



The Ormond Heritage
CONDOMINIUM MANAGEMENT ASSOCIATION, INC.
One John Anderson Drive, Ormond Beach, Florida 32176
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Website <http://ormondheritage.org/>

September 11, 2025

Notice of 2026 Budget Adoption at September 30, 2025, Board Meeting

- Purpose: Proposed Budget Adoption
- Time: Tuesday, September 30, 2025, 9:00 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 2, 2025, the board adopted a proposed budget for the 2026 fiscal year. The proposed budget will be considered for adoption at the Tuesday, September 30, 2025, board of directors meeting to be held at 9:00 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, recent statutory changes, and association project objectives. 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 1, 2025. 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 56.44% of the fully funded amount, \$570,000.00 and \$1,010,000.00, respectively, and achieves an average 5.2% increase in monthly maintenance fees from 2025 to 2026. There will be an owner education workshop held to answer questions about the 2026 proposed budget on Tuesday, September 23rd at 2:00 PM & 6:30 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:

2026 Proposed Operating Budget – Fully Funded (White) & Partially Funded (Green)

2026 Budgetary Changes and Points of Interest

Over the past couple of years, there have been significant pressures on the budget, including increases in insurance and new inspection and reserve requirements. As we move into 2026 several of these items have manifested into changes in the budget process at OHC. Due to these changes we want to provide some explanation below. While the operating changes are relatively simple to explain, the interplay between the two (Traditional & SIRS) reserve accounts and what the 2025 legislative changes allow is more difficult. If you have questions, we encourage you to come to one of the owner workshops on September 23rd.

1. Operating Budget

- a. As we hold more money in reserves with higher CD interest rates, we have been unable to avoid paying Federal income taxes. Where in the past there was never a dedicated budgetary allocation for income taxes, it was felt that this item must now be reflected. This was input at a rate of \$16,000 in 2026, with some additional interest income, \$10,000, included in the non-owner income to offset this increase.
- b. We were able to leave the 2026 property insurance premium allocation unchanged for 2026. While there are indications premiums are decreasing, recommendations from insurance experts suggest holding budgets constant for 2026 renewals. Leaving this allocation provides some buffer in case the rest of the hurricane season turns out badly or we have the ability to lower deductibles at renewal.
- c. There were several other operating increases pertaining mostly to building maintenance and utility costs. Unfortunately, the costs to maintain building safety systems have increased significantly over the past few years. We are also anticipating significant increases in elevator maintenance costs at the expiration of our current contract next year.

2. Reserve Budget

a. Schedule Changes

Throughout 2024 and 2025 various committees and the board have discussed the upcoming painting and window replacement projects. The outcome of these discussions has led to a forward shift of the window project from 2030 to 2028. This was done to bring this project into the time frame of a painting project. It is felt that moving the window project forward to 2027/2028 is a better alternative than moving this project to the next paint cycle in 2034.

b. White Budget

Statute 718 requires the board to adopt a fully funded budget, including reserves. For the White budget, moving the timing of this project forward causes the new statutorily required Structural Integrity Reserve Schedule (SIRS) full funding annual contribution levels to be adjusted upwards from roughly \$447,000 to \$650,000. This increase, coupled with the Traditional Reserve full funding contributions, brings the 2026 full funding reserve contribution to \$1,010,000.

c. Green Budget (Reduced/Alternate Funding)

i. Traditional Reserve

The Green budget includes 75%, \$270,000, of the 2026 Traditional Reserve full funding number.

ii. SIRS

Prior to the legislative changes in 2025, SIRS funding had to come from regular monthly assessments (maintenance fees). In 2025, the legislature changed this requirement to allow for the use of regular assessment, special assessment, loan, or line of credit funding methods. In looking at the implications of this change, a hybrid funding method, including regular and special assessment, was recommended to and accepted by the board. This method allows for approximately 20% lower monthly fees in 2026, but necessitates anticipated special assessments totaling \$1.2 million spread across 2027 and 2028 to fulfill our statutory SIRS full funding obligation.

This change in funding method does have to be approved by a majority of the membership. This vote will occur at the 2025 Annual Meeting on November 1, 2025. You will receive additional notice about the annual meeting and vote as we get closer to the annual meeting date.

Copies of all reserve schedules are available on the association website.

THE ORMOND HERITAGE
Budget - Proposed WHITE
Fully Funded Reserves
January 1, 2026 - December 31, 2026

	2026 BUDGET	Common Elements		Limited Common Elements		2025 BUDGET	2025-2026 Change
		\$	Percent	\$	Percent		
SAFETY & SURVEILLANCE							
Fire Safety & Surveillance	\$ 34,000.00					\$ 20,400.00	\$ 13,600.00
SAFETY & SURVEILLANCE TOTAL	\$ 34,000.00	\$ 5,916.00	17%	\$ 28,084.00	83%	\$ 20,400.00	\$ 13,600.00
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	\$ 41,000.00	\$ 41,000.00	100%	\$ -	0%	\$ 19,500.00	\$ 21,500.00
Exterminator-Pest Control	\$ 5,500.00	\$ 3,443.00	63%	\$ 2,057.00	37%	\$ 4,500.00	\$ 1,000.00
Exterior Bldg Maintenance	\$ 30,000.00	\$ 30,000.00	100%	\$ -	0%	\$ 23,200.00	\$ 6,800.00
Interior Bldg Repairs/Maintenance	\$ 14,400.00	\$ 9,014.40	63%	\$ 5,385.60	37%	\$ 12,400.00	\$ 2,000.00
Garage Repairs/Maintenance	\$ 10,000.00	\$ 6,260.00	63%	\$ 3,740.00	37%	\$ 10,000.00	\$ -
BUILDING TOTAL	\$ 109,400.00	\$ 95,038.40	87%	\$ 14,361.60	13%	\$ 78,100.00	\$ 31,300.00
GROUNDS							
Lawn Services	\$ 38,000.00					\$ 36,000.00	\$ 2,000.00
Plants & Shrubs	\$ 30,000.00					\$ 28,200.00	\$ 1,800.00
GROUNDS TOTAL	\$ 68,000.00	\$ 68,000.00	100%	\$ -	0%	\$ 64,200.00	\$ 3,800.00
POOL							
Pool/Spa - Repairs/Supplies	\$ 13,000.00					\$ 11,900.00	\$ 1,100.00
POOL TOTAL	\$ 13,000.00	\$ -	0%	\$ 13,000.00	100%	\$ 11,900.00	\$ 1,100.00
UTILITIES							
Cable TV Service	\$ 118,000.00	\$ 708.00	1%	\$ 117,292.00	99%	\$ 118,000.00	\$ -
Electricity-Building	\$ 58,000.00	\$ 35,496.00	61%	\$ 22,504.00	39%	\$ 58,000.00	\$ -
Water/Sewer - City of Ormond Beach	\$ 92,500.00	\$ 22,107.50	24%	\$ 70,392.50	76%	\$ 84,500.00	\$ 8,000.00
Trash-Garbage	\$ 27,000.00	\$ 16,902.00	63%	\$ 10,098.00	37%	\$ 24,000.00	\$ 3,000.00
Trash-Recycle	\$ 4,000.00	\$ 2,504.00	63%	\$ 1,496.00	37%	\$ 3,500.00	\$ 500.00
UTILITIES TOTAL	\$ 299,500.00	\$ 77,717.50	26%	\$ 221,782.50	74%	\$ 288,000.00	\$ 11,500.00
CONTINGENCY	\$ 15,000.00	\$ 9,390.00	63%	\$ 5,610.00	37%	\$ 15,000.00	\$ -
PROFESSIONAL							
Reserve Study	\$ 5,000.00					\$ -	\$ 5,000.00
Consulting	\$ 6,500.00					\$ 2,500.00	\$ 4,000.00
CPA	\$ 7,800.00					\$ 6,800.00	\$ 1,000.00
Legal Fees	\$ 5,000.00					\$ 5,000.00	\$ -
PROFESSIONAL TOTAL	\$ 24,300.00	\$ 15,211.80	63%	\$ 9,088.20	37%	\$ 14,300.00	\$ 10,000.00
INSURANCE							
Crime	\$ 4,500.00					\$ 2,500.00	\$ 2,000.00
Property & Windstorm	\$ 645,180.00					\$ 645,180.00	\$ -
Equipment Breakdown	\$ -					\$ 3,800.00	\$ (3,800.00)
General Liability/Auto	\$ 19,500.00					\$ 19,500.00	\$ -
Officers & Directors	\$ 3,800.00					\$ 3,800.00	\$ -
Umbrella	\$ 5,500.00					\$ 6,800.00	\$ (1,300.00)
Flood	\$ 18,000.00					\$ 18,000.00	\$ -
INSURANCE TOTAL	\$ 696,480.00	\$ 435,996.48	63%	\$ 260,483.52	37%	\$ 699,580.00	\$ (3,100.00)

