



The Ormond Heritage

CONDOMINIUM MANAGEMENT ASSOCIATION, INC.

One John Anderson Drive, Ormond Beach, Florida 32176

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Web Site <http://ormondheritage.org/>

September 13, 2024

Notice of 2025 Budget Adoption at October 2, 2024, Board Meeting

- Purpose: Proposed Budget Adoption
- Time: Wednesday, October 2, 2024, at 9:30 AM
- Location: Ormond Heritage, 2nd Floor Meeting Room

Dear Ormond Heritage Members and Owners:

At a duly called board of directors meeting held on September 4, 2024, the board adopted a proposed budget for the 2025 fiscal year. The proposed budget will be considered for adoption at the Wednesday, October 2, 2024, board of directors meeting to be held at 9:30 AM in the 2nd floor meeting room of The Ormond Heritage at the address referenced above. A copy of the proposed budget (White & Green) has been attached/enclosed for your review prior to its formal adoption. An agenda for this meeting will be supplied at a date closer to the meeting.

In accordance with Florida Statute 718, the board proposed budget includes full funding of the reserves based on the most recent reserve analysis and recent statutory changes. As in previous years, budgets that reflect both fully funded (White) and partially funded (Green) reserves will be presented to the membership for consideration and vote at the Annual Meeting to be held on November 2, 2024. The only difference between the White and Green budgets is the reserve funding level. The Green budget has been calculated with a partial reserve funding level of 70.47% of the fully funded amount, \$536,250.00 and \$761,012.95 respectively and achieves an average 12.9% increase in monthly maintenance fees from 2024 to 2025 mostly attributable to reserve funding increases. There will be an owner education workshop held to answer questions about the 2025 proposed budget on Tuesday, September 24th at 2:00 PM.

Should you have any questions or comments concerning any of this information, please contact the office.

Sincerely,

Barbara Etter, Secretary
The Ormond Heritage

Enclosed:

2025 Proposed Operating Budget – Fully Funded (White) & Partially Funded (Green)

THE ORMOND HERITAGE
Budget - WHITE
Fully Funded Reserves
January 1, 2025 - December 31, 2025

	2025 BUDGET	Common Elements		Limited Common Elements		2024 BUDGET	2024-2025 Change
		\$	Percent	\$	Percent		
SAFETY & SURVEILLANCE							
Fire Safety & Surveillance	\$ 20,400.00					\$ 20,900.00	\$ (500.00)
SAFETY & SURVEILLANCE TOTAL	\$ 20,400.00	\$ 3,549.60	17%	\$ 16,850.40	83%	\$ 20,900.00	\$ (500.00)
BUILDING							
Air Conditioners	\$ 2,500.00	\$ 1,565.00	63%	\$ 935.00	37%	\$ 2,500.00	\$ -
Generator	\$ 6,000.00	\$ 3,756.00	63%	\$ 2,244.00	37%	\$ 6,000.00	\$ -
Elevator & Elevator A/C	\$ 19,500.00	\$ 19,500.00	100%	\$ -	0%	\$ 19,500.00	\$ -
Exterminator-Pest Control	\$ 4,500.00	\$ 2,817.00	63%	\$ 1,683.00	37%	\$ 4,500.00	\$ -
Exterior Bldg Maintenance	\$ 23,200.00	\$ 23,200.00	100%	\$ -	0%	\$ 23,200.00	\$ -
Interior Bldg Repairs/Maintenance	\$ 12,400.00	\$ 7,762.40	63%	\$ 4,637.60	37%	\$ 12,400.00	\$ -
Garage Repairs/Maintenance	\$ 10,000.00	\$ 6,260.00	63%	\$ 3,740.00	37%	\$ 10,000.00	\$ -
BUILDING TOTAL	\$ 78,100.00	\$ 64,860.40	83%	\$ 13,239.60	17%	\$ 78,100.00	\$ -
GROUNDS							
Lawn Services	\$ 36,000.00					\$ 35,000.00	\$ 1,000.00
Plants & Shrubs	\$ 28,200.00					\$ 28,200.00	\$ -
GROUNDS TOTAL	\$ 64,200.00	\$ 64,200.00	100%	\$ -	0%	\$ 63,200.00	\$ 1,000.00
POOL							
Pool/Spa - Repairs/Supplies	\$ 11,900.00					\$ 11,900.00	\$ -
POOL TOTAL	\$ 11,900.00	\$ -	0%	\$ 11,900.00	100%	\$ 11,900.00	\$ -
UTILITIES							
Cable TV Service	\$ 118,000.00	\$ 708.00	1%	\$ 117,292.00	99%	\$ 110,000.00	\$ 8,000.00
Electricity-Building	\$ 58,000.00	\$ 35,496.00	61%	\$ 22,504.00	39%	\$ 63,000.00	\$ (5,000.00)
Water/Sewer - City of Ormond Beach	\$ 84,500.00	\$ 20,195.50	24%	\$ 64,304.50	76%	\$ 84,500.00	\$ -
Trash-Garbage	\$ 24,000.00	\$ 15,024.00	63%	\$ 8,976.00	37%	\$ 20,500.00	\$ 3,500.00
Trash-Recycle	\$ 3,500.00	\$ 2,191.00	63%	\$ 1,309.00	37%	\$ 3,500.00	\$ -
UTILITIES TOTAL	\$ 288,000.00	\$ 73,614.50	26%	\$ 214,385.50	74%	\$ 281,500.00	\$ 6,500.00
CONTINGENCY	\$ 15,000.00	\$ 9,390.00	63%	\$ 5,610.00	37%	\$ 15,000.00	\$ -
PROFESSIONAL							
Reserve Study	\$ -					\$ -	\$ -
Consulting	\$ 2,500.00					\$ 2,500.00	\$ -
CPA	\$ 6,800.00					\$ 6,600.00	\$ 200.00
Legal Fees	\$ 5,000.00					\$ 5,000.00	\$ -
PROFESSIONAL TOTAL	\$ 14,300.00	\$ 8,951.80	63%	\$ 5,348.20	37%	\$ 14,100.00	\$ 200.00
INSURANCE							
Crime	\$ 2,500.00					\$ 4,000.00	\$ (1,500.00)
Property & Windstorm	\$ 645,180.00					\$ 645,180.00	\$ -
Equipment Breakdown	\$ 3,800.00					\$ 3,500.00	\$ 300.00
General Liability/Auto	\$ 19,500.00					\$ 15,000.00	\$ 4,500.00
Officers & Directors	\$ 3,800.00					\$ 3,000.00	\$ 800.00
Umbrella	\$ 6,800.00					\$ 5,500.00	\$ 1,300.00
Flood	\$ 18,000.00					\$ 20,000.00	\$ (2,000.00)
INSURANCE TOTAL	\$ 699,580.00	\$ 437,937.08	63%	\$ 261,642.92	37%	\$ 696,180.00	\$ 3,400.00

