

ORMOND STATION

COMMUNITY DEVELOPMENT

DISTRICT

August 28, 2025

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Ormond Station Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 21, 2025

Board of Supervisors
Ormond Station Community Development District

Dear Board Members:

The Board of Supervisors of the Ormond Station Community Development District will hold Public Hearings and a Regular Meeting on August 28, 2025 at 11:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-09, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2026 Deficit Funding Agreement

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Consideration of Resolution 2025-10, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Flagler County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date
 - A. Consideration of Boundary Amendment Funding Agreement
7. Discussion/Consideration: Landscape Bid Summary Comparisons
 - A. Gardenside
 - B. Groveside
 - C. Woodside
8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Consideration of Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
10. Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date
11. Acceptance of Unaudited Financial Statements as of July 31, 2025
12. Approval of May 22, 2025 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
 - C. Field Operations: *Wrathell, Hunt and Associates, LLC*
 - Discussion/Consideration: CU Irrigation Services LLC, Scope & Fee Proposal
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 57 Registered Voters in District as of April 15, 2025

- NEXT MEETING DATE: TBD

- QUORUM CHECK

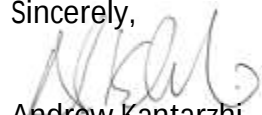
SEAT 1	MATT STOLZ	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	JOHN VALANTASIS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	CHASE ALLEN	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	LOU AVELLI	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	SYDNEY KENDRICK	☐	IN PERSON	☐	PHONE	☐	NO

D. Field Operations: *Wrathell, Hunt and Associates, LLC*

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

3

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-00189G

Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Notice of Regular Board of Supervisors' Meeting

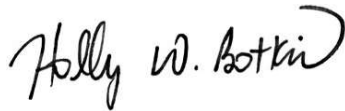
in the matter of Public Hearing and Regular Meeting on August 28, 2025 at 11:00 am; Ormond Station Community Development District

in the Court, was published in said newspaper by print in the

issues of 8/7/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Ormond Station Community Development District ("District") will hold a public hearing as follows:

DATE: August 28, 2025
HOUR: 11:00 a.m.
LOCATION: Flagler County Government Services Building
1769 E. Moody Blvd., Bldg. 2
First Floor Conference Room
Bunnell, Florida 32110

The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

August 7, 2025

25-00189G

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-08
[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Ormond Station Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2025.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
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**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 122,500
Allowable discounts (4%)	-				(4,900)
Assessment levy: on-roll - net	115,150	\$115,385	\$ -	\$ 115,385	117,600
Off-roll O&M assessment*	-	-	-	-	67,774
Landowner contribution*	121,249	82,727	71,548	154,275	137,789
Total revenues	236,399	198,112	71,548	269,660	323,163
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,033	16,000	28,033	42,000
Legal	20,000	3,844	16,156	20,000	20,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	4,800	-	4,800	4,800	4,800
Arbitrage rebate calculation	-	-	-	-	375
Dissemination agent	1,000	-	1,000	1,000	750
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	-	6,500	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	9,699	-	9,699	7,000
Meeting room	648	-	648	648	648
Contingencies/bank charges	960	1,740	-	1,740	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	2,308	-	2,308	2,450
Total professional & administrative	93,198	30,149	49,869	80,018	91,313

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Operations & maintenance					
Maintenance contract - wet ponds	13,200	3,955	4,000	7,955	10,000
Fountain maintenance	-	-	-	-	1,500
Wetland maintenance	-	4,008	-	4,008	1,000
Field operations management	7,500	3,750	3,750	7,500	7,500
Streetlighting	7,200	-	7,200	7,200	20,000
Landscape maintenance contract	40,476	15,218	24,496	39,714	55,000
Plant replacement	3,500	372	1,500	1,872	2,000
Tree replacement	-	-	-	-	1,750
Irrigation repairs	2,500	6,171	4,000	10,171	8,000
Rust prevention	-	6,772	14,000	20,772	40,000
Landscape inspection	16,125	6,150	7,175	13,325	21,600
Electricity	12,000	9,032	10,537	19,569	25,000
Repairs/maintenance	5,000	765	-	765	-
Lift station maintenace	-	-	-	-	2,000
Pressure washing	1,500	3,874	-	3,874	7,500
Road maintenance	-	6,975	-	6,975	-
Holiday decorations	-	-	-	-	2,500
Repair/maintenance rust system	13,000	250	-	250	-
Property insurance	-	-	-	-	6,500
Contingencies	20,000	760	10,000	10,760	20,000
Total field operations	143,201	68,052	86,658	154,710	231,850
Total expenditures	236,399	98,201	136,527	234,728	323,163
Excess/(deficiency) of revenues over/(under) expenditures	-	99,911	(64,979)	34,932	-
Fund balance - beginning (unaudited)	-	(34,932)	64,979	(34,932)	-
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	64,979	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ 64,979</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* The District is in the process of petitioning the County to amend the District's boundaries and to include an additional 103 lots known as Woodside and Amberwood. Assuming that the boundary amendment is completed, the District intends to conduct an assessment hearing, and in order to put a pro-rated O&M assessment ("Supplemental O&M Assessment") on the 103 lots and for Fiscal Year 2026. Any amount not funded through this Supplemental O&M Assessment (e.g., if the boundary amendment is not completed, or for any pro-rated part that is not covered by the Supplemental O&M Assessment) would be funded as part of a developer deficit funding agreement. For purposes of this budget, the District has assumed that the boundary amendment will be successful, and the Supplemental O&M Assessment will be in place in the fourth quarter of 2025.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 42,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,800
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	375
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	750
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,000
The District will obtain public officials and general liability insurance.	
Meeting room	648
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser	
Tax collector	2,450