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%	\$ 6,900.00	\$ -
Bad Debt Provision	\$ -	\$ -	0%	\$ -	100%	\$ -	\$ -
OFFICE - ADMINISTRATIVE TOTAL	\$ 15,150.00	\$ 9,483.90	63%	\$ 5,666.10	37%	\$ 15,150.00	\$ -
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	\$ 16,000.00	\$ 10,016.00	63%	\$ 5,984.00	37%	\$ -	\$ 16,000.00
TAXES TOTAL	\$ 17,519.00	\$ 10,900.44	62%	\$ 6,618.56	38%	\$ 1,519.00	\$ 16,000.00
PAYROLL							
Housekeeping and Maintenance	\$ 164,000.00					\$ 165,880.00	\$ (1,880.00)
Office Administration	\$ 141,750.00					\$ 136,220.00	\$ 5,530.00
Intuit Payroll Fees	\$ -					\$ -	\$ -
Medical Insurance	\$ -					\$ 5,000.00	\$ (5,000.00)
Payroll Taxes	\$ 26,000.00					\$ 26,000.00	\$ -
Workers Compensation	\$ 6,000.00					\$ 6,000.00	\$ -
Education, Dues and Meetings	\$ 1,500.00					\$ 1,500.00	\$ -
PAYROLL TOTAL	\$ 339,250.00	\$ 212,370.50	63%	\$ 126,879.50	37%	\$ 340,600.00	\$ (1,350.00)
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	\$ 7,763.19					\$ 5,686.91	\$ 2,076.28
MANAGER'S UNIT #114 TOTAL	\$ 11,663.19	\$ 11,663.19	100%	\$ -	0%	\$ 9,586.91	\$ 2,076.28
	\$ (7,763.19)	\$ (7,763.19)	100%	\$ -		\$ (5,686.91)	
TOTAL OPERATING OUTFLOW	\$ 1,635,499.00	\$ 943,925.02	58%	\$ 691,573.98	42%	\$ 1,552,649.00	\$ 84,926.28
RESERVE ALLOCATION							
Operating Surplus from 2025	\$ 1,010,000.00	\$ 993,284.50	98%	\$ 16,715.50	2%	\$ 536,200.00	\$ 473,800.00
	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
GRAND TOTAL WITH RESERVES	\$ 2,645,499.00	\$ 1,937,209.52	73%	\$ 708,289.48	27%	\$ 2,088,849.00	\$ 558,726.28
Non-owner Income (114 Rental & Interest)							
	\$ 30,900.00	\$ 30,900.00				\$ 20,900.00	\$ 10,000.00
FEE ASSESSMENT							
	\$ 2,614,599.00	\$ 1,906,309.52	73%	\$ 708,289.48	27%		
TOTAL INFLOW	\$ 2,645,499.00	\$ 1,937,209.52	73%	\$ 708,289.48	27%		
Last Year's (2025) Grand Total with Reserves							
	\$ 2,088,899.00	\$ 1,417,362.39	68%	\$ 671,536.61	32%		

Limited Common Element Fee Calculation	
Limited Common Elements	\$ 708,289.48
Share per unit Bylaws 7.2 (a)	0.0064516
Annual share per unit	\$ 4,569.60
Monthly share per unit	\$ 380.80

THE ORMOND HERITAGE The Reserve Study Report Available Upon Request 2026 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 \$ 0.4530	Limited Com Elements Per Unit Per Month	2026 Monthly Fee	2025 Monthly Fee	2026 Check Figure Total	Percentage of Change
1, 3, 19, 21	28	2,675	74,900	21.3%	0.76%	\$ 407,187.05	\$ 1,211.87	\$ 380.80	\$ 1,592.67	\$ 1,248.79	\$ 44,594.66	27.5%
2 & 20	14	2,170	30,380	8.6%	0.62%	\$ 165,158.11	\$ 983.08	\$ 380.80	\$ 1,363.88	\$ 1,081.20	\$ 19,094.38	26.1%
4 & 18	16	2,440	39,040	11.1%	0.69%	\$ 212,237.42	\$ 1,105.40	\$ 380.80	\$ 1,486.20	\$ 1,170.80	\$ 23,779.25	26.9%
5,6,7,15, 16, 17	46	1,745	80,270	22.8%	0.50%	\$ 436,380.57	\$ 790.54	\$ 380.80	\$ 1,171.34	\$ 940.15	\$ 53,881.85	24.6%
8 & 14	15	1,428	21,420	6.1%	0.41%	\$ 116,447.89	\$ 646.93	\$ 380.80	\$ 1,027.73	\$ 834.95	\$ 15,415.99	23.1%
114	1	1,428	1,428	0.4%	0.41%	\$ 7,763.19	\$ 646.93		\$ 646.93	\$ 473.91		
9 & 13	14	3,050	42,700	12.1%	0.87%	\$ 232,134.68	\$ 1,381.75	\$ 380.80	\$ 1,762.55	\$ 1,373.24	\$ 24,675.76	28.4%
10,11,12	15	2,230	33,450	9.5%	0.63%	\$ 181,847.89	\$ 1,010.27	\$ 380.80	\$ 1,391.07	\$ 1,101.11	\$ 20,865.99	26.3%
PH - 1	1	5,684	5,684	1.6%	1.61%	\$ 30,900.55	\$ 2,575.05	\$ 380.80	\$ 2,955.85	\$ 2,247.38	\$ 2,955.85	31.5%
PH - 2 & 7	2	3,806	7,612	2.2%	1.08%	\$ 41,381.95	\$ 1,724.25	\$ 380.80	\$ 2,105.05	\$ 1,624.13	\$ 4,210.10	29.6%
PH - 3, 4, 5, 6	4	3,800	15,200	4.3%	1.08%	\$ 82,633.42	\$ 1,721.53	\$ 380.80	\$ 2,102.33	\$ 1,622.14	\$ 8,409.32	29.6%
	156		352,084	100.0%		\$ 1,914,072.72		\$ 380.80			\$ 217,883.13	
						\$ (7,763.19)		12 Months			12	
						\$ 1,906,309.52		\$ 4,569.60			\$ 2,614,599.00	
								155 Units				
				Total		\$ 2,614,599.00		\$ 708,289.48				