OFFICE - ADMINISTRATIVE							
Mileage Reimbursement	\$ 700.00	\$ 438.20	63%	\$ 261.80	37%	\$ 700.00	\$ -
Bank Charges	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
Telephone/Internet	\$ 7,050.00	\$ 4,413.30	63%	\$ 2,636.70	37%	\$ 7,050.00	\$ -
Postage & Printing	\$ 500.00	\$ 313.00	63%	\$ 187.00	37%	\$ 500.00	\$ -
Office Supplies & Eqpt, Copier	\$ 6,900.00	\$ 4,319.40	63%	\$ 2,580.60	37%	\$ 6,700.00	\$ 200.00
Bad Debt Provision	\$ -	\$ -	0%	\$ -	100%	\$ -	\$ -
OFFICE - ADMINISTRATIVE TOTAL	\$ 15,150.00	\$ 9,483.90	63%	\$ 5,666.10	37%	\$ 14,950.00	\$ 200.00
TAXES							
Licenses and Permits	\$ 70.00	\$ 43.82	63%	\$ 26.18	37%	\$ 70.00	\$ -
Pool/Spa - Licenses	\$ 375.00	\$ -	0%	\$ 375.00	100%	\$ 375.00	\$ -
Elevator Permits/License	\$ 450.00	\$ 450.00	100%	\$ -	0%	\$ 450.00	\$ -
State of FL DPBR \$4 per unit	\$ 624.00	\$ 390.62	63%	\$ 233.38	37%	\$ 624.00	\$ -
Income Tax	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
TAXES TOTAL	\$ 1,519.00	\$ 884.44	58%	\$ 634.56	42%	\$ 1,519.00	\$ -
PAYROLL							
Housekeeping and Maintenance	\$ 165,880.00					\$ 156,000.00	\$ 9,880.00
Office Administration	\$ 136,220.00					\$ 128,100.00	\$ 8,120.00
Intuit Payroll Fees	\$ -					\$ -	\$ -
Medical Insurance	\$ 5,000.00					\$ 5,000.00	\$ -
Payroll Taxes	\$ 26,000.00					\$ 23,000.00	\$ 3,000.00
Workers Compensation	\$ 6,000.00					\$ 7,000.00	\$ (1,000.00)
Education, Dues and Meetings	\$ 1,500.00					\$ 1,500.00	\$ -
PAYROLL TOTAL	\$ 340,600.00	\$ 213,215.60	63%	\$ 127,384.40	37%	\$ 320,600.00	\$ 20,000.00
MANAGER'S UNIT #114							
Loss of Use	\$ -					\$ -	\$ -
Unit 114 Repairs/Maint	\$ 1,500.00					\$ 1,500.00	\$ -
Unit 114 Electric	\$ -					\$ -	\$ -
Unit 114 Telephone & Internet	\$ -					\$ -	\$ -
Property Taxes	\$ 2,400.00					\$ 2,400.00	\$ -
114 Common Element Assessment	\$ 6,587.08					\$ 4,835.87	\$ 1,751.21
MANAGER'S UNIT #114 TOTAL	\$ 10,487.08	\$ 10,487.08	100%	\$ -	0%	\$ 8,735.87	\$ 1,751.21
	\$ (6,587.08)	\$ (6,587.08)	100%	\$ -		\$ (4,835.87)	
TOTAL OPERATING OUTFLOW	\$ 1,552,649.00	\$ 889,987.32	57%	\$ 662,661.68	43%	\$ 1,521,849.00	\$ 32,551.21
RESERVE ALLOCATION							
Operating Surplus from 2024	\$ 761,012.95	\$ 748,418.19	98%	\$ 12,594.76	2%	\$ 339,620.00	\$ 421,392.95
	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
GRAND TOTAL WITH RESERVES	\$ 2,313,661.95	\$ 1,638,405.51	71%	\$ 675,256.44	29%	\$ 1,861,469.00	\$ 453,944.16
Non-owner Income (Rental Unit 114)	\$ 20,900.00	\$ 20,900.00				\$ 21,450.00	\$ (550.00)
FEE ASSESSMENT							
TOTAL INFLOW	\$ 2,292,761.95	\$ 1,617,505.51	71%	\$ 675,256.44	29%		
Last Year's (2024) Grand Total with Reserves	\$ 1,861,369.00	\$ 1,208,933.21	65%	\$ 646,815.08	35%		

Limited Common Element Fee Calculation	
Limited Common Elements	\$ 675,256.44
Share per unit Bylaws 7.2 (a)	0.0064516
Annual share per unit	\$ 4,356.48
Monthly share per unit	\$ 363.04

THE ORMOND HERITAGE The Reserve Study Report Available Upon Request 2025 UNIT ASSESSMENTS with Fully Funded Reserves												
Unit Numbers Ending in:	Units	Unit SIZE SQ. Ft.	Total SQ. Ft.	% of Bldg	% per Unit	SQ.FT. Budget Assessment	Common PER SQ.FR PER MONTH \$ 0.3844	Limited Com Elements Per Unit Per Month	2025 Monthly Fee	2024 Monthly Fee	2025 Check Figure Total	Percentage of Change
1, 3, 19, 21	28	2,675	74,900	21.3%	0.76%	\$ 345,498.62	\$ 1,028.27	\$ 363.04	\$ 1,391.31	\$ 1,105.67	\$ 38,956.68	25.8%
2 & 20	14	2,170	30,380	8.6%	0.62%	\$ 140,136.82	\$ 834.15	\$ 363.04	\$ 1,197.19	\$ 963.16	\$ 16,760.63	24.3%
4 & 18	16	2,440	39,040	11.1%	0.69%	\$ 180,083.66	\$ 937.94	\$ 363.04	\$ 1,300.98	\$ 1,039.35	\$ 20,815.62	25.2%
5,6,7,15, 16, 17	46	1,745	80,270	22.8%	0.50%	\$ 370,269.34	\$ 670.78	\$ 363.04	\$ 1,033.82	\$ 843.22	\$ 47,555.64	22.6%
8 & 14	15	1,428	21,420	6.1%	0.41%	\$ 98,806.15	\$ 548.92	\$ 363.04	\$ 911.96	\$ 753.76	\$ 13,679.45	21.0%
114	1	1,428	1,428	0.4%	0.41%	\$ 6,587.08	\$ 548.92		\$ 548.92	\$ 402.99		
9 & 13	14	3,050	42,700	12.1%	0.87%	\$ 196,966.50	\$ 1,172.42	\$ 363.04	\$ 1,535.46	\$ 1,211.50	\$ 21,496.44	26.7%
10,11,12	15	2,230	33,450	9.5%	0.63%	\$ 154,298.11	\$ 857.21	\$ 363.04	\$ 1,220.25	\$ 980.09	\$ 18,303.78	24.5%
PH - 1	1	5,684	5,684	1.6%	1.61%	\$ 26,219.15	\$ 2,184.93	\$ 363.04	\$ 2,547.97	\$ 1,954.83	\$ 2,547.97	30.3%
PH - 2 & 7	2	3,806	7,612	2.2%	1.08%	\$ 35,112.62	\$ 1,463.03	\$ 363.04	\$ 1,826.07	\$ 1,424.84	\$ 3,652.13	28.2%
PH - 3, 4, 5, 6	4	3,800	15,200	4.3%	1.08%	\$ 70,114.54	\$ 1,460.72	\$ 363.04	\$ 1,823.76	\$ 1,423.15	\$ 7,295.04	28.1%
	156		352,084	100.0%		\$ 1,624,092.59		\$ 363.04			\$ 191,063.38	
						\$ (6,587.08)				12 Months		12
						\$ 1,617,505.51		\$ 4,356.48			\$ 2,292,761.95	
										155 Units		
						\$ 2,292,761.95		\$ 675,256.44				