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Operations & maintenance

Field operations management	7,500
Maintenance contract - wet ponds	10,000
Wetland maintenance	1,000
Streetlighting	20,000
Fountain maintenance	1,500
Landscape maintenance contract	55,000
Plant replacement	2,000
Irrigation repairs	8,000
Rust prevention	40,000
Landscape inspection	21,600
Tree replacement	1,750
Electricity	25,000
Lift station maintenace	2,000
Pressure washing	7,500
Holiday decorations	2,500
Property insurance	6,500
Contingencies	20,000
Total expenditures	<u><u>\$323,163</u></u>

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
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Existing Boundary

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	175	\$ 700.00	\$ -	\$ 700.00	\$ 700.00
Total	175				

Off-Roll O&M Assessments*					
--------------------------------------	--	--	--	--	--

Boundary Amendment

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	103	\$ 658.00	\$ -	\$ 658.00	n/a
Total	103				

*The District is in the process of petitioning the County to amend the District's boundaries and to include an additional 103 lots known as Woodside and Amberwood. Assuming that the boundary amendment is completed, the District intends to conduct an assessment hearing, and in order to put a pro-rated O&M assessment ("Supplemental O&M Assessment") on the 103 lots and for Fiscal Year 2026. Any amount not funded through this Supplemental O&M Assessment (e.g., if the boundary amendment is not completed, or for any pro-rated part that is not covered by the Supplemental O&M Assessment) would be funded as part of a developer deficit funding agreement. For purposes of this budget, the District has assumed that the boundary amendment will be successful, and the Supplemental O&M Assessment will be in place in the fourth quarter of 2025.

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-00185G

Observer
You. Your Neighbors. Your Neighborhood.
PalmCoastObserver.com
Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings and Regular Board of Supervisors' Meeting

in the matter of Public Hearings and Regular Meeting on August 28, 2025 at 11:00 a.m.

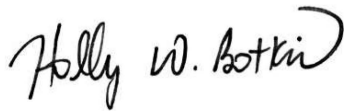
in the Court, was published in said newspaper by print in the

See Attached

issues of 7/31/2025

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

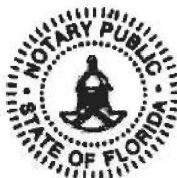
Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Ormond Station Community Development District ("District") will hold the following public hearings and a regular meeting:

DATE: August 28, 2025
 HOUR: 11:00 a.m.
 LOCATION: Flagler County Government Services Building
 1769 E. Moody Blvd., Bldg. 2
 First Floor Conference Room
 Bunnell, Florida 32110

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment*
Single Family Lot	Appx. 278	1 per lot	\$700
TOTAL REVENUE			\$194,600

*Includes collection costs and early payment discounts. Off-roll O&M Assessments will NOT include County collection costs and early payment discounts.

**The CDD is presently undertaking a boundary amendment and upon completion will conduct a further O&M Assessment hearing to levy and impose O&M Assessments on the expansion parcels. Those units are included in the count above.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which may be imposed on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

The District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later using a different collection method.

Additional Provisions

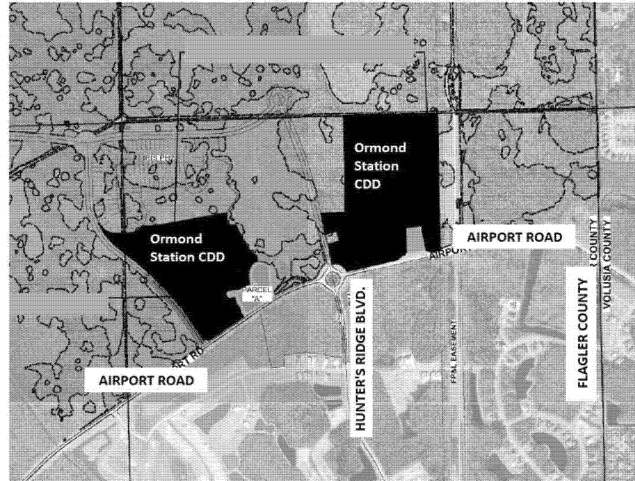
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the

offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

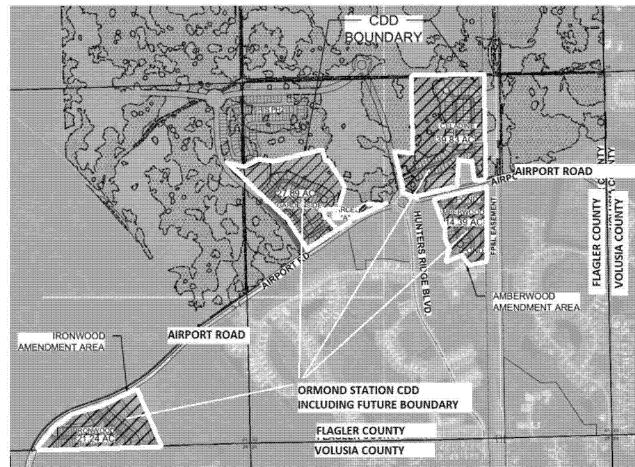
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



EXISTING CDD WITH FUTURE BOUNDARY AMENDMENT LANDS:



July 31, 2025

25-00185G

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

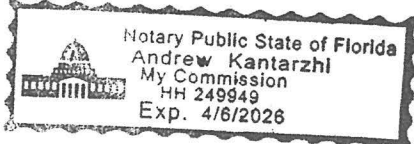
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Curtis Marcoux, and, in the course of that employment, serve as Financial Analyst for the Ormond Station Community Development District. Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on August 5, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT**


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 5th day of August 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

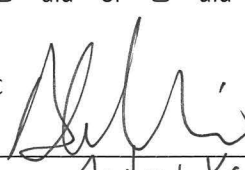

Print Name: Andrew Kantarzhli
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 4/6/26

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Ormond Station
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

August 5, 2025

VIA FIRST CLASS MAIL

DR Horton Inc
4220 Race Track Rd
Saint Johns, FL 32259
PARCEL ID: See "Exhibit B" Attached

RE: Ormond Station Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Florida law, the Ormond Station Community Development District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE:	August 28, 2025
HOUR:	11:00 a.m.
LOCATION:	Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room Bunnell, Florida 32110

The proposed O&M Assessment information for your property is set forth in **Exhibit A**. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting, and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The schedule of assessments, and total revenue to be collected to fund the Proposed Budget for Fiscal Year 2026, is as set forth below. The O&M Assessments are allocated on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments will only be imposed on platted and sold lots, including those platted and sold during Fiscal Year 2026.

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment*
Single Family Lot	Appx. 278	1 per lot	\$700
TOTAL REVENUE			\$194,600

*Includes collection costs and early payment discounts. Off-roll O&M Assessments will NOT include County collection costs and early payment discounts.

**The CDD is presently undertaking a boundary amendment and upon completion will conduct a further O&M Assessment hearing to levy and impose O&M Assessments on the expansion parcels. Those units are included in the count above.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Ormond Station
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

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August 5, 2025

VIA FIRST CLASS MAIL

DR Horton Inc
10192 Dowden Rd
Orlando, FL 32832
PARCEL ID: See "Exhibit B" Attached

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Dear Property Owner:

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Exhibit B

[illegible]

[illegible]

Ormond Station
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

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August 5, 2025

VIA FIRST CLASS MAIL

XXX

XXX

XXX

PARCEL ID:

