



Armstrong Community Development District

**Approved Budget
FY 2022**



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Armstrong
Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY2021</u>	<u>Actual thru 5/31/21</u>	<u>Projected Next 4 Months</u>	<u>Total Projected at 9/30/21</u>	<u>Approved Budget FY2022</u>
<u>Revenues</u>					
Special Assessments - Platted Lots	\$294,400	\$294,722	\$0	\$294,722	\$504,612
Cost Share - Tynes Blvd	\$36,000	\$0	\$36,000	\$36,000	\$36,000
Developer Assessment - Unplatted Lots	\$29,440	\$29,440	\$0	\$29,440	\$0
Developer Contributions	\$154,137	\$38,534	\$38,534	\$77,068	\$0
Miscellaneous Income	\$0	\$43	\$0	\$43	\$0
Total Revenues	\$513,977	\$362,739	\$74,534	\$437,273	\$540,612
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisors Fees	\$9,600	\$1,800	\$3,200	\$5,000	\$9,600
FICA Expense	\$734	\$138	\$245	\$383	\$734
Engineering	\$10,000	\$3,012	\$1,988	\$5,000	\$6,000
Arbitrage	\$600	\$1,100	\$0	\$1,100	\$1,100
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$7,000	\$4,767	\$2,333	\$7,100	\$7,000
Attorney	\$20,000	\$1,991	\$3,009	\$5,000	\$12,000
Annual Audit	\$5,800	\$0	\$3,910	\$3,910	\$3,910
Trustee Fees	\$3,717	\$7,758	\$0	\$7,758	\$7,800
Management Fees	\$45,000	\$30,000	\$15,000	\$45,000	\$45,000
Information Technology	\$1,500	\$1,000	\$500	\$1,500	\$1,800
Website Maintenance	\$1,000	\$667	\$333	\$1,000	\$1,250
Telephone	\$300	\$73	\$52	\$125	\$200
Postage	\$300	\$290	\$160	\$450	\$600
Insurance	\$6,484	\$6,484	\$0	\$6,484	\$6,550
Printing & Binding	\$2,000	\$468	\$382	\$850	\$1,500
Legal Advertising	\$2,500	\$730	\$1,770	\$2,500	\$2,500
Other Current Charges	\$500	\$218	\$82	\$300	\$500
Property Taxes	\$1,200	\$0	\$0	\$0	\$0
Office Supplies	\$100	\$46	\$34	\$80	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$123,511	\$65,716	\$32,998	\$98,714	\$113,319
<u>Field</u>					
Security	\$30,000	\$34,923	\$10,077	\$45,000	\$45,000
Electric	\$1,500	\$791	\$460	\$1,251	\$1,500
Water & Sewer/Irrigation	\$48,500	\$13,893	\$13,160	\$27,053	\$30,000
Repairs & Maintenance	\$5,000	\$513	\$0	\$513	\$5,000
Landscape - Contract	\$61,977	\$38,657	\$36,991	\$75,647	\$88,778
Landscape - Contingency	\$5,000	\$3,080	\$0	\$3,080	\$5,000
Landscape - Pond Banks	\$0	\$3,481	\$5,801	\$9,282	\$13,922
Lake Maintenance	\$10,000	\$6,240	\$3,120	\$9,360	\$10,000
Irrigation Repairs	\$10,000	\$1,126	\$1,874	\$3,000	\$10,000
Total Field	\$171,977	\$102,703	\$71,483	\$174,186	\$209,200

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Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY2021</u>	<u>Actual thru 5/31/21</u>	<u>Projected Next 4 Months</u>	<u>Total Projected at 9/30/21</u>	<u>Approved Budget FY2022</u>
<i>Amenity Center</i>					
Insurance	\$23,102	\$22,536	\$0	\$22,536	\$25,410
Phone/Internet/Cable	\$5,000	\$1,383	\$685	\$2,068	\$3,000
Electric	\$20,000	\$7,838	\$6,050	\$13,888	\$16,000
Water/Irrigation	\$15,000	\$2,895	\$2,200	\$5,095	\$6,000
Gas	\$1,000	\$675	\$425	\$1,100	\$1,500
Reuse Service	\$2,500	\$1,335	\$800	\$2,135	\$2,500
Security Monitoring	\$600	\$0	\$0	\$0	\$0
Access Cards	\$2,500	\$439	\$439	\$878	\$2,500
Field Mgmt/Admin	\$15,000	\$0	\$0	\$0	\$0
Landscape - Contract	\$30,631	\$17,598	\$12,763	\$30,361	\$30,631
Fitness Equipment Lease (Sofitco)	\$17,500	\$11,322	\$5,661	\$16,983	\$17,500
Janitorial Services	\$43,646	\$14,549	\$6,235	\$20,784	\$20,000
Janitorial Supplies	\$6,500	\$593	\$407	\$1,000	\$4,000
Pool Maintenance	\$12,600	\$8,083	\$5,250	\$13,333	\$15,100
Repairs & Maintenance	\$11,810	\$1,625	\$3,375	\$5,000	\$9,000
Special Events	\$4,000	\$3,218	\$782	\$4,000	\$0
Holiday Decorations	\$3,000	\$807	\$693	\$1,500	\$0
Fitness Center Repairs/Supplies	\$900	\$285	\$615	\$900	\$2,500
Office Supplies	\$1,500	\$104	\$96	\$200	\$1,000
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$1,200	\$315	\$225	\$540	\$800
Operating Reserve	\$0	\$0	\$0	\$0	\$60,152
Total Amenity Center	\$218,489	\$95,601	\$47,200	\$142,801	\$218,093
Total Expenditures	\$513,977	\$264,020	\$151,681	\$415,701	\$540,612
ASSIGNED FUND BALANCE	\$0	\$98,719	(\$77,147)	\$21,572	\$0