MONTH CHECK NUMBER

- January _____
- February _____
- March _____
- April _____
- May _____
- June _____
- July _____
- August _____
- September _____
- October _____
- November _____
- December _____

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

THE ORMOND HERITAGE
Alternative Budget- GREEN
Partially Funded Reserves (70.47%)
January 1, 2025 - December 31, 2025

	2025 BUDGET	Common Elements		Limited Common Elements		2024 BUDGET	2024 - 2025 Change
		\$	Percent	\$	Percent		
SAFETY & SURVEILLANCE							
Fire Safety & Surveillance	\$ 20,400.00					\$ 20,900.00	\$ (500.00)
SAFETY & SURVEILLANCE TOTAL	\$ 20,400.00	\$ 3,549.60	17%	\$ 16,850.40	83%	\$ 20,900.00	\$ (500.00)
BUILDING							
Air Conditioners	\$ 2,500.00	\$ 1,565.00	63%	\$ 935.00	37%	\$ 2,500.00	\$ -
Generator	\$ 6,000.00	\$ 3,756.00	63%	\$ 2,244.00	37%	\$ 6,000.00	\$ -
Elevator & Elevator A/C	\$ 19,500.00	\$ 19,500.00	100%	\$ -	0%	\$ 19,500.00	\$ -
Exterminator-Pest Control	\$ 4,500.00	\$ 2,817.00	63%	\$ 1,683.00	37%	\$ 4,500.00	\$ -
Exterior Bldg Maintenance	\$ 23,200.00	\$ 23,200.00	100%	\$ -	0%	\$ 23,200.00	\$ -
Interior Bldg Repairs/Maintenance	\$ 12,400.00	\$ 7,762.40	63%	\$ 4,637.60	37%	\$ 12,400.00	\$ -
Garage Repairs/Maintenance	\$ 10,000.00	\$ 6,260.00	63%	\$ 3,740.00	37%	\$ 10,000.00	\$ -
BUILDING TOTAL	\$ 78,100.00	\$ 64,860.40	83%	\$ 13,239.60	17%	\$ 78,100.00	\$ -
GROUNDS							
Lawn Services	\$ 36,000.00					\$ 35,000.00	\$ 1,000.00
Plants & Shrubs	\$ 28,200.00					\$ 28,200.00	\$ -
GROUNDS TOTAL	\$ 64,200.00	\$ 64,200.00	100%	\$ -	0%	\$ 63,200.00	\$ 1,000.00
POOL							
Pool/Spa - Repairs/Supplies	\$ 11,900.00					\$ 11,900.00	\$ -
POOL TOTAL	\$ 11,900.00	\$ -	0%	\$ 11,900.00	100%	\$ 11,900.00	\$ -
UTILITIES							
Cable TV Service	\$ 118,000.00	\$ 708.00	1%	\$ 117,292.00	99%	\$ 110,000.00	\$ 8,000.00
Electricity-Building	\$ 58,000.00	\$ 35,496.00	61%	\$ 22,504.00	39%	\$ 63,000.00	\$ (5,000.00)
Water/Sewer - City of Ormond Beach	\$ 84,500.00	\$ 20,195.50	24%	\$ 64,304.50	76%	\$ 84,500.00	\$ -
Trash-Garbage	\$ 24,000.00	\$ 15,024.00	63%	\$ 8,976.00	37%	\$ 20,500.00	\$ 3,500.00
Trash-Recycle	\$ 3,500.00	\$ 2,191.00	63%	\$ 1,309.00	37%	\$ 3,500.00	\$ -
UTILITIES TOTAL	\$ 288,000.00	\$ 73,614.50	26%	\$ 214,385.50	74%	\$ 281,500.00	\$ 6,500.00
CONTINGENCY	\$ 15,000.00	\$ 9,390.00	63%	\$ 5,610.00	37%	\$ 15,000.00	\$ -
PROFESSIONAL							
Reserve Study	\$ -					\$ -	\$ -
Consulting	\$ 2,500.00					\$ 2,500.00	\$ -
CPA	\$ 6,800.00					\$ 6,600.00	\$ 200.00
Legal Fees	\$ 5,000.00					\$ 5,000.00	\$ -
PROFESSIONAL TOTAL	\$ 14,300.00	\$ 8,951.80	63%	\$ 5,348.20	37%	\$ 14,100.00	\$ 200.00
INSURANCE							
Crime	\$ 2,500.00					\$ 4,000.00	\$ (1,500.00)
Property & Windstorm	\$ 645,180.00					\$ 645,180.00	\$ -
Equipment Breakdown	\$ 3,800.00					\$ 3,500.00	\$ 300.00
General Liability/Auto	\$ 19,500.00					\$ 15,000.00	\$ 4,500.00
Officers & Directors	\$ 3,800.00					\$ 3,000.00	\$ 800.00
Umbrella	\$ 6,800.00					\$ 5,500.00	\$ 1,300.00
Flood	\$ 18,000.00					\$ 20,000.00	\$ (2,000.00)
INSURANCE TOTAL	\$ 699,580.00	\$ 437,937.08	63%	\$ 261,642.92	37%	\$ 696,180.00	\$ 3,400.00