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GEO ID	PROP ID	OWNER NAME	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
22-14-31-1254-00000-00G1	2009067	ADJ HUNTERS RIDGE LLC		444 SEABREEZE BLVD	SUITE 805	DAYTONA BEACH	FL	32118
22-14-31-1254-00000-0410	2005239	ALAVANZA KEPLIN DENNIS JAY LIGUTOM &	CHARMAINE CASTILLANO H&W	29 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0940	2005296	ALVARADO JOSE ANTONIO III &	JADE ALLECE NICOLE TRAVIS H&W	24 MELOGOLD DR		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0360	2005234	ARGENAL CASCO LUIS ALBERTO		19 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0820	2005284	ARRINGTON TYWAN DEMOND & LOTRECIA ANN MARIE H&W		12 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0080	2005206	BENDER JEREMIAH ROBERT & MICHELLE ELIZABETH H&W		22 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0530	2005251	BIGENHO BRETT MARTIN &	VIVIAN H&W	45 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0090	2005207	BLACKWELL KEVIN TERRY		24 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0460	2005244	BOGDANOWICZ BRIAN &	SUSAN MARIE H&W	4 CLEMENTINE COURT		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0760	2005278	BRUNO KRISTEN RENEE & RICHARD FRANCIS PUTNEY JR H&W		6 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0740	2005276	CICHOWSKI CATHERINE E		4 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0160	2005214	COLON LUIS ENRIQUE LOPEZ & ADA ZORAIDA H&W		38 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0530	2005233	COTELIDIS CONSTANTINOS & DELORIS MARIE H&W		17 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0380	2005236	DANIELLO CASSANDRA LEE &	DAVID ASBURY NELSON JTWROS	23 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0780	2005280	DAVIS JANEE ALYSSA & TRISTAN EDWARD H&W		8 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0320	2005230	DOLICH JENSEN MARCELLE & AUSTIN CHARLES H&W		11 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0300	2005228	DOOLEY CHRISTOPHER F & SYLVIA TRUSTEES		366 CRESTWIND DRIVE		DAYTONA BEACH	FL	32124
22-14-31-1254-00000-0470	2005245	DUNNVEST LLC		903 PENINSULA DR		ORMOND BEACH	FL	32176
22-14-31-1254-00000-0600	2005258	EDWARDS MARITZA AZEL &	LEONARDO RODRIGUEZ-RODRIGUEZ H&W	59 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0240	2005222	EVANS SANDRA L		23 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0480	2005246	FIACCO MELISSA LYNN & NICHOLAS H&W	& PRISCILLA LYNN FIACCO JTWROS	35 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0500	2005248	FORTALEZA MINICK JUNE &	LUDELLE LLEVER AMC	39 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0960	2005272	FRISBY CATHY		26 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0230	2005221	GALBREATH NOAH SPENCER DOUGLAS		21 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0930	2005295	GANDHI KELVIN PANKESH &	KRUPA CHANDRESH PATEL H&W MINA PANKESH GANDHI JTWROS	50 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0430	2005241	GARCIA WANEIRA GUARDIAN OF ESTATE OF	TAINIEIRA GARCIA RIVERA	5 CLEMENTINE COURT		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0310	2005229	GRECO TERESA ANN		9 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0860	2005288	GREGORY-KIRKLAND SHAVONTE SHAQUON	& LENROY PRESLEY KIRKLAND H&W	16 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0800	2005282	GRIMSLEY REGINALD LAMONT &	ROSA EDNA H&W	10 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0880	2005290	HIDALGO ROWENA MALAMIG &	MIL HAROLD GARCIA H&W	18 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0820	2005294	HONEYCUTT COREY BRANDON	& JAMES KEVIN HELMS JTWROS	22 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0270	2005225	HOOVER ALAN	& DEBORAH HOOKER	1 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0590	2005257	JENKINS ALBERT EDWARD III &	PAULA MARIE H&W	57 MELOGOLD DROVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0440	2005242	KARLINSKI DAVID & SARAH JEAN FEDAI H&W		7 CLEMENTINE CT		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0520	2005250	KRAMER HEATHER LEIGH &	TAYLOR PATRICK RUSSELL JTWROS	43 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0450	2005243	LANKER ROGER LEWIS &	KAREN MARIE H&W	6 CLEMENTINE COURT		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0390	2005237	MARINO ANGELO &	DEBRA ANN AMC	25 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0110	2005209	MAXWELL MATT COREY & VICKY SERRANO H&W		28 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0250	2005223	MAZUR JULIANN CHRISTINA & RICHARD RAYMOND III H&W	& BONNIE SZWEDO TUCKER JTWROS	25 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0420	2005240	MILAM RILEY SCOTLYNN &	WESLEY BRYAN DILLMAN JTWROS	3 CLEMENTINE CT		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0330	2005231	MILEJCZAK JACOB LEWIS		13 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0580	2005256	MOCK ROBERT ADAM &	KAYLA ELIZABETH MCLAUGHLIN H&W	55 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0900	2005292	MONTIYA DANIEL OROZCO & KAREN ARANGO RUIZ H&W		20 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0990	2005270	NADSON MICHAEL PAUL IV &	HOPE RHANA H&W	44 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0980	2005269	NARTIA RYNAH & RANDOLPH CASTROVERDE	RAAGAS H&W & RYAN NARTIA JTWROS	28 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0570	2005255	NATES NICHOLAS CHARLES		53 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0130	2005211	NEWMAN JOHN STEPHEN III & TONYA LEIGHA H&W		32 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0510	2005249	NICKEL WILLIAM R		41 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0490	2005247	NOLL ROBERT KEITH KAI HONU KEA &	TAYLOR ASHTON WERNICKE H&W	37 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0560	2005254	PLOURD STEVEN DOUGLAS &	VALERIE CHRISTINE H&W	4135 GILFORD CIR		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0400	2005238	POVEDA MARTIN ANTONIO		27 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0340	2005232	REYES LUIS A &	MARCELA S H&W LIFE ESTATE	15 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0280	2005226	SAFFEN MEGHAN RYAN & WILLIAM FREDERICK H&W		3 MELOGOLD DR		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0290	2005227	SIDOR CHRISTOPHER DANIEL		5 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0260	2005224	SIKORSKI CONNOR ALLAN ANTHONY		27 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0150	2005213	SOARD PATRICK BENJAMIN		36 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0810	2005283	SPENCER ARNELL QUINN &	CYNTHIA H&W	62 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0970	2005271	SQUIRES LYNNE ALYN		46 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0720	2005274	STEPHENS RUSSELL ALJIEA ELIZABETH		2 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0610	2005259	STRAPP DAVID BERNARD &	JOAN MONIKA H&W	61 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0120	2005210	TORRES MARTHA E & JAMES CIFUENTES H&W		30 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0370	2005235	TRSTE LLC	TRUSTEE	PO BOX 547945		ORLANDO	FL	32854
22-14-31-1254-00000-0540	2005252	UPCHURCH THOMAS J	TRUSTEE	1616 CONCIERGE BLVD	SUITE 101	DAYTONA BEACH	FL	32117
22-14-31-1254-00000-0140	2005212	URQUIA ROCIO DE JESUS	& FRANCISCO ANTONIO GONZALEZ W&H	34 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0100	2005208	WEST JENNIFER JEAN & MATTHEW DALE HOGAN H&W		26 HONEYBELL WAY		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0840	2005286	WHETSTINE KOBY WAYNE & KELSEY ELIZABETH H&W		14 MELOGOLD DRIVE		ORMOND BEACH	FL	32174
22-14-31-1254-00000-0890	2005291	WININGS ERIN PATRICIA &	JOSHUA ASHLEY WININGS H&W & JOHN STEPHEN NEWMAN JR JTWROS	54 MELOGOLD DRIVE		ORMOND BEACH	FL	32174

