.00	219.00	(69.00)	150.00
Promotional Activities	480	170.00	0.00	170.00	2,000.00	1,356.06	643.94	2,000.00
Employee Appreciation	493	0.00	0.00	0.00	500.00	705.78	(205.78)	500.00
Office Supplies	510	0.00	79.35	(79.35)	1,000.00	1,090.97	(90.97)	1,000.00
Operating Supplies	520	100.00	1,691.83	(1,591.83)	6,000.00	4,343.66	1,656.34	6,000.00
Dues, Subscriptions, Licenses	540	30.00	0.00	30.00	350.00	64.99	285.01	350.00
Training/Education/Tuition	550	75.00	0.00	75.00	900.00	0.00	900.00	900.00
Cap Outlay - Books & Publications LIBRARY ONLY	660	2,563.50	379.77	2,183.73	30,707.00	9,317.92	21,389.08	30,707.00
Cap Outlay - Books/Publ - EBooks (LIBRARY ONLY)	662	37.00	0.00	37.00	404.00	144.00	260.00	404.00
Total Library Expenditures		14,220.78	12,825.55	1,395.23	192,976.00	162,621.95	30,354.06	84% 192,976.00
Parks And Recreation	572000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	0.00	0.00	0.00	8,000.00	6,400.00	1,600.00	8,000.00
Utility Services	430	335.02	309.02	26.00	3,500.00	2,904.79	595.21	3,500.00
R & M - Equipment	460	4,165.00	28,000.00	(23,835.00)	50,000.00	42,500.00	7,500.00	50,000.00
R & M - Recreation Equip	468	85.00	622.22	(537.22)	1,000.00	622.22	377.78	1,000.00
Operating Supplies	520	0.00	0.00	0.00	3,000.00	3,855.94	(855.94)	3,000.00
Total Parks & Recreation Expenditures		4,585.02	28,931.24	(24,346.22)	65,500.00	56,282.95	9,217.05	86% 65,500.00
Historical Preservation	573000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Telephone & Communications	410	5.00	0.00	5.00	60.00	0.00	60.00	60.00
Office Supplies	510	85.00	0.00	85.00	1,000.00	0.00	1,000.00	1,000.00
Operating Supplies	520	1,665.00	0.00	1,665.00	20,000.00	0.00	20,000.00	20,000.00
Other Non Operating Uses Proprietary Funds	950	1,988.00	0.00	1,988.00	4,693.00	250.00	4,443.00	4,693.00
Total Historical Preservation Expenditures		3,743.00	-	3,743.00	25,753.00	250.00	25,503.00	1% 25,753.00
Special Events	574000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	0.00	595.16	(595.16)	22,500.00	21,871.01	628.99	22,500.00
Special Events	343	11,000.00	4,010.94	6,989.06	22,000.00	22,063.21	(63.21)	22,000.00
Total Special Events Expenditures		11,000.00	4,606.10	6,393.90	44,500.00	43,934.22	565.78	99% 44,500.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

POLICE ADVANCED TRAINING FUND		120							
Police Advanced Training Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Local Law Enforcement Education	351130		60.00	61.43	1.43	1,500.00	1,367.46	(132.54)	1,500.00
Use Of Fund Balance	389900		300.00	300.00	0.00	300.00	300.00	0.00	300.00
Total Police Advanced Training Fund Revenues			360.00	361.43	1.43	1,800.00	1,667.46	(132.54)	93% 1,800.00
Police Advanced Training Fund Expenditures		521000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Travel & Per Diem	400		20.85	0.00	20.85	250.00	0.00	250.00	250.00
Training/Education/Tuition	550		300.00	0.00	300.00	550.00	1,790.00	(1,240.00)	550.00
Other Non Operating Uses Proprietary Funds	950		1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00
Total Police Advanced Training Fund Expenditures			1,320.85	0.00	1,320.85	1,800.00	1,790.00	10.00	99% 1,800.00
TREE FUND		130							
Tree Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Code Enforcement Tree Fine	354300		1,000.00	0.00	1,000.00	1,000.00	0.00	0.00	1,000.00
Total Tree Fund Revenues			1,000	0.00	1,000	1,000.00	0.00	0.00	0% 1,000.00
Tree Fund Expenditures		572000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Non Operating Uses Proprietary Funds	950		700.00		700.00	1,000.00	0.00	1,000.00	1,000.00
Total Tree Fund Expenditures			700.00	0.00	700.00	1,000.00	0.00	1,000.00	0% 1,000.00
WATER IMPACT FEE FUND		140							
Water Impact Fee Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Water Impact Fees	322306		3,936.00	0.00	(3,936.00)	15,750.00	3,150.82	(12,599.18)	15,750.00
State Grant - Water Supply System	334310		0.00	0.00	0.00	86,241.00	86,241.44	0.44	86,241.00
Interest Earnings	361100		1,024.65	1,001.43	(23.22)	12,296.00	12,602.10	306.10	12,296.00
Total Water Impact Fee Fund Revenues			4,960.65	1,001.43	(3,959.22)	114,287.00	101,994.36	(12,292.64)	89% 114,287.00
Water Impact Fee Fund Expenditures		533000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Cap Outlay - Equipment	640		0.00	0.00	0.00	86,241.00	111,292.50	(25,051.50)	86,241.00
Other Non Operating Uses Proprietary Funds	950		28,046.00	0.00	28,046.00	28,046.00	0.00	28,046.00	28,046.00
Total Water Impact Fee Fund Expenditures			28,046.00	0.00	28,046.00	114,287.00	111,292.50	2,994.50	97% 114,287.00
PARKS & REC IMPACT FEE FUND		141							
Parks & Rec Impact Fee Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Parks & Rec Impact Fees	322303		1,250.00	0.00	(1,250.00)	5,000.00	1,242.00	(3,758.00)	5,000.00
Loan Proceeds	384000		250,000.00	0.00	(250,000.00)	250,000.00	0.00	(250,000.00)	250,000.00
Use Of Fund Balance	389900		2,100.00	0.00	(2,100.00)	2,100.00	0.00	(2,100.00)	2,100.00
Total Parks & Rec Impact Fee Fund Revenues			253,350.00	-	(253,350.00)	257,100.00	1,242.00	(255,858.00)	0% 257,100.00
Parks & Rec Impact Fee Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Parks Expansion	615		0.00	0.00	0.00	0.00	172,575.65	(172,575.65)	0.00
Debt Principal/loan	710		44,800.00	0.00	44,800.00	44,800.00	0.00	44,800.00	44,800.00
Interfund Loan Repayments	719		200,000.00	0.00	200,000.00	200,000.00	0.00	200,000.00	200,000.00
Debt Interest/loan	720		12,300.00	0.00	12,300.00	12,300.00	0.00	12,300.00	12,300.00
Total Parks & Rec Impact Fee Fund Expenditures			257,100.00	-	257,100.00	257,100.00	172,575.65	84,524.35	67% 257,100.00

Town of Howey-in-the-Hills

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Item 5.

POLICE IMPACT FEE FUND		142									
Police Impact Fee Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget		
Police Impact Fees	322302		1,250.00	0.00	(1,250.00)	5,000.00	1,323.00	(3,677.00)	5,000.00		
Interest Earnings	361100		480.00	747.31	267.31	5,760.00	6,464.69	704.69	5,760.00		
Use Of Fund Balance	389900		22,000.00	22,000.00	0.00	22,000.00	22,000.00	0.00	22,000.00		
Total Police Impact Fee Fund Revenues			23,730.00	22,747.31	(982.69)	-	32,760.00	29,787.69	(2,972.31)	91%	32,760.00
Police Impact Fee Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget		
Cap Outlay - Vehicles	650		22,000.00	400.00	21,600.00	22,000.00	32,273.48	(10,273.48)	22,000.00		
Other Non Operating Uses Proprietary Funds	950		10,760.00	0.00	0.00	10,760.00	0.00	10,760.00	10,760.00		
Total Police Impact Fee Fund Expenditures			32,760.00	400.00	21,600.00	0.00	32,760.00	32,273.48	486.52	99%	32,760.00
INFRASTRUCTURE FUND		150									
Infrastructure Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget		
Discretionary Sales Surtax - Infrastructure Surtax	312630		27,000.00	27,029.51	29.51	212,110.00	223,729.40	11,619.40	212,110.00		
Interest Earnings	361100		640.00	883.37	243.37	7,680.00	8,797.91	1,117.91	7,680.00		
Use of Fund Balance	389900		106,788.00	106,788.00	0.00	106,788.00	106,788.00	0.00	106,788.00		
Infrastructure Fund Revenues Total			134,428.00	134,700.88	272.88	326,578.00	339,315.31	12,737.31	104%	326,578.00	
Infrastructure Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget		
Cap Outlay - Improvements	630		87,178.00	152,725.26	(65,547.26)	326,578.00	325,234.65	1,343.35	326,578.00		
Total Infrastructure Fund Expenditures			87,178.00	152,725.26	(65,547.26)	326,578.00	325,234.65	1,343.35	100%	326,578.00	
TRANSPORTATION FUND		152									
Transportation Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget		
County Ninth-Cent Gas Tax	312300		823.33	1,029.20	205.87	10,000.00	12,685.12	2,685.12	10,000.00		
L.F.T. - First (1 to 6 Cents)	312410		3,709.66	3,726.96	17.30	44,468.00	46,331.64	1,863.64	44,468.00		
State Revenue Sharing Proceeds	335125		991.84	3,401.24	2,409.40	11,842.02	12,301.81	459.79	11,842.02		
State Reimbursement, Street Lighting	344990		0.00	0.00	0.00	6,688.00	6,687.65	(0.35)	6,688.00		
Transportation Fund Revenue Total			5,524.83	8,157.40	2,632.57	72,998.02	78,006.22	5,008.20	107%	72,998.02	
Transportation Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget		
Other Contractual Services	340		6,688.00	0.00	6,688.00	39,998.00	30,161.55	9,836.45	39,998.00		
Street Lighting	431		1,500.00	2,538.48	(1,038.48)	28,000.00	29,784.33	(1,784.33)	28,000.00		
Operating Supplies	520		5.00	0.00	5.00	2,000.00	1,840.00	160.00	2,000.00		
Safety Equipment	524		85.00	0.00	85.00	1,000.00	0.00	1,000.00	1,000.00		
Road Materials & Supplies	530		165.00	0.00	165.00	2,000.00	1,576.00	424.00	2,000.00		
Total Transportation Expenditures			8,443.00	2,538.48	5,904.52	72,998.00	63,361.88	9,636.12	72,998.00		

Town of Howey-in-the-Hills
Financial Report for Period September 2025

Item 5.