OFFICE - ADMINISTRATIVE							
Mileage Reimbursement	\$ 700.00	\$ 438.20	63%	\$ 261.80	37%	\$ 700.00	\$ -
Bank Charges	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
Telephone/Internet	\$ 7,050.00	\$ 4,413.30	63%	\$ 2,636.70	37%	\$ 7,050.00	\$ -
Postage & Printing	\$ 500.00	\$ 313.00	63%	\$ 187.00	37%	\$ 500.00	\$ -
Office Supplies & Eqpt, Copier	\$ 6,900.00	\$ 4,319.40	63%	\$ 2,580.60	37%	\$ 6,700.00	\$ 200.00
Bad Debt Provision	\$ -	\$ -	0%	\$ -	100%	\$ -	\$ -
OFFICE - ADMINISTRATIVE TOTAL	\$ 15,150.00	\$ 9,483.90	63%	\$ 5,666.10	37%	\$ 14,950.00	\$ 200.00
TAXES							
Licenses and Permits	\$ 70.00	\$ 43.82	63%	\$ 26.18	37%	\$ 70.00	\$ -
Pool/Spa - Licenses	\$ 375.00	\$ -	0%	\$ 375.00	100%	\$ 375.00	\$ -
Elevator Permits/License	\$ 450.00	\$ 450.00	100%	\$ -	0%	\$ 450.00	\$ -
State of FL DPBR \$4 per unit	\$ 624.00	\$ 390.62	63%	\$ 233.38	37%	\$ 624.00	\$ -
Income Tax	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
TAXES TOTAL	\$ 1,519.00	\$ 884.44	58%	\$ 634.56	42%	\$ 1,519.00	\$ -
PAYROLL							
Housekeeping and Maintenance	\$ 165,880.00					\$ 156,000.00	\$ 9,880.00
Office Administration	\$ 136,220.00					\$ 128,100.00	\$ 8,120.00
Intuit Payroll Fees	\$ -					\$ -	\$ -
Medical Insurance	\$ 5,000.00					\$ 5,000.00	\$ -
Payroll Taxes	\$ 26,000.00					\$ 23,000.00	\$ 3,000.00
Workers Compensation	\$ 6,000.00					\$ 7,000.00	\$ (1,000.00)
Education, Dues and Meetings	\$ 1,500.00					\$ 1,500.00	\$ -
PAYROLL TOTAL	\$ 340,600.00	\$ 213,215.60	63%	\$ 127,384.40	37%	\$ 320,600.00	\$ 20,000.00
MANAGER'S UNIT #114							
Loss of Use	\$ -					\$ -	\$ -
Unit 114 Repairs/Maint	\$ 1,500.00					\$ 1,500.00	\$ -
Unit 114 Electric	\$ -					\$ -	\$ -
Unit 114 Telephone & Internet	\$ -					\$ -	\$ -
Property Taxes	\$ 2,400.00					\$ 2,400.00	\$ -
114 Common Element Assessment	\$ 5,686.91					\$ 4,835.87	\$ 851.04
MANAGER'S UNIT #114 TOTAL	\$ 9,586.91	\$ 9,586.91	100%	\$ -	0%	\$ 8,735.87	\$ 851.04
	\$ (5,686.91)	\$ (5,686.91)	100%	\$ -		\$ (4,835.87)	
TOTAL OPERATING OUTFLOW	\$ 1,552,649.00	\$ 889,987.32	57%	\$ 662,661.68	43%	\$ 1,521,849.00	\$ 31,651.04
RESERVE ALLOCATION							
	\$ 536,250.00	\$ 527,375.06	98%	\$ 8,874.94	2%	\$ 339,620.00	\$ 196,630.00
Operating Surplus from 2024	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
GRAND TOTAL WITH RESERVES	\$ 2,088,899.00	\$ 1,417,362.39	68%	\$ 671,536.61	32%	\$ 1,861,469.00	\$ 228,281.04
Non-owner Income (Rental Unit 114)	\$ 20,900.00	\$ 20,900.00				\$ 21,450.00	\$ (550.00)
FEE ASSESSMENT	\$ 2,067,999.00	\$ 1,396,462.39	68%	\$ 671,536.61	32%	\$ 1,861,469.00	
TOTAL INFLOW	\$ 2,088,899.00	\$ 1,417,362.39	68%	\$ 671,536.61	32%	\$ 1,861,469.00	
Last Year's (2024) Grand Total with Reserves	\$ 1,861,369.00	\$ 1,208,933.21	65%	\$ 646,815.08	35%		

Limited Common Element Fee Calculation	
Limited Common Elements	\$ 671,536.61
Share per unit Bylaws 7.2 (a)	0.0064516
Annual share per unit	\$ 4,332.49
Monthly share per unit	\$ 361.04

THE ORMOND HERITAGE
The Reserve Study Report Available Upon Request
2025 UNIT ASSESSMENTS with Partial Funded Reserves (70.47%)

Unit Numbers Ending in:	Units	Unit SIZE SQ. Ft.	Total SQ. Ft.	% of Bldg	% per Unit	SQ.FT. Budget Assessment	Common PER SQ.FR PER MONTH \$ 0.3319	Limited Com Elements Per Unit Per Month	2025 Monthly Fee	2024 Monthly Fee	2025 Check Figure Total	Percentage of Change
1, 3, 19, 21	28	2,675	74,900	21.3%	0.76%	\$ 298,283.88	\$ 887.75	\$ 361.04	\$ 1,248.79	\$ 1,105.67	\$ 34,966.12	12.9%
2 & 20	14	2,170	30,380	8.6%	0.62%	\$ 120,986.17	\$ 720.16	\$ 361.04	\$ 1,081.20	\$ 963.16	\$ 15,136.75	12.3%
4 & 18	16	2,440	39,040	11.1%	0.69%	\$ 155,474.00	\$ 809.76	\$ 361.04	\$ 1,170.80	\$ 1,039.35	\$ 18,732.81	12.6%
5,6,7,15, 16, 17	46	1,745	80,270	22.8%	0.50%	\$ 319,669.52	\$ 579.11	\$ 361.04	\$ 940.15	\$ 843.22	\$ 43,246.99	11.5%
8 & 14	15	1,428	21,420	6.1%	0.41%	\$ 85,303.61	\$ 473.91	\$ 361.04	\$ 834.95	\$ 753.76	\$ 12,524.24	10.8%
114	1	1,428	1,428	0.4%	0.41%	\$ 5,686.91	\$ 473.91		\$ 473.91	\$ 402.99		
9 & 13	14	3,050	42,700	12.1%	0.87%	\$ 170,049.69	\$ 1,012.20	\$ 361.04	\$ 1,373.24	\$ 1,211.50	\$ 19,225.37	13.4%
10,11,12	15	2,230	33,450	9.5%	0.63%	\$ 133,212.23	\$ 740.07	\$ 361.04	\$ 1,101.11	\$ 980.09	\$ 16,516.63	12.3%
PH - 1	1	5,684	5,684	1.6%	1.61%	\$ 22,636.12	\$ 1,886.34	\$ 361.04	\$ 2,247.38	\$ 1,954.83	\$ 2,247.38	15.0%
PH - 2 & 7	2	3,806	7,612	2.2%	1.08%	\$ 30,314.24	\$ 1,263.09	\$ 361.04	\$ 1,624.13	\$ 1,424.84	\$ 3,248.27	14.0%
PH - 3, 4, 5, 6	4	3,800	15,200	4.3%	1.08%	\$ 60,532.91	\$ 1,261.10	\$ 361.04	\$ 1,622.14	\$ 1,423.15	\$ 6,488.57	14.0%
	156		352,084	100.0%		\$ 1,402,149.29		\$ 361.04			\$ 172,333.14	
						\$ (5,686.91)						12
						\$ 1,396,462.39		\$ 4,332.49			\$ 2,067,999.00	
								155 Units				
				Total		\$ 2,067,999.00		\$ 671,536.61				

MONTH CHECK NUMBER

- January _____
- February _____
- March _____
- April _____
- May _____
- June _____
- July _____
- August _____
- September _____
- October _____
- November _____
- December _____