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-09
[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ormond Station Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**FY 2026**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT.** The District's Board hereby authorizes a deficit funding agreement for a portion of the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
 - ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the

invoices prepared by the District Manager, but no earlier than October 1, 2025 and no later than September 30, 2026.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 28th day of August, 2025.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

5

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 28th day of August, 2025, by and between:

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

D.R. HORTON, INC., a foreign corporation, the owner of certain lands within the boundary of the District, whose mailing address is 10192 Dowden Road, Orlando, Florida 32832 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to

and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

D.R. HORTON, INC.

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ormond Station Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 28th day of August, 2025.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

6A

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this 28th day of August, 2025, by and between:

Ormond Station Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

_____, a _____, and whose address is _____ - ("**Landowner**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, pursuant to Resolution 2025-____ the District has authorized a "**Boundary Amendment**" to amend the District's boundaries, and, in consideration, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all

fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

By: _____
Its: _____

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

7

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

7A

**ORMOND STATION CDD
GARDENSIDE**

8/21/2025

BID SUMMARY COMPARISON

GARDENSIDE	JUNIPER	BRIGHTVIEW	THE GREENERY	EARTH CARE
-------------------	----------------	-------------------	---------------------	-------------------

GENERAL SERVICES Schedule "A"	\$ 21,699.00	\$ 19,292.00	\$ 11,352.00	\$ 19,020.00
TURF CARE Schedule "B"	\$ 1,040.00	\$ 250.00	\$ 575.00	\$ 360.00
TREE/SHRUB CARE Schedule "C"	\$ 1,251.00	\$ 300.00	\$ 570.00	\$ 360.00
BEDDING PLANTS Schedule "D"	\$ -	\$ -	\$ -	\$ -
	0 Units per Rotation	0 Units per Rotation	0 Units per Rotation	0 Units per Rotation
BED DRESSING Schedule "D"	\$ 3,363.00	\$ 1,925.00	\$ 1,800.00	\$ 2,031.00
	C.Y.	35 C.Y.	30 C.Y.	C.Y.
PALM TRIMMING Schedule "D"	\$ 531.00	\$ 514.00	\$ 1,915.00	\$ 480.00
IRRIGATION MAINTENANCE Schedule "E"	\$ 1,896.00	\$ 576.00	\$ 1,440.00	\$ 600.00
	Zones	3 Zones	11 Zones	Zones
TOTAL	\$ 29,780.00	\$ 22,857.00	\$ 17,652.00	\$ 22,851.00

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

7B

**ORMOND STATION CDD
GROVESIDE**

8/21/2025

BID SUMMARY COMPARISON

GROVESIDE	JUNIPER	BRIGHTVIEW	THE GREENERY	EARTH CARE
------------------	----------------	-------------------	---------------------	-------------------