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 Green Budget- Proposed
Partially Funded Reserves (56.4%)
January 1, 2026 - December 31, 2026

	2026 BUDGET	Common Elements		Limited Common Elements		2025 BUDGET	2025-2026 Change
		\$	Percent	\$	Percent		
SAFETY & SURVEILLANCE							
Fire Safety & Surveillance	\$ 34,000.00					\$ 20,400.00	\$ 13,600.00
SAFETY & SURVEILLANCE TOTAL	\$ 34,000.00	\$ 5,916.00	17%	\$ 28,084.00	83%	\$ 20,400.00	\$ 13,600.00
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Plants & Shrubs	\$ 30,000.00					\$ 28,200.00	\$ 1,800.00
GROUNDS TOTAL	\$ 68,000.00	\$ 68,000.00	100%	\$ -	0%	\$ 64,200.00	\$ 3,800.00
POOL							
Pool/Spa - Repairs/Supplies	\$ 13,000.00					\$ 11,900.00	\$ 1,100.00
POOL TOTAL	\$ 13,000.00	\$ -	0%	\$ 13,000.00	100%	\$ 11,900.00	\$ 1,100.00
UTILITIES							
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Electricity-Building	\$ 58,000.00	\$ 35,496.00	61%	\$ 22,504.00	39%	\$ 58,000.00	\$ -
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UTILITIES TOTAL	\$ 299,500.00	\$ 77,717.50	26%	\$ 221,782.50	74%	\$ 288,000.00	\$ 11,500.00
CONTINGENCY	\$ 15,000.00	\$ 9,390.00	63%	\$ 5,610.00	37%	\$ 15,000.00	\$ -
PROFESSIONAL							
Reserve Study	\$ 5,000.00					\$ -	\$ 5,000.00
Consulting	\$ 6,500.00					\$ 2,500.00	\$ 4,000.00
CPA	\$ 7,800.00					\$ 6,800.00	\$ 1,000.00
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INSURANCE							
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Property & Windstorm	\$ 645,180.00					\$ 645,180.00	\$ -
Equipment Breakdown	\$ -					\$ 3,800.00	\$ (3,800.00)
General Liability/Auto	\$ 19,500.00					\$ 19,500.00	\$ -
Officers & Directors	\$ 3,800.00					\$ 3,800.00	\$ -
Umbrella	\$ 5,500.00					\$ 6,800.00	\$ (1,300.00)
Flood	\$ 18,000.00					\$ 18,000.00	\$ -
INSURANCE TOTAL	\$ 696,480.00	\$ 435,996.48	63%	\$ 260,483.52	37%	\$ 699,580.00	\$ (3,100.00)

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Postage & Printing	\$ 500.00	\$ 313.00	63%	\$ 187.00	37%	\$ 500.00	\$ -
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OFFICE - ADMINISTRATIVE TOTAL	\$ 15,150.00	\$ 9,483.90	63%	\$ 5,666.10	37%	\$ 15,150.00	\$ -
TAXES							
Licenses and Permits	\$ 70.00	\$ 43.82	63%	\$ 26.18	37%	\$ 70.00	\$ -
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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	\$ 16,000.00	\$ 10,016.00	63%	\$ 5,984.00	37%	\$ -	\$ 16,000.00
TAXES TOTAL	\$ 17,519.00	\$ 10,900.44	62%	\$ 6,618.56	38%	\$ 1,519.00	\$ 16,000.00
PAYROLL							
Housekeeping and Maintenance	\$ 164,000.00					\$ 165,880.00	\$ (1,880.00)
Office Administration	\$ 141,750.00					\$ 136,220.00	\$ 5,530.00
Intuit Payroll Fees	\$ -					\$ -	\$ -
Medical Insurance	\$ -					\$ 5,000.00	\$ (5,000.00)
Payroll Taxes	\$ 26,000.00					\$ 26,000.00	\$ -
Workers Compensation	\$ 6,000.00					\$ 6,000.00	\$ -
Education, Dues and Meetings	\$ 1,500.00					\$ 1,500.00	\$ -
PAYROLL TOTAL	\$ 339,250.00	\$ 212,370.50	63%	\$ 126,879.50	37%	\$ 340,600.00	\$ (1,350.00)
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	\$ 6,001.01					\$ 5,686.91	\$ 314.10
MANAGER'S UNIT #114 TOTAL	\$ 9,901.01	\$ 9,901.01	100%	\$ -	0%	\$ 9,586.91	\$ 314.10
	\$ (6,001.01)	\$ (6,001.01)	100%	\$ -		\$ (5,686.91)	
TOTAL OPERATING OUTFLOW	\$ 1,635,499.00	\$ 943,925.02	58%	\$ 691,573.98	42%	\$ 1,552,649.00	\$ 83,164.10
RESERVE ALLOCATION							
Operating Surplus from 2025	\$ 570,000.00	\$ 560,566.50	98%	\$ 9,433.50	2%	\$ 536,200.00	\$ 33,800.00
	\$ -	\$ -	63%	\$ -	37%	\$ -	\$ -
GRAND TOTAL WITH RESERVES	\$ 2,205,499.00	\$ 1,504,491.52	68%	\$ 701,007.48	32%	\$ 2,088,849.00	\$ 116,964.10
Non-owner Income (114 Rental & Interest)							
	\$ 30,900.00	\$ 30,900.00				\$ 20,900.00	\$ 10,000.00
FEE ASSESSMENT							
	\$ 2,174,599.00	\$ 1,473,591.52	68%	\$ 701,007.48	32%	\$ 2,088,849.00	
TOTAL INFLOW	\$ 2,205,499.00	\$ 1,504,491.52	68%	\$ 701,007.48	32%	\$ 2,088,849.00	
Last Year's (2025) Grand Total with Reserves							
	\$ 2,088,899.00	\$ 1,417,362.39	68%	\$ 671,536.61	32%		

Limited Common Element Fee Calculation	
Limited Common Elements	\$ 701,007.48
Share per unit Bylaws 7.2 (a)	0.0064516
Annual share per unit	\$ 4,522.62
Monthly share per unit	\$ 376.88