BUILDING SERVICES FUND	155							
Building Services Fund Revenues	524000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Zoning Permit Application Fees	322100	836.67	0.00	(836.67)	5,000.00	741.66	(4,258.34)	5,000.00
Plan Review (Bldg Inspector - 100%)	322101	836.66	0.00	(836.66)	5,000.00	0.00	(5,000.00)	5,000.00
Admin Fee (Town - 100%)	322102	0.00	0.00	0.00	4,500.00	0.00	(4,500.00)	4,500.00
Inspection Fees Collected Due Contractor	322304	8,000.00	17,798.60	9,798.60	60,000.00	84,147.60	24,147.60	60,000.00
Permits Town %	322305	3,300.00	(437.93)	(3,737.93)	30,000.00	9,872.85	(20,127.15)	30,000.00
Fees Income - DCA/DBPR	322307	0.00	440.69	440.69	2,000.00	2,115.91	115.91	2,000.00
Interest Earnings	361100	1,014.00	1,152.30	138.30	11,528.00	12,242.74	714.74	11,528.00
Building Services Fund Revenues Total		13,987.33	18,953.66	4,966.33	118,028.00	109,120.76	(8,907.23)	92% 118,028.00
Building Services Fund Expenditures	524000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	50.57	(1,983.76)	2,034.33	14,910.00	14,910.04	(0.04)	14,910.00
Salaries	120	562.94	(1,735.92)	2,298.86	9,119.00	8,652.29	466.71	9,119.00
Overtime Wages	140	13.60	(24.30)	37.90	600.00	31.66	568.34	600.00
Fica	210	18.46	(225.90)	244.36	1,527.00	1,423.31	103.69	1,527.00
Medicare	211	19.68	(52.84)	72.52	357.00	332.85	24.15	357.00
ICMA Retirement Contribution	225	53.94	(306.91)	360.85	2,440.00	1,778.36	661.64	2,440.00
Life & Health Ins.	230	339.00	(519.12)	858.12	4,405.00	3,919.08	485.92	4,405.00
Workers' Compensation	240	0.00	0.00	0.00	392.00	392.20	(0.20)	392.00
Other Contractual Services	340	0.00	0.00	0.00	1,419.00	500.00	919.00	1,419.00
Contractor - (Bldg Inspector - Progressive)	341	0.00	8,960.50	(8,960.50)	60,000.00	61,848.99	(1,848.99)	60,000.00
Software & Annual Maintenance	342	69.67	0.00	69.67	860.00	2,987.89	(2,127.89)	860.00
Telephone & Communications	410	30.17	28.00	2.17	350.00	336.00	14.00	350.00
DBPR/DCA Impact Fees	495	164.67	9,556.69	(9,392.02)	2,000.00	9,556.69	(7,556.69)	2,000.00
Office Supplies	510	85.33	0.00	85.33	1,000.00	97.14	902.86	1,000.00
Operating Supplies	520	414.67	0.00	414.67	5,000.00	342.09	4,657.91	5,000.00
Other Non Operating Uses Proprietary Funds	950	13,649.00	0.00	13,649.00	13,649.00	0.00	13,649.00	13,649.00
Building Services Fund Expenditures Total		15,471.70	13,696.44	1,775.26	118,028.00	107,108.59	10,919.42	91% 118,028.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 5.

WATER FUND		401						
Water Fund Revenues	533000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
State Grant - Water Supply System	334310	4,250,000.00	0.00	(4,250,000.00)	4,250,000.00	0.00	(4,250,000.00)	4,250,000.00
Water Sales	343310	77,625.67	68,136.36	(9,489.31)	931,277.00	869,102.30	(62,174.70)	931,277.00
FEES- NEW CON	343350	521,400.00	0.00	(521,400.00)	522,900.00	535.93	(522,364.07)	522,900.00
Water Sys Improvement Fee	343410	10,000.00	10,461.24	461.24	120,000.00	125,502.60	5,502.60	120,000.00
Penalty Charges	343600	1,750.00	2,133.01	383.01	21,000.00	20,421.57	(578.43)	21,000.00
Utility/Meter Fines	353100	2,335.00	0.00	(2,335.00)	4,000.00	0.00	(4,000.00)	4,000.00
Interest Earnings	361100	2,210.00	2,064.03	(145.97)	26,520.00	24,953.67	(1,566.33)	26,520.00
Miscellaneous Revenue	369900	1,000.00	2,112.86	1,112.86	12,000.00	17,826.08	5,826.08	12,000.00
Use Of Fund Balance	389900	141,454.00	0.00	(141,454.00)	141,454.00	0.00	(141,454.00)	141,454.00
Water Fund Revenues Total		5,007,774.67	84,907.50	(4,922,867.17)	6,029,151.00	1,058,342.15	(4,970,808.85)	18% 6,029,151.00
Water Fund Expenditures		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	16,874.19	19,773.18	(2,898.99)	219,295.00	219,295.25	(0.25)	219,295.00
Salaries	120	27,607.08	30,825.98	(3,218.90)	358,924.00	348,066.86	10,857.14	358,924.00
Overtime Wages	140	0.00	587.83	(587.83)	15,500.00	25,566.33	(10,066.33)	15,500.00
Fica	210	2,829.73	3,043.03	(213.30)	36,811.00	35,553.09	1,257.91	36,811.00
Medicare	211	623.96	711.71	(87.75)	8,609.00	8,314.91	294.09	8,609.00
ICMA Retirement Contribution	225	4,036.15	2,708.64	1,327.51	57,240.00	31,245.48	25,994.52	57,240.00
Life & Health Ins.	230	11,274.00	12,649.10	(1,375.10)	135,342.00	127,149.97	8,192.03	135,342.00
Workers' Compensation	240	0.00	0.00	0.00	9,455.00	9,454.72	0.28	9,455.00
Legal Fees	310	2,400.00	0.00	2,400.00	30,000.00	25,002.50	4,997.50	30,000.00
Town Engineering	316	1,664.67	300.00	1,364.67	20,000.00	8,000.00	12,000.00	20,000.00
Accounting & Auditing	320	1,187.50	0.00	1,187.50	14,250.00	0.00	14,250.00	14,250.00
Other Contractual Services	340	0.00	63,220.66	(63,220.66)	279,152.00	581,605.91	(302,453.91)	279,152.00
Software & Annual Maintenance	342	550.00	0.00	550.00	9,600.00	19,070.63	(9,470.63)	9,600.00
Travel & Per Diem	400	41.65	0.00	41.65	500.00	0.00	500.00	500.00
Telephone & Communications	410	0.00	1,583.42	(1,583.42)	5,103.00	6,407.17	(1,304.17)	5,103.00
Freight/Postage/Shipping	420	16.65	0.00	16.65	200.00	0.00	200.00	200.00
Utility Services	430	0.00	4,377.15	(4,377.15)	44,000.00	54,354.41	(10,354.41)	44,000.00
Rentals & Leases	440	125.00	144.14	(19.14)	1,500.00	965.70	534.30	1,500.00
Insurance	451	0.00	0.00	0.00	61,994.00	62,152.92	(158.92)	61,994.00
R & M - Equipment	460	3,750.00	6,606.51	(2,856.51)	45,000.00	15,187.10	29,812.90	45,000.00
R & M - Computer Maint	461	41.65	0.00	41.65	500.00	0.00	500.00	500.00
R & M - Building	462	416.65	29.99	386.66	5,000.00	9,234.51	(4,234.51)	5,000.00
R & M - Vehicles	463	675.00	1,304.26	(629.26)	8,100.00	1,460.67	6,639.33	8,100.00
Printing - General	470	8.35	0.00	8.35	100.00	0.00	100.00	100.00
Miscellaneous Expenses	490	4.15	0.00	4.15	50.00	0.00	50.00	50.00
Advertising	492	25.00	0.00	25.00	300.00	0.00	300.00	300.00
Office Supplies	510	83.42	0.00	83.42	1,000.00	511.87	488.13	1,000.00
Operating Supplies	520	19,240.85	9,806.14	9,434.71	230,890.00	76,607.06	154,282.94	230,890.00
Uniforms	523	12.50	442.95	(430.45)	150.00	442.95	(292.95)	150.00
Safety Equipment	524	33.35	330.00	(296.65)	400.00	397.29	2.71	400.00
Dues, Subscriptions, Licenses	540	66.65	0.00	66.65	800.00	352.00	448.00	800.00
Training/Education/Tuition	550	45.85	0.00	45.85	550.00	190.00	360.00	550.00
Cap Outlay - Wetland Monitoring	613	8,050.00	0.00	8,050.00	8,050.00	0.00	8,050.00	8,050.00
Cap Outlay - Improvements	630	0.00	0.00	0.00	10,000.00	16,000.00	(6,000.00)	10,000.00
Cap Outlay - Water Expansion/System Impr.	633	4,260,000.00	0.00	4,260,000.00	4,260,000.00	0.00	4,260,000.00	4,260,000.00
Debt Principal/loan	710	0.00	0.00	0.00	114,085.00	115,574.90	(1,489.90)	114,085.00
Debt Interest/loan	720	1,407.11	0.00	1,407.11	30,545.00	29,054.46	1,490.54	30,545.00
Other Non Operating Uses Proprietary Funds	950	6,156.00	0.00	0.00	6,156.00	0.00	0.00	6,156.00
Water Fund Expenditures Total		4,369,247.11	158,444.69	4,204,646.42	6,029,151.00	1,827,218.66	4,195,776.33	30% 6,029,151.00

Town of Howey-in-the-Hills
Financial Report for Period September 2025

Item 5.

WASTEWATER FUND		402							
Wastewater Fund Revenues		535000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
State Grant - Sewer	334351		254,501.00	0.00	(254,501.00)	254,501.00	0.00	(254,501.00)	254,501.00
Waste Water, CDD	343515		9,999.68	14,323.22	4,323.54	120,000.00	160,476.81	40,476.81	120,000.00
Waste Water, Town	343525		9,033.34	11,021.33	1,987.99	106,000.00	130,249.74	24,249.74	106,000.00
Total Wastewater Fund Revenues			273,534.02	25,344.55	(248,189.47)	480,501.00	290,726.55	(189,774.46)	61% 480,501.00
Wastewater Fund Expenditures		535000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Legal Fees	310		0.00	744.00	(744.00)	0.00	5,463.00	(5,463.00)	0.00
Town Engineering	316		0.00	1,350.00	(1,350.00)	0.00	1,950.00	(1,950.00)	0.00
Other Contractual Services	340		0.00	68,796.00	(68,796.00)	0.00	68,796.00	(68,796.00)	0.00
Utility Services	430		0.00	14,416.56	(14,416.56)	120,000.00	169,746.23	(49,746.23)	120,000.00
R & M - Equipment	460		70,694.17	0.00	70,694.17	339,334.00	0.00	339,334.00	339,334.00
Cap Outlay - Improvements	630		0.00	15,750.00	(15,750.00)	0.00	15,750.00	(15,750.00)	0.00
Other Non Operating Uses Proprietary Funds	950		21,167.00	0.00	0.00	21,167.00	0.00	0.00	21,167.00
Wastewater Fund Expenditures Total			91,861.17	101,056.56	(30,362.39)	480,501.00	261,705.23	197,628.77	54% 480,501.00



ZONING MEMORANDUM

November 10, 2025

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Ordinance 2025-009: Recovery Residences Land Development Code Standards

Project Description and Background:

The laws of Florida were changed this past year, requiring local governments to establish standards in their land development regulations allowing certified recovery residences consistent with Section 397.487, Florida Statutes. Ordinance 2025-009 creates these standards to be incorporated into the Howey-in-the-Hills Land Development Code. Specifically, these standards do the following:

- Provide definitions for certificate of compliance, certified recovery residences, community housing, credentialing entity, recovery residence, and recovery
- Create an application process
- Allow recovery residences as a permitted use in multi-family zoning districts as long as they are 1,200 linear feet from the nearest existing recovery residence and operated by a certified person (High Density Residential 1 (HDR-1) and High Density Residential 2 (HDR-2))
- Establish application review and timeliness determination procedures
- Define that recovery residences will be treated as a residential use
- Define that recovery residences which are not certified by the State are not allowed in the Town, or if there is a loss in certification, there is a 60-day remedy period

Staff Recommendation: Approve proposed Ordinance 2025-009, as it is consistent with the requirements of Section 397.487, Florida Statutes.