GENERAL SERVICES Schedule "A"	\$ 16,780.00	\$ 18,420.00	\$ 28,800.00	\$ 18,000.00
TURF CARE Schedule "B"	\$ 3,150.00	\$ 250.00	\$ 180.00	\$ 300.00
TREE/SHRUB CARE Schedule "C"	\$ 2,211.00	\$ 300.00	\$ 108.00	\$ 300.00
BEDDING PLANTS Schedule "D"	\$ -	\$ -	\$ -	\$ -
	0 Units per Rotation	0 Units per Rotation	0 Units per Rotation	0 Units per Rotation
BED DRESSING Schedule "D"	\$ 531.00	\$ 825.00	\$ 1,240.00	\$ 870.00
	15 C.Y.	15 C.Y.	15 C.Y.	15 C.Y.
PALM TRIMMING Schedule "D"	\$ 350.00	\$ 214.00	\$ 375.00	\$ 225.00
IRRIGATION MAINTENANCE Schedule "E"	\$ 3,888.00	\$ 408.00	\$ 1,680.00	\$ 420.00
	2 Zones	2 Zones	2 Zones	2 Zones
TOTAL	\$ 26,910.00	\$ 20,417.00	\$ 32,383.00	\$ 20,115.00

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

7C

**ORMOND STATION CDD
WOODSIDE**

8/21/2025

BID SUMMARY COMPARISON

WOODSIDE JUNIPER BRIGHTVIEW THE GREENERY EARTH CARE

GENERAL SERVICES Schedule "A"	\$ 2,460.00	\$ 4,158.00	\$ 7,968.00	\$ 4,260.00
TURF CARE Schedule "B"	\$ 116.00	\$ -	\$ 520.00	\$ 150.00
TREE/SHRUB CARE Schedule "C"	\$ 369.00	\$ 300.00	\$ 460.00	\$ 150.00
BEDDING PLANTS Schedule "D"	\$ -	\$ -	\$ -	\$ -
	0 Units per Rotation	0 Units per Rotation	0 Units per Rotation	0 Units per Rotation
BED DRESSING Schedule "D"	\$ 520.00	\$ 660.00	\$ 1,241.00	\$ 695.00
	C.Y.	12 C.Y.	9 C.Y.	C.Y.
PALM TRIMMING Schedule "D"	\$ 113.00	\$ 257.00	\$ 600.00	\$ 300.00
IRRIGATION MAINTENANCE Schedule "E"	\$ 1,884.00	\$ 408.00	\$ 900.00	\$ 420.00
	Zones	2 Zones	Zones	Zones
TOTAL	\$ 5,462.00	\$ 5,783.00	\$ 11,689.00	\$ 5,975.00

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

8

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE
DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Ormond Station Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of August, 2025.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-05

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Ormond Station Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Flagler County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 4,434	\$ -	\$ 4,434
Deposit	2,705	-	2,705
Total assets	<u>\$ 7,139</u>	<u>\$ -</u>	<u>\$ 7,139</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to Landowner	\$ -	\$ 18,912	\$ 18,912
Landowner advance	6,000	-	6,000
Total liabilities	<u>6,000</u>	<u>18,912</u>	<u>24,912</u>
Fund balances:			
Restricted for:			
Debt service	-	(18,912)	(18,912)
Unassigned	1,139	-	1,139
Total fund balances	<u>1,139</u>	<u>(18,912)</u>	<u>(17,773)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 7,139</u>	<u>\$ -</u>	<u>\$ 7,139</u>

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 118,341	\$ 115,150	103%
Landowner contribution	-	47,794	121,249	39%
Total revenues	-	166,135	236,399	70%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	20,033	48,000	42%
Legal	305	7,214	20,000	36%
Engineering	-	-	3,000	0%
Audit	-	3,300	4,800	69%
Dissemination agent***	-	-	1,000	0%
Telephone	17	167	200	84%
Postage	-	10	500	2%
Printing & binding	42	417	500	83%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,500	6,000	92%
Meeting room rental	-	-	648	0%
Contingencies/bank charges	90	2,102	960	219%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Tax collector	-	2,367	-	N/A
Total professional & administrative	2,454	42,200	93,198	45%