THE ORMOND HERITAGE												
The Reserve Study Report Available Upon Request												
2026 UNIT ASSESSMENTS with Partial Funded Reserves (56.4%)												
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 \$ 0.3502	Limited Com Elements Per Unit Per Month	2026 Monthly Fee	2025 Monthly Fee	2026 Check Figure Total	Percentage of Change
1, 3, 19, 21	28	2,675	74,900	21.3%	0.76%	\$ 314,758.64	\$ 936.78	\$ 376.88	\$ 1,313.67	\$ 1,248.79	\$ 36,782.67	5.2%
2 & 20	14	2,170	30,380	8.6%	0.62%	\$ 127,668.46	\$ 759.93	\$ 376.88	\$ 1,136.82	\$ 1,081.20	\$ 15,915.43	5.1%
4 & 18	16	2,440	39,040	11.1%	0.69%	\$ 164,061.11	\$ 854.48	\$ 376.88	\$ 1,231.37	\$ 1,170.80	\$ 19,701.92	5.2%
5,6,7,15, 16, 17	46	1,745	80,270	22.8%	0.50%	\$ 337,325.45	\$ 611.10	\$ 376.88	\$ 987.98	\$ 940.15	\$ 45,447.16	5.1%
8 & 14	15	1,428	21,420	6.1%	0.41%	\$ 90,015.09	\$ 500.08	\$ 376.88	\$ 876.97	\$ 834.95	\$ 13,154.53	5.0%
114	1	1,428	1,428	0.4%	0.41%	\$ 6,001.01	\$ 500.08		\$ 500.08	\$ 473.91		
9 & 13	14	3,050	42,700	12.1%	0.87%	\$ 179,441.84	\$ 1,068.11	\$ 376.88	\$ 1,444.99	\$ 1,373.24	\$ 20,229.88	5.2%
10,11,12	15	2,230	33,450	9.5%	0.63%	\$ 140,569.78	\$ 780.94	\$ 376.88	\$ 1,157.83	\$ 1,101.11	\$ 17,367.42	5.2%
PH - 1	1	5,684	5,684	1.6%	1.61%	\$ 23,886.36	\$ 1,990.53	\$ 376.88	\$ 2,367.41	\$ 2,247.38	\$ 2,367.41	5.3%
PH - 2 & 7	2	3,806	7,612	2.2%	1.08%	\$ 31,988.55	\$ 1,332.86	\$ 376.88	\$ 1,709.74	\$ 1,624.13	\$ 3,419.48	5.3%
PH - 3, 4, 5, 6	4	3,800	15,200	4.3%	1.08%	\$ 63,876.25	\$ 1,330.76	\$ 376.88	\$ 1,707.64	\$ 1,622.14	\$ 6,830.56	5.3%
	156		352,084	100.0%		\$ 1,479,592.53		\$ 376.88			\$ 181,216.47	
						\$ (6,001.01)		12 Months			12	
						\$ 1,473,591.52		\$ 4,522.62			\$ 2,174,599.00	
								155 Units				
				Total		\$ 2,174,599.00		\$ 701,007.48				

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.

2026 Ormond Hertiage, Traditional Reserve Schedule

Component Listing	Replacement Date	Estimated Useful Life	Adjusted Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost (Current)	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11
Decks & Planter Boxes																
Clean/Seal Decktop Pavers	None	4	0	0	\$ -											
Patio Resurfacing, Ballroom	1/1/2028	15	21	2	\$ 29,870.00			\$ 30,620.00								
Pavers/Membranes, Decktop	1/1/2034	25	25	8	\$ 837,500.00									\$ 1,020,450.00		
Planter Boxes, Decktop	1/1/2034	25	25	8	\$ 840,000.00									\$ 1,025,450.00		
Elevators																
Elevators, Cab Interiors	1/1/2043	20	20	18	\$ 110,350.00											
Elevators, Doors Allowance	1/1/2026	3	3	0	\$ 12,050.00	\$ 12,050.00				\$ 13,300.00				\$ 14,700.00		
Elevators, Mechanical Modernization	1/1/2030	25	25	4	\$ 855,415.00					\$ 944,220.00						
Exterior Doors/Frames																
Exterior Doors/Frames, Common Area	1/1/2040	20	20	14	\$ 148,305.00											
Interior Decorating																
Annual Allowance	1/1/2025	1	1	0	\$ 10,300.00	\$ 10,300.00	\$ 10,560.00	\$ 10,925.00	\$ 11,090.00	\$ 11,370.00	\$ 11,650.00	\$ 11,945.00	\$ 12,250.00	\$ 12,550.00	\$ 12,970.00	\$ 13,200.00
Flooring	1/1/2036	15	15	10	\$ 60,250.00											\$ 79,440.00
Furniture	1/1/2027	5	5	1	\$ 5,000.00		\$ 5,280.00							\$ 6,125.00		
Painting	1/1/2033	10	10	7	\$ 17,700.00									\$ 21,050.00		
Silk Plants (Atriums/Ballroom)	1/1/2033	10	10	8	\$ 12,360.00									\$ 14,700.00		
Mechanical																
Fire Alarm System Moderization (Major)	1/1/2036	25	25	10	\$ 284,000.00											\$ 363,400.00
Generator/Equipment	1/1/2035	40	40	9	\$ 172,500.00										\$ 215,415.00	
Mechanical/HVAC Allowance (Annual)	1/1/2025	1	1	0	\$ 50,000.00	\$ 50,000.00	\$ 51,500.00	\$ 52,790.00	\$ 54,100.00	\$ 55,500.00	\$ 56,850.00	\$ 58,270.00	\$ 59,725.00	\$ 61,225.00	\$ 62,750.00	\$ 64,325.00
Painting & Waterproofing																
Paint atrium Interiors	1/1/2037	14	14	11	\$ 49,900.00											
Paint Garage Interiors/Piping	1/1/2034	15	15	8	\$ 62,150.00										\$ 75,725.00	
Paint Stairway Interiors	1/1/2034	15	15	8	\$ 19,080.00										\$ 23,248.00	
Walks Resurfacing, Ground Level	1/1/2028	14	14	2	\$ 175,000.00			\$ 189,375.00								
Walks Resurfacing, Upper Level	1/1/2034	14	14	8	\$ 191,250.00									\$ 233,020.00		
Pavement																
Pavement, Asphalt Overlay	1/1/2027	20	29	1	\$ 18,150.00		\$ 19,050.00									
Pavement, Entry Drives/Parking	1/1/2030	40	35	4	\$ 106,605.00					\$ 117,675.00						
Pool																
Pool/Spa Interior Resurfacing	1/1/2027	15	24	1	\$ 43,200.00		\$ 44,275.00									
Roofing																
Roofing, Metal Shingle Deferred Maintenance	1/1/2025	1	1	0	\$ 35,000.00	\$ 35,000.00	\$ 36,050.00	\$ 36,950.00	\$ 37,875.00	\$ 38,825.00	\$ 39,800.00	\$ 40,800.00	\$ 41,800.00	\$ 42,850.00	\$ 43,925.00	\$ 45,025.00
Security																
Security, Access Control	1/1/2029	10	10	3	\$ 13,000.00				\$ 14,000.00							
Security, Video Surveillance	1/1/2032	10	10	6	\$ 62,685.00							\$ 72,700.00				
Security, Upgrades	None	0	0	0	\$ 10,500.00											
Total Projected Cash Outflows						\$ 107,350.00	\$ 166,715.00	\$ 320,660.00	\$ 117,065.00	\$ 1,180,890.00	\$ 108,300.00	\$ 183,715.00	\$ 155,650.00	\$ 2,410,245.00	\$ 434,033.00	\$ 565,390.00
Projected Beginning Cash Balance						\$ 937,152.04	\$ 1,221,665.21	\$ 1,464,102.67	\$ 1,565,232.42	\$ 1,879,614.37	\$ 1,143,612.57	\$ 1,475,947.44	\$ 1,746,940.87	\$ 2,059,198.54	\$ 130,933.77	\$ 155,039.99
Projected earnings on reserve funds						\$ 31,863.17	\$ 31,152.46	\$ 24,889.75	\$ 26,608.95	\$ 31,953.44	\$ 19,441.41	\$ 25,091.11	\$ 29,697.99	\$ 35,006.38	\$ 2,225.87	\$ 2,635.68
Annual Reserve Funding Requirements						\$ 360,000.00	\$ 378,000.00	\$ 396,900.00	\$ 404,838.00	\$ 412,934.76	\$ 421,193.46	\$ 429,617.32	\$ 438,209.67	\$ 446,973.86	\$ 455,913.34	\$ 465,031.61
Special Assessment																
Projected Ending Cash Balance						\$ 1,221,665.21	\$ 1,464,102.67	\$ 1,565,232.42	\$ 1,879,614.37	\$ 1,143,612.57	\$ 1,475,947.44	\$ 1,746,940.87	\$ 2,059,198.54	\$ 130,933.77	\$ 155,039.99	\$ 57,317.28