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

2025 Ormond Hertiage Non-SI, Traditional Reserve Schedule

Component Listing	Replacement Date	Estimated	Adjusted	Estimated	Estimated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		Useful Life	Useful Life	Remaining Useful Life	Replacement Cost (Current)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Decks & Planter Boxes																	
Clean/Seal Decktop Pavers	None	4	0	0	\$ -												
Patio Resurfacing, Ballroom	1/1/2026	15	20	1	\$ 29,000.00		\$ 30,050.00										
Pavers/Membranes, Decktop	1/1/2034	25	25	9	\$ 813,100.00										\$ 986,015.06		
Planter Boxes, Decktop	1/1/2034	25	25	9	\$ 815,500.00										\$ 1,025,550.00		
Elevators																	
Elevators, Cab Interiors	1/1/2043	20	20	19	\$ 107,125.00												
Elevators, Doors Allowance	1/1/2026	3	3	1	\$ 11,700.00		\$ 12,350.00				\$ 13,100.00				\$ 14,185.00		
Elevators, Mechanical Modernization	1/1/2030	25	25	5	\$ 830,500.00						\$ 963,000.00						
Exterior Doors/Frames																	
Exterior Doors/Frames, Common Area	1/1/2040	20	20	15	\$ 145,210.00												
Interior Decorating																	
Annual Allowance	1/1/2025	1	1	0	\$ 10,000.00	\$ 10,000.00	\$ 10,350.00	\$ 10,700.00	\$ 10,925.00	\$ 11,150.00	\$ 11,370.00	\$ 11,600.00	\$ 11,825.00	\$ 12,075.00	\$ 12,305.00	\$ 12,550.00	\$ 12,800.00
Flooring	1/1/2036	15	15	11	\$ 58,480.00												\$ 73,800.00
Furniture	1/1/2027	15	18	2	\$ 58,480.00			\$ 61,750.00									
Painting	1/1/2033	10	10	8	\$ 17,180.00									\$ 20,426.00			
Silk Plants (Atriums/Ballroom)	1/1/2033	10	10	9	\$ 12,000.00									\$ 14,175.00			
Mechanical																	
Fire Alarm System Moderization (Major)	1/1/2036	25	25	11	\$ 275,620.00												\$ 347,750.00
Generator/Equipment	1/1/2035	40	40	10	\$ 167,465.00											\$ 207,140.00	
Mechanical/HVAC Allowance (Annual)	1/1/2025	1	1	0	\$ 23,900.00	\$ 23,900.00	\$ 24,745.00	\$ 25,240.00	\$ 25,745.00	\$ 26,260.00	\$ 26,785.00	\$ 27,320.00	\$ 27,870.00	\$ 28,425.00	\$ 29,000.00	\$ 29,575.00	\$ 30,165.00
Painting & Waterproofing																	
Paint atrium Interiors	1/1/2037	14	14	12	\$ 48,440.00												
Paint Garage Interiors/Piping	1/1/2034	15	15	9	\$ 60,340.00										\$ 73,175.00		
Paint Stairway Interiors	1/1/2034	15	15	9	\$ 18,525.00										\$ 22,470.00		
Walks Resurfacing, Ground Level	1/1/2034	14	14	9	\$ 60,135.00										\$ 72,925.00		
Walks Resurfacing, Upper Level	1/1/2034	14	14	9	\$ 185,680.00										\$ 225,166.88		
Pavement																	
Pavement, Asphalt Overlay	1/1/2026	20	28	1	\$ 17,595.00		\$ 18,210.00										
Pavement, Entry Drives/Parking	1/1/2030	40	35	5	\$ 103,500.00						\$ 115,950.00						
Pool																	
Pool/Spa Interior Resurfacing	1/1/2027	15	23	2	\$ 41,925.00			\$ 44,250.00									
Roofing																	
Roofing, Matal Shingle Deferred Maintenance	1/1/2025	1	1	0	\$ 23,910.00	\$ 23,910.00	\$ 24,745.00	\$ 25,240.00	\$ 25,745.00	\$ 26,260.00	\$ 26,785.00	\$ 27,320.00	\$ 27,870.00	\$ 28,425.00	\$ 28,995.00	\$ 29,575.00	\$ 30,165.00
Security																	
Security, Access Control	1/1/2029	10	10	4	\$ 12,625.00					\$ 13,870.00							
Security, Video Surveillance	1/1/2032	10	10	7	\$ 60,860.00							\$ 70,935.00					
Security, Upgrades	None	0	0	0	\$ 10,500.00												
Total Projected Cash Outflows																	
						\$ 57,810.00	\$ 120,450.00	\$ 167,180.00	\$ 62,415.00	\$ 77,540.00	\$ 1,156,990.00	\$ 66,240.00	\$ 138,500.00	\$ 103,526.00	\$ 2,489,786.94	\$ 278,840.00	\$ 494,680.00
Projected Beginning Cash Balance						\$ 768,885.00	\$ 1,052,217.09	\$ 1,289,348.63	\$ 1,491,375.05	\$ 1,808,546.68	\$ 2,123,069.89	\$ 1,370,716.35	\$ 1,703,693.68	\$ 1,977,589.94	\$ 2,298,785.10	\$ 247,001.68	\$ 379,263.37
Projected earnings on reserve funds						\$ 26,142.09	\$ 26,831.54	\$ 21,918.93	\$ 25,353.38	\$ 30,745.29	\$ 36,092.19	\$ 23,302.18	\$ 28,962.79	\$ 33,619.03	\$ 39,079.35	\$ 4,199.03	\$ 6,447.48
Annual Reserve Funding Requirements						\$ 315,000.00	\$ 330,750.00	\$ 347,287.50	\$ 354,233.25	\$ 361,317.92	\$ 368,544.27	\$ 375,915.16	\$ 383,433.46	\$ 391,102.13	\$ 398,924.17	\$ 406,902.66	\$ 250,000.00
Special Assessment																	
Projected Ending Cash Balance						\$ 1,052,217.09	\$ 1,289,348.63	\$ 1,491,375.05	\$ 1,808,546.68	\$ 2,123,069.89	\$ 1,370,716.35	\$ 1,703,693.68	\$ 1,977,589.94	\$ 2,298,785.10	\$ 247,001.68	\$ 379,263.37	\$ 141,030.84

Average Annual Beginning Cash	\$ 904,223.44
Maximum Beginning/Ending Cash	\$ 2,298,785.10
Minimum Beginning/Ending Cash	\$ 141,030.84
Ten Year Rolling Average	\$ 444,043.79

