ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED 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				
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 9/30/2025	Total Actual & Projected	Adopted 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	Adopted 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
Valve replacement	-	-	-	-	20,000
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	-
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	$ -	$ 64,979	$ -	$ -	$ -

* 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	-
Total expenditures	$303,163

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

On-Roll Assessments

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**				

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