Average Annual Beginning Cash	\$ 864,784.52
Maximum Beginning/Ending Cash	\$ 2,059,198.54
Minimum Beginning/Ending Cash	\$ 36,279.47
Ten Year Rolling Average	\$ 518,462.30
75% of Full Funding Annual Contribution	\$ 270,000.00

2026 Ormond Hertiage, Traditional Reserve Schedule

Component Listing	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20	2046 Year 21	2047 Year 22	2048 Year 23	2049 Year 24	2050 Year 25	2051 Year 26
Decks & Planter Boxes															
Clean/Seal Decktop Pavers															
Patio Resurfacing, Ballroom							\$ 45,450.00								
Pavers/Membranes, Decktop															
Planter Boxes, Decktop															
Elevators															
Elevators, Cab Interiors							\$ 167,900.00								
Elevators, Doors Allowance		\$ 16,200.00				\$ 17,900.00				\$ 19,750.00				\$ 21,800.00	
Elevators, Mechanical Modernization															
Exterior Doors/Frames															
Exterior Doors/Frames, Common Area				\$ 211,350.00											
Interior Decorating															
Annual Allowance	\$ 13,515.00	\$ 13,850.00	\$ 14,200.00	\$ 14,555.00	\$ 14,920.00	\$ 12,290.00	\$ 12,675.00	\$ 16,070.00	\$ 16,470.00	\$ 16,880.00	\$ 17,300.00	\$ 17,740.00	\$ 18,175.00	\$ 18,630.00	\$ 19,100.00
Flooring															
Furniture			\$ 7,100.00						\$ 8,240.00						\$ 9,550.00
Painting								\$ 27,600.00							
Silk Plants (Atriums/Ballroom)							\$ 19,280.00								
Mechanical															
Fire Alarm System Moderization (Major)					\$ 363,700.00										
Generator/Equipment															
Mechanical/HVAC Allowance (Annual)	\$ 65,925.00	\$ 67,575.00	\$ 69,275.00	\$ 71,000.00	\$ 72,775.00	\$ 74,600.00	\$ 76,450.00	\$ 78,385.00	\$ 80,325.00	\$ 82,350.00	\$ 84,400.00	\$ 86,500.00	\$ 88,675.00	\$ 90,875.00	\$ 93,150.00
Painting & Waterproofing															
Paint atrium Interiors	\$ 65,470.00														
Paint Garage Interiors/Piping														\$ 112,420.00	
Paint Stairway Interiors														\$ 34,525.00	
Walks Resurfacing, Ground Level							\$ 274,275.00								
Walks Resurfacing, Upper Level													\$ 337,500.00		
Pavement															
Pavement, Asphalt Overlay											\$ 31,400.00				
Pavement, Entry Drives/Parking															
Pool															
Pool/Spa Interior Resurfacing							\$ 65,720.00								
Roofing															
Roofing, Metal Shingle Deferred Maintenance	\$ 46,150.00	\$ 47,300.00	\$ 48,500.00	\$ 49,700.00	\$ 50,950.00	\$ 52,225.00	\$ 53,525.00	\$ 54,850.00	\$ 56,225.00	\$ 57,650.00	\$ 59,075.00	\$ 60,550.00	\$ 62,075.00	\$ 63,625.00	\$ 65,200.00
Security															
Security, Access Control				\$ 18,375.00											\$ 24,150.00
Security, Video Surveillance							\$ 95,390.00								
Security, Upgrades															
Total Projected Cash Outflows	\$ 191,060.00	\$ 144,925.00	\$ 139,075.00	\$ 364,980.00	\$ 502,345.00	\$ 157,015.00	\$ 791,385.00	\$ 196,185.00	\$ 161,260.00	\$ 176,630.00	\$ 192,175.00	\$ 164,790.00	\$ 506,425.00	\$ 341,875.00	\$ 211,150.00
Projected Beginning Cash Balance	\$ 57,317.28	\$ 167,231.67	\$ 331,149.61	\$ 509,824.15	\$ 471,873.56	\$ 302,280.06	\$ 481,628.07	\$ 36,279.47	\$ 185,316.92	\$ 378,705.12	\$ 567,040.88	\$ 750,203.90	\$ 971,179.66	\$ 861,737.25	\$ 922,593.77
Projected earnings on reserve funds	\$ 974.39	\$ 2,842.94	\$ 5,629.54	\$ 8,667.01	\$ 8,021.85	\$ 5,138.76	\$ 8,187.68	\$ 616.75	\$ 3,150.39	\$ 6,437.99	\$ 9,639.69	\$ 12,753.47	\$ 16,510.05	\$ 14,649.53	\$ 15,684.09
Annual Reserve Funding Requirements	\$ 300,000.00	\$ 306,000.00	\$ 312,120.00	\$ 318,362.40	\$ 324,729.65	\$ 331,224.24	\$ 337,848.73	\$ 344,605.70	\$ 351,497.81	\$ 358,527.77	\$ 365,698.33	\$ 373,012.29	\$ 380,472.54	\$ 388,081.99	\$ 395,843.63
Special Assessment															
Projected Ending Cash Balance	\$ 167,231.67	\$ 331,149.61	\$ 509,824.15	\$ 471,873.56	\$ 302,280.06	\$ 481,628.07	\$ 36,279.47	\$ 185,316.92	\$ 378,705.12	\$ 567,040.88	\$ 750,203.90	\$ 971,179.66	\$ 861,737.25	\$ 922,593.77	\$ 1,122,971.50