75% of Full Funding \$ 236,250.00

2025 Ormond Heritage Non-SI Reserve Schedule

Component Listing	2037 Year 13	2038 Year 14	2039 Year 15	2040 Year 16	2041 Year 17	2042 Year 18	2043 Year 19	2044 Year 20	2045 Year 21	2046 Year 22	2047 Year 23	2048 Year 24	2049 Year 25	2050 Year 26	2051 Year 27
Decks & Planter Boxes															
Clean/Seal Decktop Pavers															
Patio Resurfacing, Ballroom						\$ 41,250.00									
Pavers/Membranes, Decktop															
Planter Boxes, Decktop															
Elevators															
Elevators, Cab Interiors							\$ 155,247.00								
Elevators, Doors Allowance		\$ 15,350.00				\$ 16,625.00				\$ 18,000.00				\$ 19,470.00	
Elevators, Mechanical Modernization															
Exterior Doors/Frames															
Exterior Doors/Frames, Common Area				\$ 198,310.00											
Interior Decorating															
Annual Allowance	\$ 13,060.00	\$ 13,320.00	\$ 13,600.00	\$ 13,850.00	\$ 14,135.00	\$ 14,400.00	\$ 14,700.00	\$ 15,000.00	\$ 15,300.00	\$ 15,600.00	\$ 16,920.00	\$ 16,240.00	\$ 16,560.00	\$ 16,900.00	\$ 17,230.00
Flooring															
Furniture							\$ 84,750.00								
Painting								\$ 25,400.00							
Silk Plants (Atriums/Ballroom)									\$ 18,100.00						
Mechanical															
Fire Alarm System Moderization (Major)				\$ 363,700.00											
Generator/Equipment															
Mechanical/HVAC Allowance (Annual)	\$ 30,770.00	\$ 31,385.00	\$ 32,010.00	\$ 32,650.00	\$ 33,300.00	\$ 33,970.00	\$ 34,650.00	\$ 35,345.00	\$ 36,050.00	\$ 36,770.00	\$ 37,500.00	\$ 38,255.00	\$ 39,020.00	\$ 39,800.00	\$ 40,600.00
Painting & Waterproofing															
Paint atrium Interiors	\$ 62,335.00														
Paint Garage Interiors/Piping															\$ 100,450.00
Paint Stairway Interiors															\$ 30,840.00
Walks Resurfacing, Ground Level													\$ 98,145.00		
Walks Resurfacing, Upper Level													\$ 303,050.00		
Pavement															
Pavement, Asphalt Overlay												\$ 27,600.00			
Pavement, Entry Drives/Parking															
Pool															
Pool/Spa Interior Resurfacing						\$ 59,560.00		\$ 59,800.00							
Roofing															
Roofing, Matal Shingle Deferred Maintenance	\$ 30,770.00	\$ 31,385.00	\$ 32,010.00	\$ 32,650.00	\$ 33,300.00	\$ 33,970.00	\$ 34,650.00	\$ 35,345.00	\$ 36,050.00	\$ 36,770.00	\$ 37,505.00	\$ 38,255.00	\$ 39,020.00	\$ 29,800.00	\$ 40,600.00
Security															
Security, Access Control				\$ 17,250.00											\$ 21,440.00
Security, Video Surveillance							\$ 88,200.00								
Security, Upgrades															
Total Projected Cash Outflows	\$ 136,935.00	\$ 91,440.00	\$ 77,620.00	\$ 658,410.00	\$ 80,735.00	\$ 199,775.00	\$ 412,197.00	\$ 170,890.00	\$ 105,500.00	\$ 107,140.00	\$ 119,525.00	\$ 92,750.00	\$ 495,795.00	\$ 237,260.00	\$ 119,870.00
Projected Beginning Cash Balance	\$ 141,030.84	\$ 261,493.37	\$ 434,598.75	\$ 629,668.93	\$ 252,571.35	\$ 401,130.06	\$ 437,674.27	\$ 267,007.73	\$ 339,428.66	\$ 483,246.19	\$ 632,739.55	\$ 777,357.67	\$ 956,277.02	\$ 740,362.10	\$ 784,584.08
Projected earnings on reserve funds	\$ 2,397.52	\$ 4,445.39	\$ 7,388.18	\$ 10,704.37	\$ 4,293.71	\$ 6,819.21	\$ 7,440.46	\$ 4,539.13	\$ 5,770.29	\$ 8,215.19	\$ 10,756.57	\$ 13,215.08	\$ 16,256.71	\$ 12,586.16	\$ 13,337.93
Annual Reserve Funding Requirements	\$ 255,000.00	\$ 260,100.00	\$ 265,302.00	\$ 270,608.04	\$ 225,000.00	\$ 229,500.00	\$ 234,090.00	\$ 238,771.80	\$ 243,547.24	\$ 248,418.18	\$ 253,386.54	\$ 258,454.28	\$ 263,623.36	\$ 268,895.83	\$ 274,273.74
Special Assessment															
Projected Ending Cash Balance	\$ 261,493.37	\$ 434,598.75	\$ 629,668.93	\$ 252,571.35	\$ 401,130.06	\$ 437,674.27	\$ 267,007.73	\$ 339,428.66	\$ 483,246.19	\$ 632,739.55	\$ 777,357.67	\$ 956,277.02	\$ 740,362.10	\$ 784,584.08	\$ 952,325.75

Component Listing	2052 Year 28	2053 Year 29	2054 Year 30	Total Expenditure over 30 Years
Decks & Planter Boxes				
Clean/Seal Decktop Pavers				\$ -
Patio Resurfacing, Ballroom				\$ 71,300.00
Pavers/Membranes, Decktop				\$ 986,015.06
Planter Boxes, Decktop				\$ 1,025,550.00
Elevators				\$ -
Elevators, Cab Interiors				\$ 155,247.00
Elevators, Doors Allowance			\$ 21,075.00	\$ 130,155.00
Elevators, Mechanical Modernization				\$ 963,000.00
Exterior Doors/Frames				\$ -
Exterior Doors/Frames, Common Area				\$ 198,310.00
Interior Decorating				\$ -
Annual Allowance	\$ 17,575.00	\$ 17,925.00	\$ 18,300.00	\$ 418,265.00
Flooring	\$ 101,285.00			\$ 175,085.00
Furniture				\$ 146,500.00
Painting				\$ 45,826.00
Silk Plants (Atriums/Ballroom)				\$ 32,275.00
Mechanical				
Fire Alarm System Moderization (Major)				\$ 711,450.00
Generator/Equipment				\$ 207,140.00
Mechanical/HVAC Allowance (Annual)	\$ 41,410.00	\$ 42,240.00	\$ 43,100.00	\$ 983,855.00
Painting & Waterproofing				\$ -
Paint atrium Interiors	\$ 83,895.00			\$ 146,230.00
Paint Garage Interiors/Piping				\$ 173,625.00
Paint Stairway Interiors				\$ 53,310.00
Walks Resurfacing, Ground Level				\$ 171,070.00
Walks Resurfacing, Upper Level				\$ 528,216.88
Pavement				
Pavement, Asphalt Overlay				\$ 45,810.00
Pavement, Entry Drives/Parking				\$ 115,950.00
Pool				\$ -
Pool/Spa Interior Resurfacing				\$ 163,610.00
Roofing				\$ -
Roofing, Matal Shingle Deferred Maintenance	\$ 41,410.00	\$ 42,240.00	\$ 43,085.00	\$ 973,850.00
Security				
Security, Access Control				\$ 52,560.00
Security, Video Surveillance			\$ 109,665.00	\$ 268,800.00
Security, Upgrades				\$ -
				\$ 8,943,004.94
Total Projected Cash Outflows	\$ 285,575.00	\$ 102,405.00	\$ 235,225.00	
Projected Beginning Cash Balance	\$ 952,325.75	\$ 962,699.51	\$ 1,162,014.81	\$ 483,168.84
Projected earnings on reserve funds	\$ 16,189.54	\$ 16,365.89	\$ 19,754.25	\$ 8,928,556.65
Annual Reserve Funding Requirements	\$ 279,759.22	\$ 285,354.40	\$ 291,061.49	
Special Assessment				
Projected Ending Cash Balance	\$ 962,699.51	\$ 1,162,014.81	\$ 1,237,605.55	