Motion Examples:

1. Recommend Town Council adopt Ordinance 2025-009.
2. Recommend Town Council deny Ordinance 2025-009. [provide specific reasons for recommendation of denial]
3. Continue action on Ordinance 2025-009. [provide specific reasons for continuance and identify additional items needed for consideration]

ORDINANCE NO. 2025-009

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Be it ordained by the Town Council of the Town of Howey-in-the-Hills, Florida:

Section 1. Findings. In adopting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida (the "Town"), finds and declares the following:

(1) The Florida Legislature amended Section 397.487, Florida Statutes, through session law Chapter 2025-182. The amendments require municipalities to establish procedures for the review and approval of certified recovery residences.

(2) The Town Council determines that the proposed amendments to the Land Development Code set forth in Section 2 of this ordinance are consistent with the amendments to Section 397.487, Florida Statutes. It is in the interest of the citizens, residents, and property owners of the Town to enact the amendments to the Town's Code of Ordinances contained in Section 2 of this ordinance.

Section 2. Amendments to the Town's Land Development Code. Section 6.03.00 of the Land Development Code is created as follows (words that are underlined are additions; words that are ~~stricken~~ are deletions):

6.03.00. – CERTIFIED RECOVERY RESIDENCES

Sec. 6.03.01. – Purpose.

The purpose of this section is to establish a uniform mechanism for processing requests for reasonable accommodation to Town ordinances, rules, policies, and procedures for certified recovery residences in accordance with the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA"). The provisions of this article that establish recovery residences as permitted uses and conditional uses in various zoning districts subject to a spacing distance between recovery residences and possession of a license or certification from the State of Florida

are intended to constitute this required reasonable accommodation. Further reasonable accommodations for recovery residences may be granted to allow more than six occupants in a recovery residence or to reduce off-street parking requirements established in this Code.

Sec. 6.03.02. – Definitions.

- a. Certificate of compliance means a certificate that is issued by a credentialing entity to a recovery residence or a recovery residence administrator.
- b. Certified recovery residence means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.
 1. A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.
 2. A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.
 3. A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.
 4. A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.
- c. Community housing means a certified recovery residence offered, referred to, or provided by a licensed service provider that provides housing to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. A certified recovery residence used by a licensed service provider that meets the definition of community housing shall be classified as a Level IV level of support.

- 92
- 93 d. Credentiaing entity means a nonprofit organization that develops and administers
- 94 professional, facility, or organization certification programs according to applicable
- 95 nationally recognized certification or psychometric standards.
- 96
- 97 e. Recovery residence shall mean a residential dwelling unit, multiple dwelling units in a
- 98 single multi-family structure, the community housing portion of a licensed day or night
- 99 treatment facility with community housing, or other form of group housing, that are not
- 100 held out to the general public for rent or occupancy, that provide a drug-free and alcohol-
- 101 free living arrangement for people in recovery from drug and/or alcohol addiction, which,
- 102 taken together, do not emulate a single biological family and are under the auspices of a
- 103 single entity or group of related entities. Recovery residences include land uses for which
- 104 the operator is eligible to apply for certification from the State of Florida. When located
- 105 in a multiple-family structure, a recovery residence shall be treated as a multiple family
- 106 structure under building and fire codes applicable in the Town.
- 107
- 108 f. Recovery means a process of personal change through which individuals achieve
- 109 abstinence from alcohol or drug use and improve health, wellness, and quality of life.
- 110

111 **Sec. 6.03.03. – Application for reasonable accommodation.**

112

113 The application must include, at a minimum:

114

- 115 a. The name and contact information of the applicant or the applicant’s authorized
- 116 representative;
- 117
- 118 b. The property address and parcel identification number;
- 119
- 120 c. A description of the accommodation requested and the specific regulation or policy from
- 121 which relief is sought;
- 122
- 123 d. The current level of certification or licensure held by the recovery residence, with proof
- 124 thereof attached; and
- 125
- 126 e. All application materials submitted to the credentialing entity to obtain certification or
- 127 licensure.
- 128

129 **Sec. 6.03.04. – Designated zoning districts.**

130

131 Recovery residences may be established under this Article in any multi-family residential zoning

132 district.

133

134 **Sec. 6.03.05. – Procedure following application.**

135

- 136 a. Following submittal of a complete application under section 6.03.03, a recovery
- 137 residence shall be allowed as of right in the designated zoning districts except as required

by state law when:

- i. It is at least 1,200 linear feet from the closest existing recovery residence as measured from the nearest property line of the proposed recovery residence to the nearest property line of the closest existing recovery residence, and
- ii. The operator or applicant is licensed or certified by the State of Florida to operate the proposed recovery residence.
- b. A recovery residence that does not comply with the standards of subsection a, or which will house more than 6 individuals, may be allowed only by conditional use in accord with the standards established in Section 4.12.00 of this Code, and only if it can be determined that the proposed recovery residence will operate in a manner that provides the same sort of protection to residents that licensing or certification provides.
- c. The application will be date-stamped upon receipt. If the Town determines that it needs further information, the Town will notify the applicant in writing within 30 days of receipt of the application. The applicant will have 30 days from the date of notification to respond and supplement their application. If the application is not supplemented within 30 days of the Town's notification, the Town will issue a written denial.
- d. The Town will issue a final written determination within 60 days of receipt of a completed application. This determination will:
 - i. Approve the request in whole or in part, with or without conditions; or
 - ii. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.
- e. If a final written determination is not issued within 60 days of receipt of a completed application, the application is deemed approved unless the Town and the applicant agree in writing to a reasonable extension of time.

Sec. 6.03.07. – Application of ordinances and codes.

A recovery residence that has been approved as a reasonable accommodation under this Article shall be treated as a residential use of property having all rights and responsibilities accorded to residential use. No restrictions, prohibitions, or other provisions, including those related to building and fire codes, that are not applicable to residential uses will apply to recovery residences.

Sec. 6.03.06. – License, certification, or recertification denied or suspended.

A recovery residence that has been denied a license the State of Florida requires or certification offered by the State of Florida, had its license or certification suspended, or has been denied

recertification is not allowed in the Town, and any reasonable accommodation granted is revoked, and the residence must (i) cease operations and vacate the premises or (ii) take affirmative steps to obtain licensure or certification within 60 days of the date on which its license or certification was denied or suspended or recertification denied. The Town, in its discretion, will determine whether the affirmative steps taken are sufficient to suspend revocation of reasonable accommodation.

Section 3. Codification. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Code of Ordinances of the Town of Howey-in-the-Hills.

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

Section 5. Effective Date. This ordinance takes effect immediately upon enactment.

APPROVED AND ADOPTED by the Town Council of the Town of Howey-in-the-Hills on the ____ day of _____, 2025.

Town of Howey-in-the-Hills, Florida
By: Town Council

By: _____
Graham Wells, Mayor

Attest:

John Brock
Town Clerk

First Reading:
Advertised:
Second Reading:

Christina Epperson | Christina.Epperson@gray-robinson.com | D 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | T 407.843.8880 | F 407.244.5690

MEMORANDUM

TO: Town Council
FROM: GrayRobinson, P.A.
DATE: October 27, 2025
SUBJECT: Ordinance 2025-009 – Reasonable Accommodations for Certified Recovery Residences

During the 2025 session, the Florida Legislature adopted revisions to Section 397.487 of the Florida Statutes – “voluntary certification of recovery residences.” The revisions require that local governments establish a simplified procedure for the review and approval of certified recovery residences, which the Legislature believes will have a positive impact on residents of the state by providing safe treatment for those struggling with addiction while maintaining the character of the surrounding area.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-009

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO REASONABLE ACCOMMODATIONS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FINDINGS; CREATING SECTION 6.03.00 OF THE LAND DEVELOPMENT CODE; PROVIDING DEFINITIONS; PROVIDING STANDARDS FOR THE ESTABLISHMENT OF RECOVERY RESIDENCES AND AN APPLICATION PROCEDURE; DECLARING THE SUSPENSION OR FAILURE TO OBTAIN CERTIFICATION A PROPER BASIS FOR REVOCATION OF REASONABLE ACCOMMODATION; DECLARING THAT RECOVERY RESIDENCES ARE SUBJECT TO THE SAME REGULATIONS AND HAVE THE SAME RIGHTS AS RESIDENTIAL USES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The Ordinance provides a process to approve reasonable accommodations for certified recovery residents within the town. This serves the public interest by providing a safe place for people struggling with addiction to recover, while also maintaining the safety and surrounding character of the town.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the Town regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):

None.



Date: November 24, 2025
To: Mayor and Town Council
From: Sean O’Keefe, Town Manager
Re: Consideration and Approval: **GFL Contract Amendment**

Objective:

To amend the 2022 GFL sanitation contract to clarify ambiguous and non-specific items.

Summary:

The Town of Howey-in-the-Hills entered into a new agreement with GFL as of Oct. 1, 2022. In that time, a few items requiring contractual clarification have been identified, namely:

- Confirmation of the current level of service of twice per week trash collection and once per week recycling.
- Confirmation of the additional costs for bulk pickup/“white goods” (large appliances), with a \$20 fee assessed per cubic yard which is billed and collected by GFL.
- Specification regarding additional monthly fees for picking up additional residential cans beyond the base set of a single residential garbage cart (96-gallon) and single recycling cart (65-gallon) per single family residence. Section 5.1 of the contract references the “One (1) 96-gallon cart for residential refuse and One (1) 65-gallon recycling cart,” but the agreement does not specifically address any recurring costs in a situation where a single residence would like to utilize multiple sets of carts.

Per the last council meeting, the amendment now clarifies that there will not be a cost to receive an extra set of cans, but there will be an additional monthly cost for having additional cans beyond the initial set.

Fiscal Impact:

With 11 residential customers currently having extra sets, the estimated annual net Town revenue from secondary cart collection is \$588.72.

Staff Recommendation:

Staff recommends approval of the amendment as presented.

**FIRST AMENDMENT
to the
TOWN OF HOWEY-IN-THE-HILLS
SOLID WASTE FRANCHISE AGREEMENT**

This **First Amendment** is entered into as of , 2025, between the town of Howey-in-the-Hills, a Florida Municipal Corporation (the “Town”) and GFL Solid Waste, LLC (“GFL”) and amends the Solid Waste Franchise Agreement (the “Agreement”) entered into between the parties on June 10, 2022.