2026 Ormond Hertiage, Traditional Reserve Schedule

Component Listing		2052 Year 27	2053 Year 28	2054 Year 29	2055 Year 30	Total Expenditure over 30 Years
Decks & Planter Boxes						
	Clean/Seal Decktop Pavers					\$ -
	Patio Resurfacing, Ballroom					\$ 76,070.00
	Pavers/Membranes, Decktop					\$ 1,020,450.00
	Planter Boxes, Decktop					\$ 1,025,450.00
Elevators						\$ -
	Elevators, Cab Interiors					\$ 167,900.00
	Elevators, Doors Allowance			\$ 24,060.00		\$ 139,760.00
	Elevators, Mechanical Modernization					\$ 944,220.00
Exterior Doors/Frames						\$ -
	Exterior Doors/Frames, Common Area					\$ 211,350.00
Interior Decorating						\$ -
	Annual Allowance	\$ 19,575.00	\$ 20,070.00	\$ 20,570.00	\$ 21,080.00	#REF!
	Flooring	\$ 117,950.00				\$ 197,390.00
	Furniture					\$ 36,295.00
	Painting				\$ 36,225.00	\$ 84,875.00
	Silk Plants (Atriums/Ballroom)				\$ 25,300.00	\$ 59,280.00
Mechanical						
	Fire Alarm System Moderization (Major)					\$ 727,100.00
	Generator/Equipment					\$ 215,415.00
	Mechanical/HVAC Allowance (Annual)	\$ 95,475.00	\$ 97,875.00	\$ 100,325.00	\$ 102,825.00	\$ 2,205,795.00
Painting & Waterproofing						\$ -
	Paint atrium Interiors	\$ 94,850.00				\$ 160,320.00
	Paint Garage Interiors/Piping					\$ 188,145.00
	Paint Stairway Interiors					\$ 57,773.00
	Walks Resurfacing, Ground Level					\$ 463,650.00
	Walks Resurfacing, Upper Level					\$ 570,520.00
Pavement						
	Pavement, Asphalt Overlay					\$ 50,450.00
	Pavement, Entry Drives/Parking					\$ 117,675.00
Pool						\$ -
	Pool/Spa Interior Resurfacing					\$ 109,995.00
Roofing						\$ -
	Roofing, Metal Shingle Deferred Maintenance	\$ 66,850.00	\$ 68,500.00	\$ 70,225.00	\$ 72,000.00	\$ 1,544,075.00
Security						
	Security, Access Control					\$ 56,525.00
	Security, Video Surveillance			\$ 125,150.00		\$ 293,240.00
	Security, Upgrades					\$ -
						\$ 11,170,193.00
	Total Projected Cash Outflows	\$ 394,700.00	\$ 186,445.00	\$ 340,330.00	\$ 257,430.00	
	Projected Beginning Cash Balance	\$ 1,122,971.50	\$ 1,151,122.51	\$ 1,396,082.31	\$ 1,499,558.13	\$ 467,355.85
	Projected earnings on reserve funds	\$ 19,090.52	\$ 19,569.08	\$ 23,733.40	\$ 25,492.49	\$ 11,461,779.61
	Annual Reserve Funding Requirements	\$ 403,760.50	\$ 411,835.71	\$ 420,072.43	\$ 428,473.87	
	Special Assessment					
	Projected Ending Cash Balance	\$ 1,151,122.51	\$ 1,396,082.31	\$ 1,499,558.13	\$ 1,696,094.50	

2026 Ormond Hertiage SI Reserve Schedule - Regular Assessment Funding Method

Component Listing	Replacement Date	Estimated Useful Life	Adjusted Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost (Current)	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7
Decks & Planter Boxes												
Amenity Deck Waterproofing	1/1/2033	20	20	7	\$ 661,000.00							
Structural												
Routine Concrete Repairs	1/1/2026	10	10	0	\$ 26,300.00	\$ 26,300.00						
Mechanical												
Domestic Water Pump/Equipment	1/1/2035	20	20	9	\$ 49,500.00							
Fire Alarm System Moderization (Minor)	1/1/2025	1	1	0	\$ 2,700.00	\$ 2,700.00	\$ 2,740.00	\$ 2,800.00	\$ 2,875.00	\$ 2,950.00	\$ 3,020.00	\$ 3,100.00
Fire Pump	1/1/2035	40	40	36	\$ 60,700.00							
Fire Pump Controller	1/1/2042	20	20	16	\$ 45,900.00							
Electrical System Evaluation	1/1/2025	1	1	0	\$ 1,075.00	\$ 1,075.00	\$ 1,095.00	\$ 1,120.00	\$ 1,150.00	\$ 1,175.00	\$ 1,210.00	\$ 1,240.00
Main Electrical Panel Replacement	1/1/2039	30	30	13	\$ 88,100.00							
Painting & Waterproofing												
Exterior Painting and Waterproofing	1/1/2027	7	7	1	\$ 941,350.00		\$ 964,850.00					
Stucco Repairs	1/1/2027	7	7	1	\$ 39,800.00		\$ 40,750.00					
Roofing												
Roofing, Flat	1/1/2050	30	30	24	\$ 1,154,250.00							
Roofing, Metal Shingle (Replace)	1/1/2034	30	30	8	\$ 741,750.00							
Roofing, Skylights	1/1/2054	35	35	28	\$ 27,295.00							
Windows												
Glass Replacement	1/1/2025	1	1	0	\$ 10,660.00	\$ 10,660.00	\$ 10,925.00	\$ 11,200.00	\$ 11,480.00	\$ 11,775.00	\$ 12,065.00	\$ 12,365.00
Fenestration Replacement	1/1/2030	35	35	4	\$ 2,112,250.00			\$ 2,331,500.00				
Total Projected Cash Outflows						\$ 40,735.00	\$ 1,020,360.00	\$ 2,346,620.00	\$ 15,505.00	\$ 15,900.00	\$ 16,295.00	\$ 16,705.00
Projected Beginning Cash Balance						\$ 1,349,864.14	\$ 1,985,877.10	\$ 1,671,500.26	\$ 46,433.61	\$ 435,625.12	\$ 842,379.50	\$ 1,267,323.79
Projected earnings on reserve funds						\$ 26,747.96	\$ 36,483.16	\$ 31,968.35	\$ 4,696.50	\$ 10,654.38	\$ 16,879.29	\$ 23,380.76
Annual Reserve Funding Requirements						\$ 650,000.00	\$ 669,500.00	\$ 689,585.00	\$ 400,000.00	\$ 412,000.00	\$ 424,360.00	\$ 437,090.80
Special Assessment												
Projected Ending Cash Balance						\$ 1,985,877.10	\$ 1,671,500.26	\$ 46,433.61	\$ 435,625.12	\$ 842,379.50	\$ 1,267,323.79	\$ 1,711,090.35