2025 Ormond Heritage SI Reserve Schedule

Component Listing	Replacement Date	Estimated Useful Life	Adjusted Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost (Current)	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	2030 Year 6	2031 Year 7
Decks & Planter Boxes												
Amenity Deck Waterproofing	1/1/2033	20	20	8	\$ 641,700.00							
Structural												
Routine Concrete Repairs	1/1/2026	10	10	1	\$ 25,500.00		\$ 26,400.00					
Mechanical												
Domestic Water Pump/Equipment	1/1/2035	20	20	10	\$ 48,024.00							
Fire Alarm System Moderization (Minor)	1/1/2025	1	1	0	\$ 2,590.00	\$ 2,590.00	\$ 2,680.00	\$ 2,730.00	\$ 2,790.00	\$ 2,840.00	\$ 2,900.00	\$ 2,960.00
Fire Pump	1/1/2035	40	40	37	\$ 58,900.00							
Fire Pump Controller	1/1/2042	20	20	17	\$ 44,500.00							
Electrical System Evaluation	1/1/2025	1	1	0	\$ 1,035.00	\$ 1,035.00	\$ 1,070.00	\$ 1,092.00	\$ 1,114.00	\$ 1,136.00	\$ 1,160.00	\$ 1,185.00
Main Electrical Panel Replacement	1/1/2039	30	30	14	\$ 85,500.00							
Painting & Waterproofing												
Exterior Painting and Waterproofing	1/1/2027	7	7	2	\$ 913,900.00			\$ 964,800.00				
Stucco Repairs	1/1/2027	7	7	2	\$ 38,600.00			\$ 40,750.00				
Roofing												
Roofing, Flat	1/1/2050	30	30	25	\$ 1,120,500.00							
Roofing, Metal Shingle (Replace)	1/1/2034	30	30	9	\$ 720,100.00							
Roofing, Skylights	1/1/2054	35	35	29	\$ 26,500.00							
Windows												
Glass Replacement	1/1/2025	1	1	0	\$ 10,350.00	\$ 10,350.00	\$ 10,710.00	\$ 10,925.00	\$ 11,145.00	\$ 11,370.00	\$ 11,595.00	\$ 11,830.00
Fenestration Replacement	1/1/2030	35	35	5	\$ 2,050,700.00						\$ 2,377,900.00	
Total Projected Cash Outflows						\$ 13,975.00	\$ 40,860.00	\$ 1,020,297.00	\$ 15,049.00	\$ 15,346.00	\$ 2,393,555.00	\$ 15,975.00
Projected Beginning Cash Balance						\$ 1,110,073.00	\$ 1,563,222.17	\$ 2,009,797.78	\$ 1,497,554.64	\$ 1,997,213.05	\$ 2,518,836.67	\$ 685,285.98
Projected earnings on reserve funds						\$ 21,111.22	\$ 28,042.27	\$ 34,878.72	\$ 27,337.02	\$ 34,978.11	\$ 42,953.06	\$ 15,604.92
Annual Reserve Funding Requirements						\$ 446,012.95	\$ 459,393.34	\$ 473,175.14	\$ 487,370.39	\$ 501,991.50	\$ 517,051.25	\$ 532,562.79
Special Assessment												
Projected Ending Cash Balance						\$ 1,563,222.17	\$ 2,009,797.78	\$ 1,497,554.64	\$ 1,997,213.05	\$ 2,518,836.67	\$ 685,285.98	\$ 1,217,478.68

Phased Implementation from 2024 to 2026

Total Projected Cash Outflows						\$ 13,975.00	\$ 40,860.00	\$ 1,020,297.00	\$ 15,049.00	\$ 15,346.00	\$ 2,393,555.00	\$ 15,975.00
Projected Beginning Cash Balance						\$ 1,110,073.00	\$ 1,415,749.10	\$ 1,875,875.33	\$ 1,377,858.96	\$ 1,892,444.62	\$ 2,429,721.07	\$ 612,574.74
Projected earnings on reserve funds						\$ 19,651.10	\$ 25,986.24	\$ 33,030.63	\$ 25,707.16	\$ 33,577.12	\$ 41,791.98	\$ 14,695.17
Annual Reserve Funding Requirements						\$ 300,000.00	\$ 475,000.00	\$ 489,250.00	\$ 503,927.50	\$ 519,045.33	\$ 534,616.68	\$ 550,655.19
Special Assessment												
Projected Ending Cash Balance						\$ 1,415,749.10	\$ 1,875,875.33	\$ 1,377,858.96	\$ 1,892,444.62	\$ 2,429,721.07	\$ 612,574.74	\$ 1,161,950.09

Minimum Beginning/Ending Cash (Full Funding)	\$ 159,695.72
Minimum Beginning/Ending Cash (Partial Funding)	\$ 160,665.79

2025 Ormond Heritage SI Reserve Schedule

2032 Year 8	2033 Year 9	2034 Year 10	2035 Year 11	2036 Year 12	2037 Year 13	2038 Year 14	2039 Year 15	2040 Year 16	2041 Year 17	2042 Year 18	2043 Year 19	2044 Year 20	2045 Year 21
	\$ 763,000.00												
				\$ 32,200.00									
			\$ 59,400.00										
\$ 3,020.00	\$ 3,080.00	\$ 3,140.00	\$ 3,200.00	\$ 3,270.00	\$ 3,330.00	\$ 3,400.00	\$ 3,465.00	\$ 3,535.00	\$ 3,600.00	\$ 3,670.00	\$ 3,750.00	\$ 3,825.00	\$ 3,900.00
										\$ 63,234.18			
\$ 1,205.00	\$ 1,230.00	\$ 1,255.00	\$ 1,280.00	\$ 1,305.00	\$ 1,330.00	\$ 1,360.00	\$ 1,386.00	\$ 1,415.00	\$ 1,440.00	\$ 1,470.00	\$ 1,500.00	\$ 1,530.00	\$ 1,560.00
							\$ 114,365.00						
		\$ 1,108,200.00							\$ 1,273,000.00				
		\$ 46,800.00							\$ 53,750.00				
		\$ 871,100.00											
\$ 12,065.00	\$ 12,305.00	\$ 12,550.00	\$ 12,800.00	\$ 13,060.00	\$ 13,320.00	\$ 13,585.00	\$ 13,860.00	\$ 14,135.00	\$ 14,420.00	\$ 14,705.00	\$ 15,000.00	\$ 15,300.00	\$ 15,605.00
\$ 16,290.00	\$ 779,615.00	\$ 2,043,045.00	\$ 76,680.00	\$ 49,835.00	\$ 17,980.00	\$ 18,345.00	\$ 133,076.00	\$ 19,085.00	\$ 1,346,210.00	\$ 83,079.18	\$ 20,250.00	\$ 20,655.00	\$ 21,065.00
\$ 1,217,478.68	\$ 1,773,475.93	\$ 1,591,108.89	\$ 159,695.72	\$ 337,911.15	\$ 553,219.82	\$ 811,415.37	\$ 1,081,155.17	\$ 1,248,487.47	\$ 1,540,846.48	\$ 519,247.39	\$ 754,500.07	\$ 1,065,427.02	\$ 1,390,208.65
\$ 23,747.58	\$ 32,252.10	\$ 29,686.09	\$ 4,895.44	\$ 7,643.67	\$ 10,950.55	\$ 14,903.05	\$ 19,031.10	\$ 21,625.50	\$ 26,097.83	\$ 10,863.40	\$ 14,484.43	\$ 19,243.34	\$ 24,212.92
\$ 548,539.67	\$ 564,995.86	\$ 581,945.74	\$ 250,000.00	\$ 257,500.00	\$ 265,225.00	\$ 273,181.75	\$ 281,377.20	\$ 289,818.52	\$ 298,513.07	\$ 307,468.47	\$ 316,692.52	\$ 326,193.30	\$ 335,979.09
\$ 1,773,475.93	\$ 1,591,108.89	\$ 159,695.72	\$ 337,911.15	\$ 553,219.82	\$ 811,415.37	\$ 1,081,155.17	\$ 1,248,487.47	\$ 1,540,846.48	\$ 519,247.39	\$ 754,500.07	\$ 1,065,427.02	\$ 1,390,208.65	\$ 1,729,335.66