Platted Lots:

	<u>FY 2021</u>	<u>FY 2022</u>
<i>Assessments - On Roll</i>	368	483
Net Assessment - Per Unit	\$800	\$1,045
Total Net Assessments	\$294,400	\$504,612
Gross Assessment (6% Discount)	\$312,064	\$534,889
Gross Assessment - Per Unit	\$851	\$1,112

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a Non-Ad Valorem assessment on platted lots within the District.

Cost Share – Tynes Blvd

The District will enter into an Agreement with East/West Partners and future landowners to cover the proportionate share of landscaping and irrigation services of Tynes Blvd.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 4 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, England-Thims & Miller, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Assessment Administration

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. GMS, LLC will act as Dissemination Agent.

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District issued Series 2017A/B Special Assessment Revenue Bonds and Series 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank. The amount of the trustee fees is based on the agreements between the Bank and the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Property Taxes

Represents the Ad Valorem taxes due on a Conservation Easement held by the Districts. Taxes are paid to Diane Hutchings, Clay County Tax Collector.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Security

The District has entered into an agreement with Viewpoint Security for private onsite patrols.

Electric

The District will open electric accounts to serve the common areas. The District currently has 2 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$ 50	\$ 600
9082351	705 Tynes Boulevard Irrigation	\$ 35	\$ 420
	Contingency		\$ 480
	TOTAL		\$ 1,500

Water & Sewer

Represents costs for water services for areas within the District. The District currently has eight accounts with Clay County Utility Authority.

Account #	Description
567729	3518 Royal Pines Drive Reclaimed Irrigation
568411	3682 Royal Pines Drive Reclaimed Irrigation
574048	3645 Royal Pines Drive Reclaimed Irrigation
577060	875 Tynes Boulevard Reclaimed Irrigation
577061	705 Tynes Boulevard Reclaimed Irrigation
586607	3976 Heatherbrook Pl. Reclaimed Irrigation
586608	4121 Heatherbrook Pl. Reclaimed Irrigation
588041	3846 Sunberry Lane Reclaimed Irrigation

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Landscape – Contract

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area and Tynes area of the District.

Description	Monthly	Annually
Landscape - Common Areas	\$ 4,364	\$ 52,365
Landscape - Tynes	\$ 801	\$ 9,612
Landscape - Phase 2	\$ 2,233	\$ 26,801
		\$ 88,778

Landscape - Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Landscape – Pond Banks

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the Phase 1 pond banks and Phase 2 & 3 pond banks, pocket/common area and right-of-way.

Description	Monthly	Annually
Landscape - Lakes	\$ 1,160	\$ 13,922
		\$ 13,922

Lake Maintenance

The District has entered into an agreement with Sitex Aquatics, LLC for the maintenance of six (6) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 6 Ponds	\$ 780	\$ 9,360
Contingency		\$ 640
		\$ 10,000

Irrigation Repairs

Represents estimated costs for any repairs and maintenance to irrigation system.

Amenity Center:

Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Phone/Internet/Cable

Represents telephone, internet and cable services to the clubhouse. District currently has one account with AT&T for telephone and internet services.

Account #	Description		Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$	175	\$ 2,100
	Contingency			\$ 900
	TOTAL			\$ 3,000

Electric

Represents electric service the clubhouse. The District has 1 account with Clay Electric Cooperative Inc.

Account #	Description		Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$	1,250	\$ 15,000
	Contingency			\$ 1,000
	TOTAL			\$ 16,000

Water/Irrigation

Represents water service to the clubhouse and pool. The District has 2 accounts with Clay County Utility Authority.

Account #	Description
574046	3645 Royal Pines Drive Pool
574047	3645 Royal Pines Drive Clubhouse

Gas

The District has contracted with Gas South f/k/a TECO Peoples Gas for gas service to the clubhouse.

Account #	Description		Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$	100	\$ 1,200
	Contingency			\$ 300
	TOTAL			\$ 1,500

Reuse Service

The District has contracted with Waste Management for monthly dumpster rental and removal.

Account #	Description		Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$	200	\$ 2,400
	Contingency			\$ 100
	TOTAL			\$ 2,500

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Landscape – Contract

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the Amenity Center area of the District.

Description	Monthly	Annually
Landscape - Amenity Center	\$ 2,553	\$ 30,631
		\$ 30,631

Fitness Equipment Lease

The District is leasing equipment from Municipal Asset Management for the Fitness Center. District entered into agreement on 5/20/19 and term set to expire on 6/12/23.