Minimum Beginning/Ending Cash (Full Funding) \$ 46,433.61

2026 Ormond Hertiage SI Reserve Schedule - Regular Assessment Funding Method

2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20	2046 Year 21
\$ 785,675.00													
			\$ 33,625.00										\$ 43,050.00
		\$ 61,775.00											
\$ 3,175.00	\$ 3,250.00	\$ 3,350.00	\$ 3,420.00	\$ 3,500.00	\$ 3,590.00	\$ 3,680.00	\$ 3,770.00	\$ 3,870.00	\$ 3,975.00	\$ 4,075.00	\$ 4,175.00	\$ 4,275.00	\$ 4,380.00
									\$ 68,050.00				
\$ 1,270.00	\$ 1,300.00	\$ 1,335.00	\$ 1,365.00	\$ 1,400.00	\$ 1,435.00	\$ 1,470.00	\$ 1,510.00	\$ 1,545.00	\$ 1,585.00	\$ 1,625.00	\$ 1,665.00	\$ 1,705.00	\$ 1,745.00
							\$ 114,365.00						
		\$ 1,175,575.00								\$ 1,432,325.00			
		\$ 49,650.00								\$ 60,500.00			
	\$ 930,900.00												
\$ 12,675.00	\$ 13,000.00	\$ 13,325.00	\$ 13,650.00	\$ 14,000.00	\$ 14,350.00	\$ 14,695.00	\$ 15,065.00	\$ 15,450.00	\$ 15,825.00	\$ 16,225.00	\$ 16,625.00	\$ 17,050.00	\$ 17,470.00
\$ 802,795.00	\$ 948,450.00	\$ 1,305,010.00	\$ 52,060.00	\$ 18,900.00	\$ 19,375.00	\$ 19,845.00	\$ 134,710.00	\$ 20,865.00	\$ 89,435.00	\$ 1,514,750.00	\$ 22,465.00	\$ 23,030.00	\$ 66,645.00
\$ 1,711,090.35	\$ 1,388,667.27	\$ 929,394.00	\$ 120,722.04	\$ 353,272.87	\$ 630,955.96	\$ 921,067.82	\$ 1,224,062.04	\$ 1,426,006.86	\$ 1,754,374.67	\$ 2,028,933.28	\$ 892,425.61	\$ 1,241,589.57	\$ 1,606,173.27
\$ 30,168.39	\$ 25,467.11	\$ 18,717.12	\$ 4,610.83	\$ 8,183.09	\$ 12,434.86	\$ 16,875.65	\$ 21,512.36	\$ 24,636.07	\$ 29,658.97	\$ 33,877.65	\$ 16,933.34	\$ 22,277.21	\$ 27,855.56
\$ 450,203.52	\$ 463,709.63	\$ 477,620.92	\$ 280,000.00	\$ 288,400.00	\$ 297,052.00	\$ 305,963.56	\$ 315,142.47	\$ 324,596.74	\$ 334,334.64	\$ 344,364.68	\$ 354,695.62	\$ 365,336.49	\$ 376,296.59
\$ 1,388,667.27	\$ 929,394.00	\$ 120,722.04	\$ 353,272.87	\$ 630,955.96	\$ 921,067.82	\$ 1,224,062.04	\$ 1,426,006.86	\$ 1,754,374.67	\$ 2,028,933.28	\$ 892,425.61	\$ 1,241,589.57	\$ 1,606,173.27	\$ 1,943,680.42

2026 Ormond Hertiage SI Reserve Schedule - Regular Assessment Funding Method

2047 Year 22	2048 Year 23	2049 Year 24	2050 Year 25	2051 Year 26	2052 Year 27	2053 Year 28	2054 Year 29	2055 Year 30	Total Expenditure over 30 Years
							\$ 1,316,600.00		\$ 2,102,275.00
									\$ -
									\$ -
									\$ 102,975.00
									\$ -
									\$ -
									\$ 61,775.00
\$ 4,480.00	\$ 4,600.00	\$ 4,710.00	\$ 4,825.00	\$ 4,950.00	\$ 5,070.00	\$ 5,200.00	\$ 5,325.00	\$ 5,460.00	\$ 117,290.00
									\$ -
									\$ 68,050.00
\$ 1,790.00	\$ 1,835.00	\$ 1,890.00	\$ 1,930.00	\$ 1,975.00	\$ 2,025.00	\$ 2,076.00	\$ 2,130.00	\$ 2,185.00	\$ 46,856.00
									\$ 114,365.00
									\$ -
									\$ -
				\$ 1,745,150.00					\$ 5,317,900.00
				\$ 73,700.00					\$ 224,600.00
									\$ -
									\$ -
			\$ 2,084,500.00						\$ 2,084,500.00
									\$ 930,900.00
							\$ 57,550.00		\$ 57,550.00
									\$ -
									\$ -
\$ 17,910.00	\$ 19,350.00	\$ 18,825.00	\$ 19,290.00	\$ 19,775.00	\$ 20,260.00	\$ 20,765.00	\$ 21,290.00	\$ 21,825.00	\$ 469,165.00
									\$ -
									\$ 11,698,201.00
\$ 24,180.00	\$ 25,785.00	\$ 25,425.00	\$ 2,110,545.00	\$ 1,845,550.00	\$ 27,355.00	\$ 28,041.00	\$ 1,402,895.00	\$ 29,470.00	\$ 14,029,701.00
\$ 1,943,680.42	\$ 2,340,116.97	\$ 2,752,638.90	\$ 3,183,804.82	\$ 1,548,777.26	\$ 167,052.11	\$ 596,013.87	\$ 1,044,338.39	\$ 138,556.54	
\$ 33,031.06	\$ 39,093.88	\$ 45,401.48	\$ 51,992.32	\$ 27,593.97	\$ 6,998.96	\$ 13,568.18	\$ 20,431.89	\$ 6,988.16	\$ 689,118.52
\$ 387,585.48	\$ 399,213.05	\$ 411,189.44	\$ 423,525.12	\$ 436,230.88	\$ 449,317.80	\$ 462,797.34	\$ 476,681.26	\$ 490,981.69	\$ 12,597,774.73
\$ 2,340,116.97	\$ 2,752,638.90	\$ 3,183,804.82	\$ 1,548,777.26	\$ 167,052.11	\$ 596,013.87	\$ 1,044,338.39	\$ 138,556.54	\$ 607,056.40	

2026 Ormond Hertiage SI Reserve Schedule - Hybrid (Regular & Special Assessments) Method

Component Listing	Replacement Date	Estimated Useful Life	Adjusted Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost (Current)	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6
Decks & Planter Boxes											
Amenity Deck Waterproofing	1/1/2033	20	20	7	\$ 661,000.00						
Structural											
Routine Concrete Repairs	1/1/2026	10	10	0	\$ 26,300.00	\$ 26,300.00					
Mechanical											
Domestic Water Pump/Equipment	1/1/2035	20	20	9	\$ 49,500.00						
Fire Alarm System Moderization (Minor)	1/1/2025	1	1	0	\$ 2,700.00	\$ 2,700.00	\$ 2,740.00	\$ 2,800.00	\$ 2,875.00	\$ 2,950.00	\$ 3,020.00
Fire Pump	1/1/2035	40	40	36	\$ 60,700.00						
Fire Pump Controller	1/1/2042	20	20	16	\$ 45,900.00						
Electrical System Evaluation	1/1/2025	1	1	0	\$ 1,075.00	\$ 1,075.00	\$ 1,095.00	\$ 1,120.00	\$ 1,150.00	\$ 1,175.00	\$ 1,210.00
Main Electrical Panel Replacement	1/1/2039	30	30	13	\$ 88,100.00						
Painting & Waterproofing											
Exterior Painting and Waterproofing	1/1/2027	7	7	1	\$ 941,350.00		\$ 964,850.00				
Stucco Repairs	1/1/2027	7	7	1	\$ 39,800.00		\$ 40,750.00				
Roofing											
Roofing, Flat	1/1/2050	30	30	24	\$ 1,154,250.00						
Roofing, Metal Shingle (Replace)	1/1/2034	30	30	8	\$ 741,750.00						
Roofing, Skylights	1/1/2054	35	35	28	\$ 27,295.00						
Windows											
Glass Replacement	1/1/2025	1	1	0	\$ 10,660.00	\$ 10,660.00	\$ 10,925.00	\$ 11,200.00	\$ 11,480.00	\$ 11,775.00	\$ 12,065.00
Fenestration Replacement	1/1/2030	35	35	4	\$ 2,112,250.00			\$ 2,331,500.00			
Total Projected Cash Outflows						\$ 40,735.00	\$ 1,020,360.00	\$ 2,346,620.00	\$ 15,505.00	\$ 15,900.00	\$ 16,295.00
Projected Beginning Cash Balance						\$ 1,349,864.14	\$ 1,632,377.10	\$ 1,448,592.76	\$ 145,154.35	\$ 462,922.95	\$ 794,995.96
Projected earnings on reserve funds						\$ 23,247.96	\$ 27,575.66	\$ 24,911.59	\$ 5,455.50	\$ 10,320.37	\$ 15,402.76
Annual Reserve Funding Requirements						\$ 300,000.00	\$ 309,000.00	\$ 318,270.00	\$ 327,818.10	\$ 337,652.64	\$ 347,782.22
Special Assessment							\$ 500,000.00	\$ 700,000.00			
Projected Ending Cash Balance						\$ 1,632,377.10	\$ 1,448,592.76	\$ 145,154.35	\$ 462,922.95	\$ 794,995.96	\$ 1,141,885.95

