

**ORMOND STATION  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2025**

**ORMOND STATION  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

| <u>Description</u>                       | <u>Page<br/>Number(s)</u> |
|------------------------------------------|---------------------------|
| General Fund Budget                      | 1 - 2                     |
| Definitions of General Fund Expenditures | 3 - 4                     |
| Assessment Summary                       | 5                         |

**ORMOND STATION  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

|                                          | Fiscal Year 2024             |                                |                                   |                                | Adopted           |
|------------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------|
|                                          | Adopted<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>Projected | Budget<br>FY 2025 |
| <b>REVENUES</b>                          |                              |                                |                                   |                                |                   |
| Assessments                              | \$ -                         | \$ -                           | \$ -                              | \$ -                           | \$115,150         |
| Landowner contribution                   | 120,090                      | 33,817                         | 99,608                            | 133,425                        | 121,249           |
| Total revenues                           | 120,090                      | 33,817                         | 99,608                            | 133,425                        | 236,399           |
| <b>EXPENDITURES</b>                      |                              |                                |                                   |                                |                   |
| <b>Professional &amp; administrative</b> |                              |                                |                                   |                                |                   |
| Supervisors                              | -                            | -                              | -                                 | -                              | -                 |
| Management/accounting/recording**        | 24,000                       | 12,000                         | 12,000                            | 24,000                         | 48,000            |
| Legal                                    | 17,500                       | 10,395                         | 7,105                             | 17,500                         | 20,000            |
| Engineering                              | 2,000                        | 310                            | 1,690                             | 2,000                          | 3,000             |
| Audit                                    | 3,750                        | -                              | -                                 | -                              | 4,800             |
| Arbitrage rebate calculation*            | -                            | -                              | -                                 | -                              | -                 |
| Dissemination agent*                     | -                            | -                              | -                                 | -                              | 1,000             |
| Trustee*                                 | -                            | -                              | -                                 | -                              | -                 |
| Telephone                                | 200                          | 100                            | 100                               | 200                            | 200               |
| Postage                                  | 500                          | 9                              | 491                               | 500                            | 500               |
| Printing & binding                       | 500                          | 250                            | 250                               | 500                            | 500               |
| Legal advertising                        | 6,500                        | 3,404                          | 3,096                             | 6,500                          | 6,500             |
| Annual special district fee              | 175                          | 175                            | -                                 | 175                            | 175               |
| Insurance                                | 5,500                        | -                              | 5,500                             | 5,500                          | 6,000             |
| Meeting room                             | -                            | 162                            | 324                               | 486                            | 648               |
| Contingencies/bank charges               | 750                          | 595                            | 480                               | 1,075                          | 960               |
| Website hosting & maintenance            | 705                          | -                              | 705                               | 705                            | 705               |
| Website ADA compliance                   | 210                          | 210                            | -                                 | 210                            | 210               |
| Total professional & administrative      | 62,290                       | 27,610                         | 31,741                            | 59,351                         | 93,198            |

**ORMOND STATION  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

|                                                              | Fiscal Year 2024             |                                |                                   |                                | Adopted           |
|--------------------------------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------|
|                                                              | Adopted<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>Projected | Budget<br>FY 2025 |
| <b>Operations &amp; maintenance</b>                          |                              |                                |                                   |                                |                   |
| Stormwater management                                        |                              |                                |                                   |                                |                   |
| Pond maintenance                                             | 3,500                        | 1,800                          | 2,500                             | 4,300                          | 13,200            |
| Wetland maintenance                                          | 4,248                        | -                              | -                                 | -                              | -                 |
| Field operations management                                  | -                            | -                              | -                                 | -                              | 7,500             |
| Field operations accounting                                  | -                            | -                              | -                                 | -                              | 1,200             |
| Streetlighting                                               | 7,200                        | -                              | 3,600                             | 3,600                          | 7,200             |
| Landscape maintenance contract                               | 17,424                       | 3,948                          | 25,000                            | 28,948                         | 40,476            |
| Plant replacement                                            | 750                          | -                              | 1,500                             | 1,500                          | 3,500             |
| Irrigation repairs                                           | 500                          | -                              | 3,000                             | 3,000                          | 2,500             |
| Lake bank mowing                                             | 2,178                        | -                              | -                                 | -                              | -                 |
| Landscape inspection                                         | -                            | 2,050                          | 7,000                             | 9,050                          | 16,125            |
| Maintenance contract                                         | 3,000                        | -                              | -                                 | -                              | -                 |
| Electricity                                                  | 12,000                       | 1,202                          | 7,200                             | 8,402                          | 12,000            |
| Repairs/maintenance                                          | 2,500                        | -                              | 2,500                             | 2,500                          | 5,000             |
| Pressure washing                                             | 1,500                        | -                              | 1,500                             | 1,500                          | 1,500             |
| Electricity                                                  | 500                          | -                              | 500                               | 500                            | -                 |
| Road maintenance                                             | 2,500                        | -                              | -                                 | -                              | -                 |
| Holiday decorations                                          | -                            | 1,000                          | -                                 | 1,000                          | -                 |
| Rust prevention                                              | -                            | -                              | 7,000                             | 7,000                          | 13,000            |
| Contingencies                                                | -                            | -                              | -                                 | -                              | 20,000            |
| Total field operations                                       | 57,800                       | 10,000                         | 61,300                            | 71,300                         | 143,201           |
| Total expenditures                                           | 120,090                      | 37,610                         | 93,041                            | 130,651                        | 236,399           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | -                            | (3,793)                        | 6,567                             | 2,774                          | -                 |
| Fund balance - beginning (unaudited)                         | -                            | (2,774)                        | (6,567)                           | (2,774)                        | -                 |
| Fund balance - ending (projected)                            |                              |                                |                                   |                                |                   |
| Assigned                                                     |                              |                                |                                   |                                |                   |
| Working capital                                              | -                            | -                              | -                                 | -                              | -                 |
| Unassigned                                                   | -                            | (6,567)                        | -                                 | -                              | -                 |
| Fund balance - ending                                        | \$ -                         | \$ (6,567)                     | \$ -                              | \$ -                           | \$ -              |