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operations & maintenance				
Stormwater management				
Maintenance contract - wet ponds	565	6,215	13,200	47%
Wetland maintenance	-	4,008	-	N/A
Field operations management	625	6,250	7,500	83%
Field operations accounting	-	-	1,200	0%
Streetlighting	39	9,049	7,200	126%
Landscape maintenance				
Maintenance contract	6,087	27,392	40,476	68%
Plant replacement	-	373	3,500	11%
Irrigation repairs	-	21,535	2,500	861%
Landscape inspection	2,150	11,375	16,125	71%
Irrigation supply - community				
Electricity	1,432	8,595	12,000	72%
Repairs/maintenance	-	765	5,000	15%
Monuments/signage				
Repairs/maintenance/pressure washing	-	3,874	1,500	258%
Rust prevention	698	10,801	13,000	83%
Contingencies	-	760	20,000	4%
Road maintenance	-	6,975	-	N/A
Property insurance	-	4,199	-	N/A
Repair/maintenance rust system	-	250	-	N/A
Unbudgeted - wall repairs	-	380	-	N/A
Total field operations	<u>11,596</u>	<u>122,796</u>	<u>143,201</u>	86%
Total expenditures	<u>14,050</u>	<u>164,996</u>	<u>236,399</u>	70%
 Excess/(deficiency) of revenues over/(under) expenditures	 (14,050)	 1,139	 -	
 Fund balances - beginning	 15,189	 -	 -	
Fund balances - ending	<u>\$ 1,139</u>	<u>\$ 1,139</u>	<u>\$ -</u>	

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

***These items will be realized when bonds are issued.

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(18,912)</u>	<u>(18,912)</u>
Fund balances - ending	<u><u>\$ (18,912)</u></u>	<u><u>\$ (18,912)</u></u>

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Ormond Station Community Development District held a Regular Meeting on May 22, 2025 at 11:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110.

Present:

John Valantasis	Chair
Matthew Stolz	Vice Chair
Lou Avelli	Assistant Secretary
Chase Allen	Assistant Secretary
Sydney Kendrick	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Antonio Shaw	Operations Manager
Bennett Davenport (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-01. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The proposed Fiscal Year 2026 budget reflects on-roll and off-roll assessments as well as Landowner contributions on an as-needed basis. A Boundary Amendment and bond issuance will likely occur in early 2026. A reduced monthly Management Fee of \$2,000 will be billed until bonds are issued. The Operations & Maintenance (O&M) budget takes the new phases coming online, Amberline and Woodside, into account.

Discussion ensued regarding the assignment of additional streetlights at an additional annual cost of \$7,000 to the CDD, inclusion of contingency, potential adjustments to line items, budgeting processes, the ability to adjust the budget in advance of adoption and whether to defer adopting a proposed budget today and schedule a Special Meeting.

On MOTION by Mr. Avelli and seconded by Mr. Stolz, with all in favor, the meeting recessed at 11:18 a.m.

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, the meeting reconvened at 11:54 a.m.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 2: Increase "Rust Prevention" to "40,000"

Page 2: Increase "Contingencies" from "20,000" to "110,000"

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 20, 2025 at 10:00 a.m. at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110, if available; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-03. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Annual Financial
Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Allen and seconded by Ms. Kendrick, with all in favor,
Resolution 2025-06, Hereby Accepting the Audited Annual Financial Report for
the Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-07,
Relating to the Amendment of the Budget
for the Fiscal Year Beginning October 1,
2023 and Ending September 30, 2024; and
Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-07. This Resolution is necessary because total expenditures at the end of Fiscal Year 2024 exceeded the adopted budgeted appropriations.

On MOTION by Ms. Kendrick and seconded by Mr. Avelli, with all in favor,
Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal
Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing
for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Ratification Items**

Mr. Kantarzhi presented the following:

- A. Acquisition of Gardenside Phase 1 at Ormond Station Improvements**
- B. Assignment of Responsibility [Hunter's Ridge Blvd Roundabout]**

- C. Earth Care Industries, Inc., Agreement for Chlorination Services
- D. The Greenery of North Florida, Inc. d/b/a The Greenery Inc.
- I. Second Amendment to Landscape & Irrigation Services Agreement
- II. Third Amendment to Landscape & Irrigation Services Agreement
- E. Tuff Turf, Inc., Agreement for Services [Well Tank Installation]

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Items 10A through 10E, as presented, were ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of August 29, 2024 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Avelli and seconded by Mr. Stolz, with all in favor, the August 29, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated that his office is preparing the Boundary Amendment; a formal Resolution will be presented at the next meeting.

On MOTION by Mr. Stolz and seconded by Mr. Avelli, with all in favor, authorizing the Chair and Staff to proceed with preparation and filing of any documentation necessary to amend the District's boundaries, and authorizing the Chair and Staff to act as agents for the District concerning all matters pertaining to the Boundary Amendment, was approved.

B. District Engineer: Madden, Moorhead & Stokes, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Shaw stated that Roadside has been without water for approximately six days due to an electrical connectivity issue with the bladder tanks. He will verify that the issue has been rectified and seek to ensure that the same does not occur in Gardenside.

Mr. Shaw discussed damage to irrigation in the roundabout that was caused by cable installations. He will inform the Board which contractor is responsible so the CDD can seek reimbursement for the damages.