1. **Purpose of this First Amendment.** This Amendment amends the Agreement to provide that GFL will provide additional residential Carts to customers upon request at no charge however a residential customer will be charged for additional residential Cart collection. This Amendment clarifies (i) residential trash collection is twice a week, and (ii) that the amount paid for GFL’s removal of white goods and bulk items is based on a per cubic yard fee, and is not included in the flat residential rate.
2. **Amendments to the Agreement.**
 - a. Exhibit A is replaced with the new Exhibit A attached hereto.
 - b. Section 5.3 of the Agreement is hereby amended and restated in its entirety to read as follows with the deletion of the ~~strike-through language~~ and the addition of the double-underlined language:

5.3 Provision of Carts; Ownership; Repair; Replacement. Contractor, at its cost, shall purchase and deliver original Carts (one (1) Refuse Cart and one (1) Recycling cart to all single-family homes, Multiple Dwelling Units receiving curbside residential collection service and commercial collection customer locations receiving residential-type (formerly “hand rear load”) collection service. If occupancy of a dwelling changes; Contractor shall deliver, at its cost, additional Carts to the new account holder, if necessary. Such Carts are the property of the Contractor, and shall be treated accordingly by the Customer. Contractor shall retain ownership of the Carts, including all Replacement Carts or repaired Carts, for the term of this Agreement, as well as for the term of any renewal(s) or extension(s), and beyond. Upon expiration of this Agreement, including any extension(s) or renewal(s), or its termination for any reason including during any renewal(s) or extension(s), Contractor shall have the right to immediately collect all Carts from all units. Contractor shall make minor repairs to Carts, such as wheel and lid replacement, at its cost (normal wear and tear repairs). ~~When a residential customer desires to purchase an Additional Cart, or where a Cart has been damaged by Customer negligence and the customer must replace it (a Replacement Cart), the customer shall be required to purchase such Carts from the Town at the Customer’s cost. The Town shall obtain all such Carts from Contractor.~~ When a residential Customer requests additional Cart(s), the Contractor must furnish such Carts to the Customer at no charge. The Contractor will charge the Customer the then current approved rate for additional Carts as established under this Agreement. Additional Carts provided at no charge to a residential Customer, and A Replacement replacement or repaired Cart(s) is—are and remains the property of the Contractor in the same manner as described above for the original Carts. Additional Cart(s)

purchased by the customer are the property of the customer. Contractor shall replace one stolen Refuse Cart per customer during the term of this Agreement. Contractor shall repair or replace Carts it damages.

3. **Clarification that residential collection is 2x a week.** As specified in Section 5.1 of the Agreement, GFL “shall collect and dispose of the residential household garbage twice (2) per week from all single family homes, multi-family dwelling units receiving curbside residential collection service and mobile homes in the service area of the Town.” Inconsistent language in the pricing schedule/matrix or in any other part of the Agreement which provides that weekly residential cart service is 1X/WK or any less than twice per week is null and void.
4. **Clarification regarding white goods and bulk items.** As specified in Section 5.1 of the Agreement, Residents will be charged a per cubic yard fee by the Contractor for all bulk or white good items. Inconsistent language in the pricing schedule/matrix or in any other part of the Agreement which provides that white goods and bulk items are “Included in Price” is null and void.
5. **Conflicts.** In the event of any inconsistency or conflict between this First Amendment and the Agreement, the terms and provisions of this First Amendment shall supersede and control to the extent of such inconsistency.
6. **Ratification Clause.** Except as expressly modified by this First Amendment, all terms, covenants, and provisions of the Agreement shall remain in full force and effect and are hereby ratified and confirmed by the parties. The parties reaffirm their respective obligations under the agreement and acknowledge that the Agreement remains a valid and binding agreement enforceable in accordance with its terms.

Duly authorized officials of the parties are executing this First Amendment as of the date in the introductory paragraph above.

Town of Howey-in-the-Hills By: _____ Sean O’Keefe, Town Manager	GFL Solid Waste Southeast, LLC By: _____ Print Name _____ Title _____
Attest: By: _____ John Brock, Town Clerk	

Exhibit A Pricing Matrix

Consumer Price Index for All Urban Consumers (CPI-U)
Original Data Value

Series Id: CUSR0000SEHG
Seasonally Adjusted
Series Title: Water and sewer and trash collection services
Area: U.S. city average
Item: Water and sewer and trash collection services
Base Period: DECEMBER 1997=100
Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr
2024	297.079	298.751	299.183	300.178
2025	310.239	313.344	313.925	

Town of Howey Rate Schedule for CY 25/26

FY 25/26 Commercial Rates							Extra
Yards	1X	2X	3X	4X	5X	6X	Pick-Up
2	\$98.61	\$197.23	\$295.85	\$394.47	\$493.07	\$0.00	\$ 51.89
4	\$124.09	\$248.44	\$372.64	\$468.86	\$621.07	\$0.00	\$ 69.18
6	\$149.81	\$299.62	\$449.43	\$599.26	\$749.06	\$0.00	\$ 86.48
8	\$175.42	\$350.82	\$526.24	\$701.66	\$877.08	\$0.00	\$ 109.54

FY 25/26 Commercial Cart Service - 96 Gallon					
	1 SET	2 SETS	3 SETS	4 SETS	EXTRA P/U
Cart 2X/Wk	\$ 33.43	\$ 63.95	\$ 95.92	\$ 127.89	\$ 34.58

Weekly Residential Cart Service 2X/WK 1 SET \$28.66, 2 SETS \$56.06, 3 SETS \$83.46

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

GENERAL FUND REVENUES

Account Description	Account	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	YTD %	Annual Budget
Ad Valorem Taxes	311100	0.00	409.69	409.69	1,601,518.00	1,624,191.80	22,673.80	101%	1,601,518.00
U.S.T. - Electricity	314100	13,956.34	21,754.05	7,797.71	167,000.00	232,359.75	65,359.75	139%	167,000.00
U.S.T. - Water	314300	10,445.01	6,666.65	(3,778.36)	90,721.00	83,873.71	(6,847.29)	92%	90,721.00
U.S.T. - Gas	314400	0.00	241.76	0.00	0.00	3,349.17	3,349.17		0.00
U.S.T. - Propane	314800	0.00	174.13	174.13	2,500.00	2,089.52	(410.48)	84%	2,500.00
CST - Communications Services Tax	315100	0.00	6,770.77	6,770.77	68,348.00	80,110.71	11,762.71	117%	68,348.00
Town Business Tax Receipt	321100	450.00	2,548.00	2,098.00	2,200.00	4,978.00	2,778.00	226%	2,200.00
Zoning Permit Application Fees	322100	0.00	225.00	225.00	0.00	4,350.00	4,350.00		0.00
Admin Fee (Town - 100%)	322102	0.00	2,792.72	2,792.72	0.00	11,375.62	11,375.62		0.00
Developer Fees Pd to Town	322201	0.00	1,500.00	1,500.00	117,500.00	245,522.59	128,022.59	209%	117,500.00
Howey Self Storage Developer Fees	322208	0.00	0.00	0.00	0.00	600.00	600.00		0.00
Thompson Grove Development Fees	322218	0.00	0.00	0.00	0.00	400.00	400.00		0.00
Permits Town %	322305	0.00	0.00	0.00	0.00	1,185.00	1,185.00		0.00
Building Permit Technology Fee	322309	0.00	7,303.16	7,303.16	0.00	11,375.62	11,375.62		0.00
Franchise Fee - Electric	323100	15,495.50	15,479.62	(15.88)	139,000.00	168,806.91	29,806.91	121%	139,000.00
Franchise Fee - Sprint Tower Lease	323202	3,421.00	6,975.14	3,554.14	41,042.00	44,529.12	3,487.12	108%	41,042.00
Franchise Fee - Gas	323400	800.00	198.72	(601.28)	5,000.00	2,949.10	(2,050.90)	59%	5,000.00
Franchise Fee - Solid Waste	323700	0.00	(1.52)	(1.52)	1,700.00	2,441.41	741.41	144%	1,700.00
Inspection Fees Collected Due Contractor	329100	0.00	0.00	0.00	0.00	1,200.00	1,200.00		0.00
Cemetery Fees-Permits	329500	0.00	0.00	0.00	50.00	555.00	505.00	1110%	50.00
Marianne Beck Library, E-Rate	331750	0.00	0.00	0.00	0.00	8,100.00	8,100.00		0.00
State Grant - Public Safety	334200	0.00	5,198.00	5,198.00	47,860.45	76,753.30	28,892.85	160%	47,860.45
State Grant - Other Physical Environment	334390	90,523.00	0.00	(90,523.00)	121,069.00	30,546.16	(90,522.84)	25%	121,069.00
State Revenue Sharing Proceeds	335125	4,495.58	4,871.00	375.42	53,947.00	56,041.60	2,094.60	104%	53,947.00
SRS - Alcoholic Beverage License	335150	0.00	0.00	0.00	1,419.00	1,478.81	59.81	104%	1,419.00
SRS- Local Govt. 1/2 Cent Sales Tax	335180	10,255.25	10,047.31	(207.94)	123,063.00	127,864.08	4,801.08	104%	123,063.00
Library Interlocal Agreement	337710	4,526.00	0.00	(4,526.00)	54,354.00	58,628.53	4,274.53	108%	54,354.00
Smoker Rental	341903	50.00	100.00	50.00	600.00	300.00	(300.00)	50%	600.00
Lien Search Charges	341920	416.67	450.00	33.33	5,000.00	3,570.00	(1,430.00)	71%	5,000.00
School Resource Officer Services	342910	0.00	0.00	0.00	201,434.00	201,931.20	497.20	100%	201,434.00
Outside Security Services	342960	0.00	3,412.50	3,412.50	12,000.00	15,552.50	3,552.50	130%	12,000.00
Sanitation Revenue	343500	31,352.10	64,909.05	33,556.95	376,225.00	384,995.08	8,770.08	102%	376,225.00
Boat Ramp Decals	343920	333.35	43.00	(290.35)	4,000.00	4,092.00	92.00	102%	4,000.00
Golf Cart Permits	343930	83.35	25.00	(58.35)	1,000.00	400.00	(600.00)	40%	1,000.00
Miscellaneous Sales	343999	75.00	0.00	(75.00)	900.00	135.00	(765.00)	15%	900.00
Library - Fees	347100	0.00	0.00	0.00	0.00	167.15	167.15		0.00
Library copies/Faxes	347101	83.35	120.59	37.24	1,000.00	820.04	(179.96)	82%	1,000.00
Service Charge - Special Events	347400	0.00	0.00	0.00	400.00	520.00	120.00	130%	400.00
Court Fines & Forfeits	351100	833.35	537.82	(295.53)	10,000.00	7,862.94	(2,137.06)	79%	10,000.00
Library - Fines	352100	66.65	127.44	60.79	800.00	733.33	(66.67)	92%	800.00
Interest Earnings	361100	2,184.65	4,637.61	2,452.96	26,216.00	36,239.04	10,023.04	138%	26,216.00
Pd Vest Grant	363400	0.00	673.09	673.09	2,500.00	4,122.27	1,622.27	165%	2,500.00
Disposition of Fixed Assets	364000	0.00	0.00	0.00	0.00	14,538.85	14,538.85		0.00
Sale - Cemetery Lots	364100	0.00	0.00	0.00	1,000.00	6,685.00	5,685.00	669%	1,000.00
Donation Historic Board	366930	0.00	0.00	0.00	500.00	730.00	230.00	146%	500.00
Donations - Special Events	366990	11,000.00	0.00	(11,000.00)	23,000.00	32,275.00	9,275.00	140%	23,000.00
SETTLEMENTS	369300	250.00	3,703.06	3,453.06	500.00	3,778.06	3,278.06	756%	500.00
Miscellaneous Revenue	369900	0.00	0.00	0.00	0.00	2,548.92	2,548.92		0.00
Police Fees Collected	369910	0.00	12.00	12.00	300.00	1,335.18	1,035.18	445%	300.00
Total General Fund Revenues		201,096.15	171,905.36	(29,432.55)	3,305,666.45	3,608,987.08	303,320.63	109%	3,305,666.45