\* An O&M Assessment of \$658 will be imposed on platted and sold lots, and the balance of the budget will be funded through a contribution from the project builder only if actual expenses incurred

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

\*\*\*These items will be realized when the CDD takes ownership of the related assets.

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

**EXPENDITURES**

**Professional & administrative**

|                                                                                                                                                                                                                                                                                                                                                                                                                      |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Management/accounting/recording**                                                                                                                                                                                                                                                                                                                                                                                    | \$ 48,000 |
| <p><b>Wrathell, Hunt and Associates, LLC</b> (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.</p> |           |
| Legal                                                                                                                                                                                                                                                                                                                                                                                                                | 20,000    |
| <p>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.</p>                                                                                                                                                                                                  |           |
| Engineering                                                                                                                                                                                                                                                                                                                                                                                                          | 3,000     |
| <p>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.</p>                                                                                                              |           |
| Audit                                                                                                                                                                                                                                                                                                                                                                                                                | 4,800     |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>                                                                                                                                                                                                                                                                                |           |
| Arbitrage rebate calculation*                                                                                                                                                                                                                                                                                                                                                                                        | -         |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>                                                                                                                                                                                                                                                                  |           |
| Dissemination agent*                                                                                                                                                                                                                                                                                                                                                                                                 | 1,000     |
| <p>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 &amp; Associates serves as dissemination agent.</p>                                                                                                                                                                               |           |
| Trustee*                                                                                                                                                                                                                                                                                                                                                                                                             | -         |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p>                                                                                                                                                                                                                                                                                                                                   |           |
| Telephone                                                                                                                                                                                                                                                                                                                                                                                                            | 200       |
| <p>Telephone and fax machine.</p>                                                                                                                                                                                                                                                                                                                                                                                    |           |
| Postage                                                                                                                                                                                                                                                                                                                                                                                                              | 500       |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>                                                                                                                                                                                                                                                                                                                                        |           |
| Printing & binding                                                                                                                                                                                                                                                                                                                                                                                                   | 500       |
| <p>Letterhead, envelopes, copies, agenda packages</p>                                                                                                                                                                                                                                                                                                                                                                |           |
| Legal advertising                                                                                                                                                                                                                                                                                                                                                                                                    | 6,500     |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>                                                                                                                                                                                                                                                                                                            |           |
| Annual special district fee                                                                                                                                                                                                                                                                                                                                                                                          | 175       |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p>                                                                                                                                                                                                                                                                                                                                            |           |
| Insurance                                                                                                                                                                                                                                                                                                                                                                                                            | 6,000     |
| <p>The District will obtain public officials and general liability insurance.</p>                                                                                                                                                                                                                                                                                                                                    |           |
| Meeting room                                                                                                                                                                                                                                                                                                                                                                                                         | 648       |
| Contingencies/bank charges                                                                                                                                                                                                                                                                                                                                                                                           | 960       |
| <p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>                                                                                                                                                                                                                                                                                                          |           |
| Website hosting & maintenance                                                                                                                                                                                                                                                                                                                                                                                        | 705       |
| Website ADA compliance                                                                                                                                                                                                                                                                                                                                                                                               | 210       |

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

**EXPENDITURES (continued)**

**Operations & maintenance**

|                                |                         |
|--------------------------------|-------------------------|
| Field operations management    | 7,500                   |
| Field operations accounting    | 1,200                   |
| Pond maintenance               | 13,200                  |
| Streetlighting                 | 7,200                   |
| Landscape maintenance contract | 40,476                  |
| Plant replacement              | 3,500                   |
| Irrigation repairs             | 2,500                   |
| Landscape inspection           | 16,125                  |
| Electricity                    | 12,000                  |
| Repairs/maintenance            | 5,000                   |
| Pressure washing               | 1,500                   |
| Rust prevention                | 13,000                  |
| Contingencies                  | 20,000                  |
| Total expenditures             | <u><u>\$236,399</u></u> |

**ORMOND STATION  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

| Assessments              |              |                                                                                    |                                               |                                                  |                                                      |
|--------------------------|--------------|------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|------------------------------------------------------|
| <u>Existing Boundary</u> |              |                                                                                    |                                               |                                                  |                                                      |
| <u>Product/Parcel</u>    | <u>Units</u> | <u>FY 2025 O&amp;M<br/>Assessment/<br/>Developer<br/>Contribution<br/>per Unit</u> | <u>FY 2025 DS<br/>Assessment<br/>per Unit</u> | <u>FY 2025 Total<br/>Assessment<br/>per Unit</u> | <u>FY 2024<br/>Total<br/>Assessment<br/>per Unit</u> |
| Residential Unit         | 175          | \$ 658.00                                                                          | \$ -                                          | \$ 658.00                                        | n/a                                                  |
| <b>Total</b>             | <b>175</b>   |                                                                                    |                                               |                                                  |                                                      |

\* Assessments are assumed to be collected off-roll - if collected on-roll, the amount would be \$700.00