ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 122,500				$ 122,500
Allowable discounts (4%)	(4,900)				(4,900)
Assessment levy: on-roll - net	117,600	$115,640	$ 1,960	$ 117,600	117,600
Off-roll O&M assessment*	67,774	-	67,774	67,774	67,774
Insurance Proceeds	-	10,000	-	10,000	-
Landowner contribution*	137,789	29,419	108,370	137,789	187,101
Total revenues	323,163	155,059	178,104	333,163	372,475
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	42,000	12,000	18,000	30,000	48,000
Legal	20,000	5,316	14,684	20,000	20,000
Engineering	3,000	1,890	1,110	3,000	3,000
Engineer's report	-	-	-	-	5,000
Audit	4,800	-	4,800	4,800	6,000
Arbitrage rebate calculation	375	-	375	375	500
Dissemination agent	750	-	250	250	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	42	458	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	68	6,432	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	7,000	5,830	-	5,830	6,750
Meeting room	648	-	648	648	648
Contingencies/bank charges	1,500	787	713	1,500	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	2,450	2,313	137	2,450	2,450
Total professional & administrative	91,313	28,771	48,872	77,643	109,138

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 03/31/26	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Operations & maintenance					
Maintenance contract - wet ponds	10,000	3,390	3,390	6,780	11,100
Fountain maintenance	1,500	1,020	480	1,500	3,040
Wetland maintenance	1,000	-	500	500	1,000
Field operations management	7,500	3,750	3,750	7,500	7,500
Streetlighting	20,000	8,223	11,777	20,000	20,000
Landscape maintenance contract	55,000	24,762	25,000	49,762	80,195
Plant replacement	2,000	22,055	10,000	32,055	4,000
Tree replacement	1,750	-	1,750	1,750	1,750
Irrigation repairs	8,000	26,540	20,000	46,540	10,000
Valve replacement	20,000	-	20,000	20,000	-
Rust prevention	40,000	5,625	15,000	20,625	54,000
Landscape inspection	21,600	6,150	6,150	12,300	17,400
Electricity	25,000	572	5,000	5,572	5,000
Lift station maintenace	2,000	-	2,000	2,000	2,000
Pressure washing	7,500	1,810	5,000	6,810	5,000
Holiday decorations	2,500	1,650	-	1,650	4,500
Property insurance	6,500	6,231	-	6,231	6,500
Irrigation monitoring	-	3,792	-	3,792	20,352
Unbudgeted - Topographic Survey	-	6,750	-	6,750	-
Contingencies	-	-	-	-	10,000
Total field operations	231,850	122,320	129,797	252,117	263,337
Total expenditures	323,163	151,091	178,669	329,760	372,475
Excess/(deficiency) of revenues over/(under) expenditures	-	3,968	(565)	3,403	-
Fund balance - beginning (unaudited)	-	5,264	9,232	5,264	8,667
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	9,232	8,667	8,667	8,667
Fund balance - ending	$ -	$ 9,232	$ 8,667	$ 8,667	$ 8,667

* 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**	$ 48,000
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.	
Engineer's report	5,000
Audit	6,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
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.	
Trustee*	
Annual fee for the service provided by trustee, paying agent and registrar.	5,500
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	6,750
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	11,100
Wetland maintenance	1,000
Streetlighting	20,000
Fountain maintenance	3,040
Landscape maintenance contract	80,195
Plant replacement	4,000
Irrigation repairs	10,000
Rust prevention	54,000
Landscape inspection	17,400
Tree replacement	1,750
Electricity	5,000
Lift station maintenace	2,000
Pressure washing	5,000
Holiday decorations	4,500
Irrigation monitoring	20,352
Property insurance	6,500
Contingencies	10,000
Total expenditures	$372,475

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments

Existing Boundary

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 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 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Residential Unit	103	$ 658.00	$ -	$ 658.00	$ 658.00
Total	**103**				

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