NOTE: THE FIGURES IN THIS REPORT ARE CORRECT AT THE DATE SHOWN BUT ARE NOT AUDITED

11/20/2025

*Estimated figures for funds not received at the date of this report are marked in:

*Pending budget amendment

0.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

GENERAL FUND EXPENDITURE SUMMARY		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Var %	Annual Budget
Legislative	511000	3,380.44	3,951.90	(571.46)	35,339.00	35,336.70	2.30	100%	35,339.00
Executive	512000	2,875.93	4,777.12	(1,901.19)	42,232.21	40,784.39	1,447.82	97%	42,232.21
Financial And Administrative	513000	17,615.98	18,757.36	(1,141.38)	397,932.79	393,838.88	4,093.91	99%	397,932.79
Legal Counsel	514000	18,083.35	13,895.35	4,188.00	305,000.00	137,196.27	167,803.73	45%	305,000.00
Comprehensive Planning	515000	9,183.33	7,630.25	1,553.08	130,000.00	110,713.75	19,286.25	85%	130,000.00
Public Works	519000	8,529.38	13,543.12	(5,013.74)	233,566.00	198,295.81	35,270.19	85%	233,566.00
Law Enforcement	521000	91,033.10	121,903.82	(30,870.72)	1,316,291.45	1,297,088.84	19,202.61	99%	1,316,291.45
Other Public Safety-Code Enforcement	529000	8,483.95	6,145.91	2,338.04	80,956.00	76,052.01	4,904.00	94%	80,956.00
Garbage/Solid Waste Control Services	534000	29,147.58	27,961.77	1,185.81	332,253.00	331,394.78	858.22	100%	332,253.00
Stormwater Maintenance	538000	259,250.00	200,624.99	58,625.01	259,250.00	206,249.99	53,000.01	80%	259,250.00
Other Physical Environment-Cemetery	539000	391.00	110.19	280.81	2,430.00	1,322.28	1,107.72	54%	2,430.00
Library	571000	14,220.78	12,825.55	1,395.23	192,976.00	162,621.95	30,354.06	84%	192,976.00
Parks & Recreation	572000	4,585.02	28,931.24	(24,346.22)	65,500.00	56,282.95	9,217.05	86%	65,500.00
Historical Preservation	573000	3,743.00	0.00	3,743.00	25,753.00	250.00	25,503.00	1%	25,753.00
Special Events	574000	11,000.00	4,606.10	6,393.90	44,500.00	43,934.22	565.78	99%	44,500.00
Total General Fund Expenditure		481,522.84	465,664.67	15,858.17	3,463,979.45	3,091,362.82	372,616.63	89%	3,463,979.45
Current Increase (Decrease) to Reserves:		(293,759)							

BANK BALANCES

Bank Balances- Per Balance Sheet					YTD			
		Opening Balance	Debit/Credit	Closing Balance	Opening Balance	Debit/Credit	Closing Balance	
General Fund	1	1,492,012.49	(311,166.75)	1,180,845.74	557,602.94	623,242.80	1,180,845.74	112%
Police Advanced Training Fund	120	1,063.99	61.78	1,125.77	1,548.31	(422.54)	1,125.77	-27%
Automation/Telecommunication Fund	125	62.00	0.00	62.00	62.00	0.00	62.00	0%
Special Law Enforcement Trust Fund	126	2,433.56	0.00	2,433.56	2,433.56	0.00	2,433.56	0%
Tree Fund	130	1,815.00	0.00	1,815.00	1,815.00	0.00	1,815.00	0%
Water Impact Fee Fund	140	336,861.59	1,001.58	337,863.17	347,161.31	(9,298.14)	337,863.17	-3%
Parks & Rec Impact Fee Fund	141	(202,358.64)	0.00	(202,358.64)	(27,274.99)	(175,083.65)	(202,358.64)	642%
Police Impact Fee Fund	142	252,621.12	347.42	252,968.54	277,454.33	(24,485.79)	252,968.54	-9%
Infrastructure Fund	150	448,257.66	(125,894.76)	322,362.90	386,376.74	(64,013.84)	322,362.90	-17%
Transportation Fund	152	11,680.60	5,375.50	17,056.10	0.00	17,056.10	17,056.10	
Building Services Fund	155	431,109.90	(2,992.13)	428,117.77	433,133.58	(5,015.81)	428,117.77	-1%
Water Fund	401	184,742.82	(98,055.60)	86,687.22	860,414.22	(773,727.00)	86,687.22	-90%
Wastewater Fund	402	15,911.92	27,183.95	43,095.87	50,000.00	(6,904.13)	43,095.87	-14%
Stormwater Fund	405	11,896.41	0.00	11,896.41	11,896.41	0.00	11,896.41	0%
Cash in Drawer		300.00	0.00	300.00	300.00	0.00	300.00	0%
*Total Amount in Money Market Account (These funds are included in the amounts above)		2,440,584.41	(393,680.19)	2,046,904.22	2,159,258.39	(112,354.17)	2,046,904.22	-5%

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

GENERAL FUND EXPENDITURE BREAKDOWN BY DEPARTMENT

Legislative	511000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,454.00	2,700.00	(1,246.00)	16,200.00	16,000.00	200.00	16,200.00
Fica	210	87.10	167.40	(80.30)	1,004.00	992.00	12.00	1,004.00
Medicare	211	17.34	39.16	(21.82)	235.00	232.06	2.94	235.00
Software & Annual Maintenance	342	0.00	0.00	0.00	1,325.00	1,425.68	(100.68)	1,325.00
Travel & Per Diem	400	1,000.00	559.84	440.16	2,000.00	5,389.13	(3,389.13)	2,000.00
Telephone & Communications	410	222.00	160.50	61.50	2,200.00	1,961.23	238.77	2,200.00
Website	415	200.00	0.00	200.00	4,450.00	3,704.80	745.20	4,450.00
Printing - General	470	0.00	0.00	0.00	125.00	177.00	(52.00)	125.00
Employee Appreciation	493	0.00	0.00	0.00	2,500.00	1,629.81	870.19	2,500.00
Dues, Subscriptions, Licenses	540	0.00	0.00	0.00	1,800.00	1,142.00	658.00	1,800.00
Training/Education/Tuition	550	0.00	325.00	(325.00)	1,500.00	2,532.99	(1,032.99)	1,500.00
Contributions/Donations	820	400.00	0.00	400.00	2,000.00	150.00	1,850.00	2,000.00
Total Legislative Expenditures		3,380.44	3,951.90	(571.46)	35,339.00	35,336.70	2.30	100% 35,339.00
Executive	512000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,894.94	2,737.27	(842.33)	24,635.50	25,077.00	(441.50)	24,635.50
Fica	210	119.40	158.28	(38.88)	1,527.40	1,461.44	65.96	1,527.40
Medicare	211	16.21	37.01	(20.80)	357.21	341.71	15.50	357.21
ICMA Retirement Contribution	225	186.59	273.72	(87.13)	2,372.31	2,416.41	(44.10)	2,372.31
Life & Health Ins.	230	488.70	680.84	(192.14)	5,900.70	5,552.71	347.99	5,900.70
Workers' Compensation	240	0.09	0.00	0.09	739.09	332.91	406.18	739.09
Travel & Per Diem	400	170.00	0.00	170.00	3,200.00	2,195.52	1,004.48	3,200.00
Dues, Subscription, Licenses	540	0.00	0.00	0.00	2,300.00	2,385.40	(85.40)	2,300.00
Training/Education/Tuition	550	0.00	890.00	(890.00)	1,200.00	1,021.29	178.71	1,200.00
Total Executive Expenditures		2,875.93	4,777.12	(1,901.19)	42,232.21	40,784.39	1,447.82	97% 42,232.21
Financial And Administrative	513000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,675.83	1,517.30	158.53	21,776.50	21,334.96	441.54	21,776.50
Salaries	120	6,176.62	8,043.64	(1,867.02)	80,300.00	75,764.78	4,535.22	80,300.00
Overtime Wages	140	0.00	0.00	0.00	521.00	58.07	462.93	521.00
Fica	210	491.68	583.93	(92.25)	6,360.60	5,931.67	428.93	6,360.60
Medicare	211	118.12	136.56	(18.44)	1,487.79	1,387.08	100.71	1,487.79
ICMA Retirement Contribution	225	732.38	868.89	(136.51)	9,492.69	8,853.31	639.38	9,492.69
Life & Health Ins.	230	1,238.30	1,550.76	(312.46)	14,867.30	13,721.21	1,146.09	14,867.30
Workers' Compensation	240	0.00	0.00	0.00	1,286.91	1,693.21	(406.30)	1,286.91
Accounting & Auditing	320	0.00	0.00	0.00	38,000.00	41,537.50	(3,537.50)	38,000.00
Bank Fees	321	0.00	518.39	(518.39)	600.00	4,183.26	(3,583.26)	600.00
Other Contractual Services	340	0.00	10.53	(10.53)	9,000.00	15,354.21	(6,354.21)	9,000.00
Software & Annual Maintenance	342	0.00	581.32	(581.32)	19,300.00	24,532.22	(5,232.22)	19,300.00
Codification	347	100.00	0.00	100.00	5,000.00	2,342.07	2,657.93	5,000.00
Pre Employment Screening	350	71.51	0.00	71.51	750.00	175.00	575.00	750.00
Travel & Per Diem	400	1,525.00	30.05	1,494.95	3,800.00	1,853.40	1,946.60	3,800.00
Telephone & Communications	410	1,603.00	1,212.37	390.63	12,400.00	10,854.19	1,545.81	12,400.00
Website	415	200.00	0.00	200.00	1,000.00	0.00	1,000.00	1,000.00
Freight/Postage/Shipping	420	0.00	124.21	(124.21)	2,000.00	2,864.65	(864.65)	2,000.00
Utility Services	430	714.54	569.35	145.19	6,000.00	5,895.80	104.20	6,000.00
Rentals & Leases	440	0.00	391.27	(391.27)	2,700.00	3,911.38	(1,211.38)	2,700.00
Insurance	451	0.00	0.00	0.00	129,690.00	127,908.00	1,782.00	129,690.00
R & M - Equipment	460	40.00	0.00	40.00	200.00	196.00	4.00	200.00
R & M - Computer Maint	461	0.00	0.00	0.00	3,000.00	794.95	2,205.05	3,000.00
Printing - General	470	0.00	0.00	0.00	500.00	384.50	115.50	500.00
Advertising	492	1,328.00	658.47	669.53	8,000.00	6,072.11	1,927.89	8,000.00
Office Supplies	510	0.00	0.00	0.00	2,800.00	1,940.17	859.83	2,800.00
Operating Supplies	520	625.00	1,286.32	(661.32)	12,000.00	11,339.18	660.82	12,000.00
Dues, Subscriptions, Licenses	540	76.00	199.00	(123.00)	1,800.00	1,955.00	(155.00)	1,800.00
Training/Education/Tuition	550	900.00	475.00	425.00	3,300.00	1,001.00	2,299.00	3,300.00
Total Financial And Administrative Expenditures		17,615.98	18,757.36	(1,141.38)	397,932.79	393,838.88	4,093.90	99% 397,932.79