Minimum Beginning/Ending Cash (Full Funding)

\$ 29,708.05

2026 Ormond Hertiage SI Reserve Schedule - Hybrid (Regular & Special Assessments) Method

2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19
	\$ 785,675.00											
				\$ 33,625.00								
			\$ 61,775.00									
\$ 3,100.00	\$ 3,175.00	\$ 3,250.00	\$ 3,350.00	\$ 3,420.00	\$ 3,500.00	\$ 3,590.00	\$ 3,680.00	\$ 3,770.00	\$ 3,870.00	\$ 3,975.00	\$ 4,075.00	\$ 4,175.00
										\$ 68,050.00		
\$ 1,240.00	\$ 1,270.00	\$ 1,300.00	\$ 1,335.00	\$ 1,365.00	\$ 1,400.00	\$ 1,435.00	\$ 1,470.00	\$ 1,510.00	\$ 1,545.00	\$ 1,585.00	\$ 1,625.00	\$ 1,665.00
								\$ 114,365.00				
			\$ 1,175,575.00								\$ 1,432,325.00	
			\$ 49,650.00								\$ 60,500.00	
		\$ 930,900.00										
\$ 12,365.00	\$ 12,675.00	\$ 13,000.00	\$ 13,325.00	\$ 13,650.00	\$ 14,000.00	\$ 14,350.00	\$ 14,695.00	\$ 15,065.00	\$ 15,450.00	\$ 15,825.00	\$ 16,225.00	\$ 16,625.00
\$ 16,705.00	\$ 802,795.00	\$ 948,450.00	\$ 1,305,010.00	\$ 52,060.00	\$ 18,900.00	\$ 19,375.00	\$ 19,845.00	\$ 134,710.00	\$ 20,865.00	\$ 89,435.00	\$ 1,514,750.00	\$ 22,465.00
\$ 1,141,885.95	\$ 1,504,107.08	\$ 1,096,525.47	\$ 548,354.69	\$ 146,916.28	\$ 374,810.02	\$ 647,614.68	\$ 932,618.87	\$ 1,230,268.08	\$ 1,426,622.17	\$ 1,749,144.88	\$ 2,017,595.08	\$ 874,706.47
\$ 20,710.45	\$ 26,251.23	\$ 20,248.19	\$ 12,139.64	\$ 4,953.74	\$ 8,454.65	\$ 12,631.70	\$ 16,994.28	\$ 21,549.17	\$ 24,587.34	\$ 29,520.82	\$ 33,646.08	\$ 16,604.21
\$ 358,215.69	\$ 368,962.16	\$ 380,031.02	\$ 391,431.96	\$ 275,000.00	\$ 283,250.00	\$ 291,747.50	\$ 300,499.93	\$ 309,514.92	\$ 318,800.37	\$ 328,364.38	\$ 338,215.31	\$ 348,361.77
			\$ 500,000.00									
\$ 1,504,107.08	\$ 1,096,525.47	\$ 548,354.69	\$ 146,916.28	\$ 374,810.02	\$ 647,614.68	\$ 932,618.87	\$ 1,230,268.08	\$ 1,426,622.17	\$ 1,749,144.88	\$ 2,017,595.08	\$ 874,706.47	\$ 1,217,207.46

2026 Ormond Hertiage SI Reserve Schedule - Hybrid (Regular & Special Assessments) Method

2045 Year 20	2046 Year 21	2047 Year 22	2048 Year 23	2049 Year 24	2050 Year 25	2051 Year 26	2052 Year 27	2053 Year 28	2054 Year 29	2055 Year 30	Total Expenditure over 30 Years
									\$ 1,316,600.00		\$ 2,102,275.00
											\$ -
											\$ -
	\$ 43,050.00										\$ 102,975.00
											\$ -
											\$ -
											\$ 61,775.00
\$ 4,275.00	\$ 4,380.00	\$ 4,480.00	\$ 4,600.00	\$ 4,710.00	\$ 4,825.00	\$ 4,950.00	\$ 5,070.00	\$ 5,200.00	\$ 5,325.00	\$ 5,460.00	\$ 117,290.00
											\$ -
											\$ 68,050.00
\$ 1,705.00	\$ 1,745.00	\$ 1,790.00	\$ 1,835.00	\$ 1,890.00	\$ 1,930.00	\$ 1,975.00	\$ 2,025.00	\$ 2,076.00	\$ 2,130.00	\$ 2,185.00	\$ 46,856.00
											\$ 114,365.00
											\$ -
											\$ -
						\$ 1,745,150.00					\$ 5,317,900.00
						\$ 73,700.00					\$ 224,600.00
											\$ -
											\$ -
					\$ 2,084,500.00						\$ 2,084,500.00
											\$ 930,900.00
									\$ 57,550.00		\$ 57,550.00
											\$ -
											\$ -
\$ 17,050.00	\$ 17,470.00	\$ 17,910.00	\$ 19,350.00	\$ 18,825.00	\$ 19,290.00	\$ 19,775.00	\$ 20,260.00	\$ 20,765.00	\$ 21,290.00	\$ 21,825.00	\$ 469,165.00
											\$ -
											\$ 11,698,201.00
\$ 23,030.00	\$ 66,645.00	\$ 24,180.00	\$ 25,785.00	\$ 25,425.00	\$ 2,110,545.00	\$ 1,845,550.00	\$ 27,355.00	\$ 28,041.00	\$ 1,402,895.00	\$ 29,470.00	\$ 14,029,701.00
\$ 1,217,207.46	\$ 1,574,836.32	\$ 1,905,086.64	\$ 2,293,953.90	\$ 2,698,583.29	\$ 3,121,522.28	\$ 1,477,921.91	\$ 87,266.19	\$ 506,927.39	\$ 945,568.73	\$ 29,708.05	
\$ 21,846.24	\$ 27,318.31	\$ 32,382.94	\$ 38,330.15	\$ 44,517.22	\$ 50,982.46	\$ 26,453.24	\$ 5,721.94	\$ 12,149.24	\$ 18,865.22	\$ 5,267.76	\$ 639,040.05
\$ 358,812.63	\$ 369,577.00	\$ 380,664.31	\$ 392,084.24	\$ 403,846.77	\$ 415,962.17	\$ 428,441.04	\$ 441,294.27	\$ 454,533.10	\$ 468,169.09	\$ 482,214.16	\$ 10,828,516.78
\$ 1,574,836.32	\$ 1,905,086.64	\$ 2,293,953.90	\$ 2,698,583.29	\$ 3,121,522.28	\$ 1,477,921.91	\$ 87,266.19	\$ 506,927.39	\$ 945,568.73	\$ 29,708.05	\$ 487,719.97	