\$ 16,290.00	\$ 779,615.00	\$ 2,043,045.00	\$ 76,680.00	\$ 49,835.00	\$ 17,980.00	\$ 18,345.00	\$ 133,076.00	\$ 19,085.00	\$ 1,346,210.00	\$ 83,079.18	\$ 20,250.00	\$ 20,655.00	\$ 21,065.00
\$ 1,161,950.09	\$ 1,735,935.93	\$ 1,572,391.96	\$ 160,665.79	\$ 338,895.77	\$ 554,219.21	\$ 812,429.75	\$ 1,082,184.76	\$ 1,249,532.51	\$ 1,541,907.20	\$ 520,324.01	\$ 755,592.84	\$ 1,066,536.18	\$ 1,391,334.45
\$ 23,101.00	\$ 31,880.94	\$ 29,603.04	\$ 4,909.99	\$ 7,658.44	\$ 10,965.54	\$ 14,918.26	\$ 19,046.54	\$ 21,641.17	\$ 26,113.74	\$ 10,879.54	\$ 14,500.82	\$ 19,259.98	\$ 24,229.81
\$ 567,174.84	\$ 584,190.09	\$ 601,715.79	\$ 250,000.00	\$ 257,500.00	\$ 265,225.00	\$ 273,181.75	\$ 281,377.20	\$ 289,818.52	\$ 298,513.07	\$ 307,468.47	\$ 316,692.52	\$ 326,193.30	\$ 335,979.09
\$ 1,735,935.93	\$ 1,572,391.96	\$ 160,665.79	\$ 338,895.77	\$ 554,219.21	\$ 812,429.75	\$ 1,082,184.76	\$ 1,249,532.51	\$ 1,541,907.20	\$ 520,324.01	\$ 755,592.84	\$ 1,066,536.18	\$ 1,391,334.45	\$ 1,730,478.36

2046 Year 22	2047 Year 23	2048 Year 24	2049 Year 25	2050 Year 26	2051 Year 27	2052 Year 28	2053 Year 29	2054 Year 30	Total Expenditure over 30 Years
								\$ 1,461,071.00	\$ 2,224,071.00
									\$ -
									\$ -
\$ 39,200.00									\$ 97,800.00
									\$ -
									\$ -
									\$ 59,400.00
\$ 3,980.00	\$ 4,060.00	\$ 4,140.00	\$ 4,225.00	\$ 4,310.00	\$ 4,395.00	\$ 4,490.00	\$ 4,570.00	\$ 4,665.00	\$ 106,510.00
									\$ -
									\$ 63,234.18
\$ 1,590.00	\$ 1,625.00	\$ 1,655.00	\$ 1,690.00	\$ 1,725.00	\$ 1,760.00	\$ 1,795.00	\$ 1,830.00	\$ 1,865.00	\$ 42,593.00
									\$ 114,365.00
									\$ -
									\$ -
		\$ 1,462,250.00							\$ 4,808,250.00
		\$ 61,750.00							\$ 203,050.00
									\$ -
									\$ -
				\$ 1,865,300.00					\$ 1,865,300.00
									\$ 871,100.00
								\$ 47,750.00	\$ 47,750.00
									\$ -
									\$ -
\$ 16,920.00	\$ 16,240.00	\$ 16,560.00	\$ 16,895.00	\$ 17,230.00	\$ 17,575.00	\$ 17,930.00	\$ 18,285.00	\$ 18,650.00	\$ 426,920.00
									\$ -
									\$ 10,930,343.18
\$ 61,690.00	\$ 21,925.00	\$ 1,546,355.00	\$ 22,810.00	\$ 1,888,565.00	\$ 23,730.00	\$ 24,215.00	\$ 24,685.00	\$ 1,534,001.00	\$ 13,308,243.18
\$ 1,729,335.66	\$ 2,043,104.75	\$ 2,411,830.95	\$ 1,272,458.17	\$ 1,650,663.95	\$ 180,245.68	\$ 564,407.75	\$ 966,002.89	\$ 1,385,672.28	
\$ 29,400.62	\$ 34,210.97	\$ 39,848.80	\$ 22,868.35	\$ 28,654.88	\$ 6,715.45	\$ 12,598.24	\$ 18,746.13	\$ 25,168.85	\$ 682,754.57
\$ 346,058.47	\$ 356,440.22	\$ 367,133.43	\$ 378,147.43	\$ 389,491.85	\$ 401,176.61	\$ 413,211.91	\$ 425,608.27	\$ 438,376.51	\$ 11,830,632.25
\$ 2,043,104.75	\$ 2,411,830.95	\$ 1,272,458.17	\$ 1,650,663.95	\$ 180,245.68	\$ 564,407.75	\$ 966,002.89	\$ 1,385,672.28	\$ 315,216.64	

\$ 61,690.00	\$ 21,925.00	\$ 1,546,355.00	\$ 22,810.00	\$ 1,888,565.00	\$ 23,730.00	\$ 24,215.00	\$ 24,685.00	\$ 1,534,001.00
\$ 1,730,478.36	\$ 2,044,264.58	\$ 2,413,008.18	\$ 1,273,653.06	\$ 1,651,876.76	\$ 181,476.69	\$ 565,657.21	\$ 967,271.10	\$ 1,386,959.51
\$ 29,417.76	\$ 34,228.37	\$ 39,866.46	\$ 22,886.27	\$ 28,673.07	\$ 6,733.92	\$ 12,616.98	\$ 18,765.15	\$ 25,188.16
\$ 346,058.47	\$ 356,440.22	\$ 367,133.43	\$ 378,147.43	\$ 389,491.85	\$ 401,176.61	\$ 413,211.91	\$ 425,608.27	\$ 438,376.51
\$ 2,044,264.58	\$ 2,413,008.18	\$ 1,273,653.06	\$ 1,651,876.76	\$ 181,476.69	\$ 565,657.21	\$ 967,271.10	\$ 1,386,959.51	\$ 316,523.18