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

Legal Counsel	514000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Legal Fees	310	17,000.00	10,340.00	6,660.00	292,000.00	127,843.77	164,156.23	292,000.00
Legal Fees-Code Enforcement	319	1,083.35	3,555.35	(2,472.00)	13,000.00	9,352.50	3,647.50	13,000.00
Total Legal Counsel Expenditures		18,083.35	13,895.35	4,188.00	305,000.00	137,196.27	167,803.73	45% 305,000.00
Comprehensive Planning	515000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Town Engineering	316	6,433.33	2,750.00	3,683.33	70,000.00	52,637.50	17,362.50	70,000.00
Town Planning	318	2,750.00	4,880.25	(2,130.25)	60,000.00	58,076.25	1,923.75	60,000.00
Total Comprehensive Planning Expenditures		9,183.33	7,630.25	1,553.08	130,000.00	110,713.75	19,286.25	85% 130,000.00
Public Works	519000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	1,356.54	1,737.33	(380.79)	17,584.00	17,583.16	0.84	17,584.00
Salaries	120	1,963.77	1,024.98	938.79	25,456.00	25,169.68	286.32	25,456.00
Overtime Wages	140	1,415.00	(16.20)	1,431.20	5,200.00	368.98	4,831.02	5,200.00
Fica	210	530.88	172.14	358.74	2,991.00	2,633.24	357.76	2,991.00
Medicare	211	57.35	40.22	17.13	699.00	615.71	83.29	699.00
ICMA Retirement Contribution	225	371.38	26.08	345.30	4,824.00	879.21	3,944.79	4,824.00
Life & Health Ins.	230	625.77	352.03	273.74	8,868.00	8,876.59	(8.59)	8,868.00
Workers' Compensation	240	0.00	0.00	0.00	769.00	768.20	0.80	769.00
Other Contractual Services	340	0.00	2,020.40	(2,020.40)	90,000.00	87,868.44	2,131.56	90,000.00
Travel & Per Diem	400	41.65	0.50	41.15	500.00	213.03	286.97	500.00
Telephone & Communications	410	179.15	175.77	3.38	2,150.00	1,815.76	334.24	2,150.00
Utility Services	430	132.75	1,416.31	(1,283.56)	1,575.00	1,175.22	399.78	1,575.00
Rentals & Leases	440	0.00	0.00	0.00	2,500.00	0.00	2,500.00	2,500.00
R & M - Equipment	460	666.65	842.45	(175.80)	8,000.00	1,491.49	6,508.51	8,000.00
R & M - Computer Maint	461	41.65	0.00	41.65	500.00	0.00	500.00	500.00
R & M - Building	462	0.00	1,559.83	(1,559.83)	32,000.00	17,808.39	14,191.61	32,000.00
R & M - Vehicles	463	0.00	412.55	(412.55)	1,000.00	9,574.51	(8,574.51)	1,000.00
Office Supplies	510	83.35	0.00	83.35	1,000.00	154.60	845.40	1,000.00
Operating Supplies	520	625.00	586.45	38.55	16,500.00	7,509.45	8,990.55	16,500.00
Gas & Oil	522	225.00	3,138.00	(2,913.00)	8,000.00	11,988.70	(3,988.70)	8,000.00
Uniforms	523	9.34	2.28	7.06	1,000.00	849.62	150.38	1,000.00
Safety Equipment	524	125.00	0.00	125.00	1,500.00	649.83	850.17	1,500.00
Dues, Subscriptions, Licenses	540	25.00	52.00	(27.00)	300.00	52.00	248.00	300.00
Training/Education/Tuition	550	54.15	0.00	54.15	650.00	250.00	400.00	650.00
Total Public Services Expenditures		8,529.38	13,543.12	(5,013.74)	233,566.00	198,295.81	35,270.19	85% 233,566.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

Law Enforcement	521000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget	
Executive Salaries	110	12,154.54	23,012.69	(10,858.15)	158,000.00	168,505.00	(10,505.00)	158,000.00	
Salaries	120	46,487.38	31,200.96	15,286.42	404,054.00	385,693.04	18,360.96	404,054.00	
Police - Reserve Salaries	130	973.00	582.50	390.50	20,455.00	12,146.65	8,308.35	20,455.00	
Events Payroll	131	0.00	2,625.00	(2,625.00)	12,000.00	14,037.50	(2,037.50)	12,000.00	
Overtime Wages	140	5,078.00	6,459.42	(1,381.42)	47,301.00	47,803.90	(502.90)	47,301.00	
Police - Incentive Pay	150	0.00	680.00	(680.00)	6,840.00	7,460.00	(620.00)	6,840.00	
Fica	210	1,901.00	3,864.61	(1,963.61)	39,048.00	37,684.41	1,363.59	39,048.00	
Medicare	211	528.00	903.81	(375.81)	9,132.00	8,813.37	318.63	9,132.00	
Police Retirement Contribution	220	10,112.50	16,990.32	(6,877.82)	171,351.00	169,444.89	1,906.11	171,351.00	
Life & Health Ins.	230	8,804.00	11,515.88	(2,711.88)	157,401.00	139,887.50	17,513.50	157,401.00	
Workers' Compensation	240	0.00	0.00	0.00	21,602.00	21,602.48	(0.48)	21,602.00	
Other Contractual Services	340	268.85	0.00	268.85	3,226.00	2,496.42	729.58	3,226.00	
Software & Annual Maintenance	342	0.00	0.00	0.00	11,700.00	12,986.04	(1,286.04)	11,700.00	
Pre Employment Screening	350	291.65	100.00	191.65	3,500.00	2,744.00	756.00	3,500.00	
Travel & Per Diem	400	0.00	594.42	(594.42)	4,500.00	5,484.89	(984.89)	4,500.00	
Telephone & Communications	410	0.00	2,881.46	(2,881.46)	22,000.00	25,419.85	(3,419.85)	22,000.00	
Freight/Postage/Shipping	420	75.00	10.95	64.05	300.00	138.50	161.50	300.00	
Utility Services	430	200.00	569.34	(369.34)	6,000.00	5,895.81	104.19	6,000.00	
Rentals & Leases	440	0.00	130.03	(130.03)	45,100.00	45,406.13	(306.13)	45,100.00	
Insurance	451	460.50	0.00	460.50	8,921.00	8,411.60	509.40	8,921.00	
R & M - Equipment	460	0.00	75.94	(75.94)	5,000.00	7,818.42	(2,818.42)	5,000.00	
R & M - Computer Maint	461	125.00	0.00	125.00	1,500.00	49.92	1,450.08	1,500.00	
R & M - Building	462	0.00	174.11	(174.11)	2,500.00	4,240.94	(1,740.94)	2,500.00	
R & M - Vehicles	463	2,500.00	13,621.12	(11,121.12)	30,000.00	35,597.33	(5,597.33)	30,000.00	
Office Supplies	510	208.35	183.00	25.35	2,500.00	1,476.18	1,023.82	2,500.00	
Operating Supplies	520	84.34	3,642.65	(3,558.31)	25,000.00	19,184.39	5,815.61	25,000.00	
Gas & Oil	522	533.33	2,008.62	(1,475.29)	34,000.00	31,850.74	2,149.26	34,000.00	
Uniforms	523	72.67	76.99	(4.32)	5,000.00	5,948.61	(948.61)	5,000.00	
Weapons	525	49.99	0.00	49.99	5,000.00	4,619.02	380.98	5,000.00	
Dues, Subscriptions, Licenses	540	125.00	0.00	125.00	1,500.00	1,113.95	386.05	1,500.00	
Training/Education/Tuition	550	0.00	0.00	0.00	6,000.00	4,150.00	1,850.00	6,000.00	
650 Cap Outlay - Vehicles	650	0.00	0.00	0.00	40,860.45	52,042.01	(11,181.56)	40,860.45	
PD Vest Grant - 09/10	804	0.00	0.00	0.00	5,000.00	6,935.35	(1,935.35)	5,000.00	
Total Police Expenditures		91,033.10	121,903.82	(30,870.72)	1,316,291.45	1,297,088.84	19,202.61	0.99	1,316,291.45

Other Public Safety-Code Enforcement	529000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget	
Salaries	120	3,696.00	3,784.00	(88.00)	48,048.00	48,048.01	(0.01)	48,048.00	
Overtime Wages	140	567.12	0.00	567.12	1,889.00	363.83	1,525.17	1,889.00	
Fica	210	253.31	224.75	28.56	3,096.00	2,884.99	211.01	3,096.00	
Medicare	211	57.38	52.56	4.82	724.00	674.71	49.29	724.00	
ICMA Retirement Contribution	225	311.31	378.40	(67.09)	4,994.00	4,841.19	152.81	4,994.00	
Life & Health Ins.	230	879.00	902.00	(23.00)	10,494.00	10,494.00	0.00	10,494.00	
Workers' Compensation	240	0.00	0.00	0.00	795.00	795.24	(0.24)	795.00	
Software & Annual Maintenance	342	1,310.00	0.00	1,310.00	3,220.00	3,137.89	82.11	3,220.00	
Travel & Per Diem	400	350.00	0.00	350.00	1,000.00	530.00	470.00	1,000.00	
Telephone & Communications	410	330.83	85.61	245.22	1,482.00	1,111.83	370.17	1,482.00	
Freight/Postage/Shipping	420	14.00	50.70	(36.70)	400.00	447.81	(47.81)	400.00	
Insurance	451	0.00	0.00	0.00	579.00	579.48	(0.48)	579.00	
R & M - Vehicles	463	500.00	560.53	(60.53)	2,000.00	793.48	1,206.52	2,000.00	
Printing - General	470	15.00	0.00	15.00	150.00	0.00	150.00	150.00	
Operating Supplies	520	15.00	6.63	8.37	150.00	11.63	138.37	150.00	
Gas & Oil	522	105.00	100.73	4.27	900.00	982.92	(82.92)	900.00	
Uniforms	523	15.00	0.00	15.00	180.00	0.00	180.00	180.00	
Dues, Subscriptions, Licenses	540	0.00	0.00	0.00	105.00	105.00	0.00	105.00	
Training/Education/Tuition	550	65.00	0.00	65.00	750.00	250.00	500.00	750.00	
Total Other Public Safety-Code Enforcement Expenditures		8,483.95	6,145.91	2,338.04	80,956.00	76,052.01	4,904	94%	80,956.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