Mr. Kantarzhi will ensure that Mr. Reid receives meeting invites.

- **Property Insurance on Vertical Assets**

Mr. Kantarzhi stated the roundabout is insured. He asked if there are any other vertical assets that are not currently insured by the HOA that should be insured by the CDD, such as lift stations, pump stations, walls, fences, monuments, etc.

Discussion ensued regarding monuments to be insured by the CDD.

Mr. Kantarzhi will confer with the insurance carrier and provide direction regarding costs to insure the wells and bladder tanks, and applicable deductibles.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on August 20, 2025 at 10:00 a.m.

D. Field Operations: Wrathell, Hunt and Associates, LLC

This item was discussed during Item 13C.

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

219 SIXTEENTH ORDER OF BUSINESS

Adjournment

220

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On MOTION by Mr. Valantasis and seconded by Ms. Kendrick., with all in favor,
the meeting adjourned at 12:16 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C

SCOPE & FEE PROPOSAL

Contractor:

CU Irrigation Services LLC
438 Amethyst Avenue
Auburndale, FL 33823
FL State License #SCC131151716
Phone: 407-923-8887

Client:

Ormond Station:
Attn: Antonio Shaw, Community Manager / Ormond Station CCD & Pete Soety / Sunscape Consulting
Ormond Beach, FL 32174

Project:

Irrigation Central Control System Monitoring: Ormond Station, Ormond Beach, FL

Monitoring Service Proposal:

The scope of work is limited to providing irrigation central control system monitoring services for up to two hundred and one (201) residential home lots as follows: (Note: after you reach 201, the monitor cost will drop to: \$11/month per lot)

- 1) CU Irrigation Services LLC (CUIS) monitoring service personnel will contact the Central Control monitoring site (after all operational cycles) and review the status of each residential lot under their monitoring control and (under contract).
- 2) CUIS personnel will make the needed adjustments to the scheduling and operational parameters to each controller on a as needed basis.
- 3) CUIS personnel will contact the appropriate on-site maintenance or management personnel and advise them of any issues that were reported and/or noted as part of the review.
- 4) CUIS will submit any reports as required.
- 5) CUIS personnel will be available to the maintenance and management personnel for phone consultations and advice as it relates to the control and operation of any residential lots that are under CUIS's monitoring control.

Cost for the Services: (All hardware pricing – includes Labor & Material)

Services to be billed and paid in advance on a quarterly basis

- 1) (\$12/month per lot), the minimum monthly charge is (\$650.00)

July 30, 2025



- 2) (\$8/month per common area zone)
- 3) ACC2 Cellular Communication Module and installation & setup: (\$1295.00) per Controller- (this is a one-time fee).
- 4) Cellular Communication Yearly Service Plan: (\$375.00). see Note #3

Additional Services available from CU Irrigation Services LLC, for this project:

- 1) Site visits, on-site meetings, site data collection, etc. are not included. These can be provided on a as needed/requested basis for the fee of (\$650.00 per site visit or on-site meeting).
- 2) On-Site Zone Data Collection and Programing: (\$25.00) per lot
- 3) 2" Flow Sensor and installation: (\$2450.00) per sensor
- 4) Option #1-2" Master Valve (MV)-Pressure Regulating: (\$1595.00) per MV
- 5) Option #2-2" Master Valve (MV)-Non-Pressure Regulating: (\$1250.00) per MV
- 6) Sensor Decoder: (\$695.00) per decoder
- 7) Master Valve (MV) Decoder: (\$295.00) per decoder

Notes:

- 1) The above fee is good for two years and then will be adjusted annually according to the Consumer Price Index (CPI).
- 2) CUIS assumes a three (3) year contract duration.
- 3) The client will pay for the 1st year of the Cellular Yearly Service Plan and CUIS will pay for every year after that, for as long as they are under contract.

Respectfully,

A handwritten signature in blue ink, appearing to read "Craig Undeck", is written over a horizontal line.

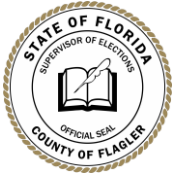
Craig Undeck, CID CIC CLIA CIT
CU Irrigation Services LLC
Phone: 407-923-8887
Email: cuirr.services@gmail.com

Client Approval: _____

Date: _____

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS D



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.gov

April 15, 2025

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: CDD Registered Voters

Dear Daphne Gillyard:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development Districts as of April 15, 2025, are:

Colbert Landings Community Development District: **23**
Palm Coast 145 Community Development District: **0**
Hunter's Ridge No 1 Community Development District: **462**
Ormond Station Community Development District: **57**

Please contact this office if you have any questions or require further assistance.

Thank you,

Kaiti Lenhart
Supervisor of Elections