Garbage/Solid Waste Control Services	534000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	29,147.58	27,961.77	1,185.81	332,253.00	331,394.78	858.22	332,253.00
Total Garbage/Solid Waste Control Services Expenditures		29,147.58	27,961.77	1,185.81	332,253.00	331,394.78	858.22	100% 332,253.00
Stormwater Maintenance	538000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	259,250.00	200,624.99	58,625.01	259,250.00	200,624.99	58,625.01	259,250.00
Dues, Subscriptions, Licenses	540	0.00	0.00	0.00	0.00	5,625.00	(5,625.00)	0.00
Total Stormwater Maintenance Expenditures		259,250.00	200,624.99	58,625.01	259,250.00	206,249.99	53,000.01	80% 259,250.00
Other Physical Environment (Cemetery)	539000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Software & Annual Maintenance	342	266.00	0.00	266.00	930.00	0.00	930.00	930.00
Utility Services	430	125.00	110.19	14.81	1,500.00	1,322.28	177.72	1,500.00
Total Other Physical Environment (Cemetery) Expenditures		391.00	110.19	280.81	2,430.00	1,322.28	1,107.72	54% 2,430.00
Library	571000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	4,301.31	4,506.93	(205.62)	55,902.00	58,640.94	(2,738.94)	55,902.00
Salaries	120	2,435.77	2,584.54	(148.77)	31,712.00	31,738.40	(26.40)	31,712.00
Overtime Wages	140	534.00	137.21	396.79	2,000.00	1,555.08	444.92	2,000.00
Fica	210	423.77	439.03	(15.26)	5,556.00	5,624.94	(68.94)	5,556.00
Medicare	211	100.35	102.67	(2.32)	1,299.00	1,315.49	(16.49)	1,299.00
ICMA Retirement Contribution	225	686.12	399.79	286.33	8,961.00	6,621.62	2,339.38	8,961.00
Life & Health Ins.	230	2,152.31	1,349.00	803.31	20,998.00	11,136.00	9,862.00	20,998.00
Workers' Compensation	240	0.00	0.00	0.00	1,427.00	1,427.04	(0.04)	1,427.00
Other Contractual Services	340	0.00	345.68	(345.68)	5,000.00	7,686.31	(2,686.31)	5,000.00
Software & Annual Maintenance	342	115.00	0.00	115.00	1,380.00	1,275.78	104.22	1,380.00
Pre Employment Screening	350	12.50	0.00	12.50	150.00	0.00	150.00	150.00
Travel & Per Diem	400	41.65	0.00	41.65	500.00	161.27	338.73	500.00
Telephone & Communications	410	0.00	89.04	(89.04)	3,980.00	5,605.86	(1,625.86)	3,980.00
Freight/Postage/Shipping	420	0.00	0.00	0.00	100.00	73.00	27.00	100.00
Utility Services	430	430.00	720.71	(290.71)	12,000.00	12,517.84	(517.84)	12,000.00
R & M - Computer Maint	461	12.50	0.00	12.50	150.00	219.00	(69.00)	150.00
Promotional Activities	480	170.00	0.00	170.00	2,000.00	1,356.06	643.94	2,000.00
Employee Appreciation	493	0.00	0.00	0.00	500.00	705.78	(205.78)	500.00
Office Supplies	510	0.00	79.35	(79.35)	1,000.00	1,090.97	(90.97)	1,000.00
Operating Supplies	520	100.00	1,691.83	(1,591.83)	6,000.00	4,343.66	1,656.34	6,000.00
Dues, Subscriptions, Licenses	540	30.00	0.00	30.00	350.00	64.99	285.01	350.00
Training/Education/Tuition	550	75.00	0.00	75.00	900.00	0.00	900.00	900.00
Cap Outlay - Books & Publications LIBRARY ONLY	660	2,563.50	379.77	2,183.73	30,707.00	9,317.92	21,389.08	30,707.00
Cap Outlay - Books/Publ - EBooks (LIBRARY ONLY)	662	37.00	0.00	37.00	404.00	144.00	260.00	404.00
Total Library Expenditures		14,220.78	12,825.55	1,395.23	192,976.00	162,621.95	30,354.06	84% 192,976.00
Parks And Recreation	572000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	0.00	0.00	0.00	8,000.00	6,400.00	1,600.00	8,000.00
Utility Services	430	335.02	309.02	26.00	3,500.00	2,904.79	595.21	3,500.00
R & M - Equipment	460	4,165.00	28,000.00	(23,835.00)	50,000.00	42,500.00	7,500.00	50,000.00
R & M - Recreation Equip	468	85.00	622.22	(537.22)	1,000.00	622.22	377.78	1,000.00
Operating Supplies	520	0.00	0.00	0.00	3,000.00	3,855.94	(855.94)	3,000.00
Total Parks & Recreation Expenditures		4,585.02	28,931.24	(24,346.22)	65,500.00	56,282.95	9,217.05	86% 65,500.00
Historical Preservation	573000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Telephone & Communications	410	5.00	0.00	5.00	60.00	0.00	60.00	60.00
Office Supplies	510	85.00	0.00	85.00	1,000.00	0.00	1,000.00	1,000.00
Operating Supplies	520	1,665.00	0.00	1,665.00	20,000.00	0.00	20,000.00	20,000.00
Other Non Operating Uses Proprietary Funds	950	1,988.00	0.00	1,988.00	4,693.00	250.00	4,443.00	4,693.00
Total Historical Preservation Expenditures		3,743.00	-	3,743.00	25,753.00	250.00	25,503.00	1% 25,753.00
Special Events	574000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340	0.00	595.16	(595.16)	22,500.00	21,871.01	628.99	22,500.00
Special Events	343	11,000.00	4,010.94	6,989.06	22,000.00	22,063.21	(63.21)	22,000.00
Total Special Events Expenditures		11,000.00	4,606.10	6,393.90	44,500.00	43,934.22	565.78	99% 44,500.00

Town of Howey-in-the-Hills

Financial Report for Period September 2025

Item 8.

POLICE ADVANCED TRAINING FUND		120						
Police Advanced Training Fund Revenues		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Local Law Enforcement Education	351130	60.00	61.43	1.43	1,500.00	1,367.46	(132.54)	1,500.00
Use Of Fund Balance	389900	300.00	300.00	0.00	300.00	300.00	0.00	300.00
Total Police Advanced Training Fund Revenues		360.00	361.43	1.43	1,800.00	1,667.46	(132.54)	93% 1,800.00
Police Advanced Training Fund Expenditures	521000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Travel & Per Diem	400	20.85	0.00	20.85	250.00	0.00	250.00	250.00
Training/Education/Tuition	550	300.00	0.00	300.00	550.00	1,790.00	(1,240.00)	550.00
Other Non Operating Uses Proprietary Funds	950	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00
Total Police Advanced Training Fund Expenditures		1,320.85	0.00	1,320.85	1,800.00	1,790.00	10.00	99% 1,800.00
TREE FUND		130						
Tree Fund Revenues		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Code Enforcement Tree Fine	354300	1,000.00	0.00	1,000.00	1,000.00	0.00	0.00	1,000.00
Total Tree Fund Revenues		1,000	0.00	1,000	1,000.00	0.00	0.00	0% 1,000.00
Tree Fund Expenditures	572000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Non Operating Uses Proprietary Funds	950	700.00		700.00	1,000.00	0.00	1,000.00	1,000.00
Total Tree Fund Expenditures		700.00	0.00	700.00	1,000.00	0.00	1,000.00	0% 1,000.00
WATER IMPACT FEE FUND		140						
Water Impact Fee Fund Revenues		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Water Impact Fees	322306	3,936.00	0.00	(3,936.00)	15,750.00	3,150.82	(12,599.18)	15,750.00
State Grant - Water Supply System	334310	0.00	0.00	0.00	86,241.00	86,241.44	0.44	86,241.00
Interest Earnings	361100	1,024.65	1,001.43	(23.22)	12,296.00	12,602.10	306.10	12,296.00
Total Water Impact Fee Fund Revenues		4,960.65	1,001.43	(3,959.22)	114,287.00	101,994.36	(12,292.64)	89% 114,287.00
Water Impact Fee Fund Expenditures	533000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Cap Outlay - Equipment	640	0.00	0.00	0.00	86,241.00	111,292.50	(25,051.50)	86,241.00
Total Water Impact Fee Fund Expenditures		0.00	0.00	0.00	86,241.00	111,292.50	(25,051.50)	129% 86,241.00
PARKS & REC IMPACT FEE FUND		141						
Parks & Rec Impact Fee Fund Revenues		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Parks & Rec Impact Fees	322303	1,250.00	0.00	(1,250.00)	5,000.00	1,242.00	(3,758.00)	5,000.00
Total Parks & Rec Impact Fee Fund Revenues		1,250.00	0.00	(1,250.00)	5,000.00	1,242.00	(3,758.00)	25% 5,000.00
Parks & Rec Impact Fee Fund Expenditures		Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Parks Expansion	615	0.00	0.00	0.00	0.00	172,575.65	(172,575.65)	0.00
Total Parks & Rec Impact Fee Fund Expenditures		0.00	0.00	0.00	0.00	172,575.65	(172,575.65)	0.00

Town of Howey-in-the-Hills

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POLICE IMPACT FEE FUND		142							
Police Impact Fee Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Police Impact Fees	322302		1,250.00	0.00	(1,250.00)	5,000.00	1,323.00	(3,677.00)	5,000.00
Interest Earnings	361100		480.00	747.31	267.31	5,760.00	6,464.69	704.69	5,760.00
Use Of Fund Balance	389900		22,000.00	22,000.00	0.00	22,000.00	22,000.00	0.00	22,000.00
Total Police Impact Fee Fund Revenues			23,730.00	22,747.31	(982.69)	32,760.00	29,787.69	(2,972.31)	91% 32,760.00
Police Impact Fee Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Cap Outlay - Vehicles	650		0.00	400.00	(400.00)	40,000.00	32,273.48	7,726.52	22,000.00
Total Police Impact Fee Fund Expenditures			0.00	400.00	(400.00)	40,000.00	32,273.48	7,726.52	147% 22,000.00
INFRASTRUCTURE FUND		150							
Infrastructure Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Discretionary Sales Surtax - Infrastructure Surtax	312630		27,000.00	27,029.51	29.51	212,110.00	223,729.40	11,619.40	212,110.00
Interest Earnings	361100		640.00	883.37	243.37	7,680.00	8,797.91	1,117.91	7,680.00
Use of Fund Balance	389900		106,788.00	106,788.00	0.00	106,788.00	106,788.00	0.00	106,788.00
Infrastructure Fund Revenues Total			134,428.00	134,700.88	272.88	326,578.00	339,315.31	12,737.31	104% 326,578.00
Infrastructure Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Cap Outlay - Improvements	630		87,178.00	152,725.26	(65,547.26)	326,578.00	325,234.65	1,343.35	326,578.00
Total Infrastructure Fund Expenditures			87,178.00	152,725.26	(65,547.26)	326,578.00	325,234.65	1,343.35	100% 326,578.00
TRANSPORTATION FUND		152							
Transportation Fund Revenues			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
County Ninth-Cent Gas Tax	312300		823.33	1,029.20	205.87	10,000.00	12,685.12	2,685.12	10,000.00
L.F.T. - First (1 to 6 Cents)	312410		3,709.66	3,726.96	17.30	44,468.00	46,331.64	1,863.64	44,468.00
State Revenue Sharing Proceeds	335125		991.84	3,274.96	2,283.12	11,842.02	12,175.53	333.51	11,842.02
State Reimbursement, Street Lighting	344990		0.00	0.00	0.00	6,688.00	6,687.65	(0.35)	6,688.00
Transporation Fund Revenue Total			5,524.83	8,031.12	2,506.29	72,998.02	77,879.94	4,881.92	107% 72,998.02
Transportation Fund Expenditures			Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Other Contractual Services	340		6,688.00	0.00	6,688.00	39,998.00	30,161.55	9,836.45	39,998.00
Street Lighting	431		1,500.00	2,538.48	(1,038.48)	28,000.00	29,784.33	(1,784.33)	28,000.00
Operating Supplies	520		5.00	0.00	5.00	2,000.00	1,840.00	160.00	2,000.00
Safety Equipment	524		85.00	0.00	85.00	1,000.00	0.00	1,000.00	1,000.00
Road Materials & Supplies	530		165.00	0.00	165.00	2,000.00	1,576.00	424.00	2,000.00
Total Transportation Expenditures			8,443.00	2,538.48	5,904.52	72,998.00	63,361.88	9,636.12	72,998.00

Town of Howey-in-the-Hills
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Item 8.

BUILDING SERVICES FUND		155						
Building Services Fund Revenues	524000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Zoning Permit Application Fees	322100	836.67	0.00	(836.67)	5,000.00	741.66	(4,258.34)	5,000.00
Inspection Fees Collected Due Contractor	322304	8,000.00	17,798.60	9,798.60	60,000.00	84,147.60	24,147.60	60,000.00
Permits Town %	322305	3,300.00	(437.93)	(3,737.93)	30,000.00	9,872.85	(20,127.15)	30,000.00
Fees Income - DCA/DBPR	322307	0.00	440.69	440.69	2,000.00	2,115.91	115.91	2,000.00
Interest Earnings	361100	1,014.00	1,152.30	138.30	11,528.00	12,242.74	714.74	11,528.00
Building Services Fund Revenues Total		13,150.67	18,953.66	5,802.99	108,528.01	109,120.76	592.76	101% 108,528.00
Building Services Fund Expenditures		524000						
Building Services Fund Expenditures	524000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	50.57	(1,983.76)	2,034.33	14,910.00	14,910.04	(0.04)	14,910.00
Salaries	120	562.94	(1,735.92)	2,298.86	9,119.00	8,652.29	466.71	9,119.00
Overtime Wages	140	13.60	(24.30)	37.90	600.00	31.66	568.34	600.00
Fica	210	18.46	(225.90)	244.36	1,527.00	1,423.31	103.69	1,527.00
Medicare	211	19.68	(52.84)	72.52	357.00	332.85	24.15	357.00
ICMA Retirement Contribution	225	53.94	(306.91)	360.85	2,440.00	1,778.36	661.64	2,440.00
Life & Health Ins.	230	339.00	(519.12)	858.12	4,405.00	3,919.08	485.92	4,405.00
Workers' Compensation	240	0.00	0.00	0.00	392.00	392.20	(0.20)	392.00
Other Contractual Services	340	0.00	0.00	0.00	1,419.00	500.00	919.00	1,419.00
Contractor - (Bldg Inspector - Progressive)	341	0.00	8,960.50	(8,960.50)	60,000.00	61,848.99	(1,848.99)	60,000.00
Software & Annual Maintenance	342	69.67	0.00	69.67	860.00	2,987.89	(2,127.89)	860.00
Telephone & Communications	410	30.17	28.00	2.17	350.00	336.00	14.00	350.00
DBPR/DCA Impact Fees	495	164.67	9,556.69	(9,392.02)	2,000.00	9,556.69	(7,556.69)	2,000.00
Office Supplies	510	85.33	0.00	85.33	1,000.00	97.14	902.86	1,000.00
Operating Supplies	520	414.67	0.00	414.67	5,000.00	342.09	4,657.91	5,000.00
Building Services Fund Expenditures Total		1,822.70	13,696.44	(11,873.74)	104,379.00	107,108.59	(2,729.58)	103% 104,379.00

Town of Howey-in-the-Hills

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Item 8.

4,147.00

WATER FUND		401						
Water Fund Revenues	533000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Water Sales	343310	77,625.67	68,136.36	(9,489.31)	931,277.00	869,102.30	(62,174.70)	931,277.00
Water Sys Improvement Fee	343410	10,000.00	10,461.24	461.24	120,000.00	125,502.60	5,502.60	120,000.00
Penalty Charges	343600	1,750.00	2,133.01	383.01	21,000.00	20,421.57	(578.43)	21,000.00
Utility/Meter Fines	353100	2,335.00	0.00	(2,335.00)	4,000.00	0.00	(4,000.00)	4,000.00
Interest Earnings	361100	2,210.00	2,064.03	(145.97)	26,520.00	24,953.67	(1,566.33)	26,520.00
Miscellaneous Revenue	369900	1,000.00	2,112.86	1,112.86	12,000.00	17,826.08	5,826.08	12,000.00
Water Fund Revenues Total		94,920.67	84,907.50	(10,013.17)	1,114,797.00	1,057,806.22	(56,990.78)	95% 1,114,797.00
Water Fund Expenditures	533000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Executive Salaries	110	16,874.19	19,773.18	(2,898.99)	219,295.00	219,295.25	(0.25)	219,295.00
Salaries	120	27,607.08	30,825.98	(3,218.90)	358,924.00	348,066.86	10,857.14	358,924.00
Overtime Wages	140	0.00	587.83	(587.83)	15,500.00	25,566.33	(10,066.33)	15,500.00
Fica	210	2,829.73	3,043.03	(213.30)	36,811.00	35,553.09	1,257.91	36,811.00
Medicare	211	623.96	711.71	(87.75)	8,609.00	8,314.91	294.09	8,609.00
ICMA Retirement Contribution	225	4,036.15	2,708.64	1,327.51	57,240.00	31,245.48	25,994.52	57,240.00
Life & Health Ins.	230	11,274.00	12,649.10	(1,375.10)	135,342.00	127,149.97	8,192.03	135,342.00
Workers' Compensation	240	0.00	0.00	0.00	9,455.00	9,454.72	0.28	9,455.00
Legal Fees	310	2,400.00	0.00	2,400.00	30,000.00	25,002.50	4,997.50	30,000.00
Town Engineering	316	1,664.67	300.00	1,364.67	20,000.00	8,000.00	12,000.00	20,000.00
Accounting & Auditing	320	1,187.50	0.00	1,187.50	14,250.00	0.00	14,250.00	14,250.00
Other Contractual Services	340	0.00	63,220.66	(63,220.66)	279,152.00	581,605.91	(302,453.91)	279,152.00
Software & Annual Maintenance	342	550.00	0.00	550.00	9,600.00	19,070.63	(9,470.63)	9,600.00
Travel & Per Diem	400	41.65	0.00	41.65	500.00	0.00	500.00	500.00
Telephone & Communications	410	0.00	1,583.42	(1,583.42)	5,103.00	6,407.17	(1,304.17)	5,103.00
Freight/Postage/Shipping	420	16.65	0.00	16.65	200.00	0.00	200.00	200.00
Utility Services	430	0.00	4,377.15	(4,377.15)	44,000.00	54,354.41	(10,354.41)	44,000.00
Rentals & Leases	440	125.00	144.14	(19.14)	1,500.00	965.70	534.30	1,500.00
Insurance	451	0.00	0.00	0.00	61,994.00	62,152.92	(158.92)	61,994.00
R & M - Equipment	460	3,750.00	6,606.51	(2,856.51)	45,000.00	15,187.10	29,812.90	45,000.00
R & M - Computer Maint	461	41.65	0.00	41.65	500.00	0.00	500.00	500.00
R & M - Building	462	416.65	29.99	386.66	5,000.00	9,234.51	(4,234.51)	5,000.00
R & M - Vehicles	463	675.00	1,304.26	(629.26)	8,100.00	1,460.67	6,639.33	8,100.00
Printing - General	470	8.35	0.00	8.35	100.00	0.00	100.00	100.00
Miscellaneous Expenses	490	4.15	0.00	4.15	50.00	0.00	50.00	50.00
Advertising	492	25.00	0.00	25.00	300.00	0.00	300.00	300.00
Office Supplies	510	83.42	0.00	83.42	1,000.00	511.87	488.13	1,000.00
Operating Supplies	520	19,240.85	9,806.14	9,434.71	230,890.00	76,607.06	154,282.94	230,890.00
Uniforms	523	12.50	442.95	(430.45)	150.00	442.95	(292.95)	150.00
Safety Equipment	524	33.35	330.00	(296.65)	400.00	397.29	2.71	400.00
Dues, Subscriptions, Licenses	540	66.65	0.00	66.65	800.00	352.00	448.00	800.00
Training/Education/Tuition	550	45.85	0.00	45.85	550.00	190.00	360.00	550.00
Cap Outlay - Improvements	630	0.00	0.00	0.00	10,000.00	16,000.00	(6,000.00)	10,000.00
Debt Principal/loan	710	0.00	0.00	0.00	114,085.00	115,574.90	(1,489.90)	114,085.00
Debt Interest/loan	720	1,407.11	0.00	1,407.11	30,545.00	29,054.46	1,490.54	30,545.00
Water Fund Expenditures Total		95,041.11	158,444.69	(63,403.58)	1,754,945.00	1,827,218.66	(72,273.67)	104% 1,754,945.00

Town of Howey-in-the-Hills
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WASTEWATER FUND	402							
Wastewater Fund Revenues	535000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Waste Water, CDD	343515	9,999.68	14,323.22	4,323.54	120,000.00	160,476.81	40,476.81	120,000.00
Waste Water, Town	343525	9,033.34	11,021.33	1,987.99	106,000.00	130,249.74	24,249.74	106,000.00
Total Wastewater Fund Revenues		19,033.02	25,344.55	6,311.53	226,000.00	290,726.55	64,726.54	129% 226,000.00
Wastewater Fund Expenditures	535000	Budget	Actual	Remaining	YTD Budget	YTD Actual	YTD Remaining	Annual Budget
Legal Fees	310	0.00	744.00	(744.00)	0.00	5,463.00	(5,463.00)	0.00
Town Engineering	316	0.00	1,350.00	(1,350.00)	0.00	1,950.00	(1,950.00)	0.00
Other Contractual Services	340	0.00	68,796.00	(68,796.00)	0.00	68,796.00	(68,796.00)	0.00
Utility Services	430	0.00	14,416.56	(14,416.56)	120,000.00	169,746.23	(49,746.23)	120,000.00
Cap Outlay - Improvements	630	0.00	15,750.00	(15,750.00)	0.00	15,750.00	(15,750.00)	0.00
Wastewater Fund Expenditures Total		0.00	101,056.56	(101,056.56)	120,000.00	261,705.23	(141,705.23)	218% 120,000.00