Description	Monthly	Annually
Fitness Center Equipment	\$ 1,415	\$ 16,983
Contingency		\$ 517
		\$ 17,500

Janitorial Services

The District has contracted with Summit Facility Solutions for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$ 1,559	\$ 18,706
Contingency		\$ 1,294
		\$ 20,000

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

The District has entered into an agreement on 6/6/19 with Crown Pools Inc. for the monthly service of the pool at the rate of \$1050 monthly. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

Description	Monthly	Annually
Pool Maintenance	\$ 1,050	\$ 12,600
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$ 1,500
Contingency - Repairs		\$ 1,000
		\$ 15,100

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Repairs & Maintenance

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

Fitness Center Repairs/Supplies

Represents costs of regular maintenance and any necessary repairs to the Fitness equipment.

Description	Quarterly	Annually
Maintenance Contract	\$ 300	\$ 1,200
Contingency - Equipment Repair		\$ 1,300
		\$ 2,500

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

ASCAP/BMI License Fees

The cost of showing movies and streaming music in the Amenity Center.

Pest Control

The District has entered into an agreement with Apex Pest Control, Inc. for pest control services for the Amenity Center. Service will be performed once a month.

Description	Monthly	Annually
Pest Control Services	\$ 45	\$ 540
Contingency		\$ 260
		\$ 800

Operating Reserves

Represents reserve funds allocated for operating expenses.

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Community Development District

Debt Service Fund

Series 2017A/B

Description	Adopted Budget FY2021	Actual thru 5/31/21	Projected Next 4 Months	Total Projected at 9/30/21	Approved Budget FY2022
Revenues					
Assessments - Series 2017A On Roll	\$265,819	\$266,109	\$0	\$266,109	\$265,819
Interest Income	\$0	\$14	\$6	\$20	\$0
Carry Forward Surplus	\$171,155	\$172,862	\$0	\$172,862	\$171,155
Total Revenues	\$436,974	\$438,986	\$6	\$438,992	\$436,974
Expenditures					
<i>Series 2017A</i>					
Interest 11/1	\$97,797	\$97,797	\$0	\$97,797	\$96,528
Interest 11/1	\$70,000	\$70,000	\$0	\$70,000	\$70,000
Principal 5/1	\$96,528	\$96,528	\$0	\$96,528	\$95,259
Transfer Out	\$0	\$9	\$6	\$15	\$0
Total Debt Service Expenditures	\$264,325	\$264,334	\$6	\$264,340	\$261,788
EXCESS REVENUES / (EXPENDITURES)	\$172,649	\$174,651	0	174,651	175,186

	Series 2017A
11/1/22 Interest	\$ 95,259
11/1/22 Principal	\$ 75,000
	\$ 170,259

Assessments - Platted Lots on Tax Roll			
Product Type	# Units	2017A	
		Per Unit	Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
Total			\$265,798

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Community Development District

Series 2017A
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-Nov-21	\$3,900,000.00	\$96,528.13	\$70,000.00	\$166,528.13
1-May-22	\$3,830,000.00	\$95,259.38	\$0.00	\$0.00
1-Nov-22	\$3,830,000.00	\$95,259.38	\$75,000.00	\$265,518.75
1-May-23	\$3,755,000.00	\$93,900.00	\$0.00	\$0.00
1-Nov-23	\$3,755,000.00	\$93,900.00	\$75,000.00	\$262,800.00
1-May-24	\$3,680,000.00	\$92,540.63	\$0.00	\$0.00
1-Nov-24	\$3,680,000.00	\$92,540.63	\$80,000.00	\$265,081.25
1-May-25	\$3,600,000.00	\$90,740.63	\$0.00	\$0.00
1-Nov-25	\$3,600,000.00	\$90,740.63	\$80,000.00	\$261,481.25
1-May-26	\$3,520,000.00	\$88,940.63	\$0.00	\$0.00
1-Nov-26	\$3,520,000.00	\$88,940.63	\$85,000.00	\$262,881.25
1-May-27	\$3,435,000.00	\$87,028.13	\$0.00	\$0.00
1-Nov-27	\$3,435,000.00	\$87,028.13	\$90,000.00	\$264,056.25
1-May-28	\$3,345,000.00	\$85,003.13	\$0.00	\$0.00
1-Nov-28	\$3,345,000.00	\$85,003.13	\$95,000.00	\$265,006.25
1-May-29	\$3,250,000.00	\$82,865.63	\$0.00	\$0.00
1-Nov-29	\$3,250,000.00	\$82,865.63	\$100,000.00	\$265,731.25
1-May-30	\$3,150,000.00	\$80,365.63	\$0.00	\$0.00
1-Nov-30	\$3,150,000.00	\$80,365.63	\$100,000.00	\$260,731.25
1-May-31	\$3,050,000.00	\$77,865.63	\$0.00	\$0.00
1-Nov-31	\$3,050,000.00	\$77,865.63	\$105,000.00	\$260,731.25
1-May-32	\$2,945,000.00	\$75,240.63	\$0.00	\$0.00
1-Nov-32	\$2,945,000.00	\$75,240.63	\$115,000.00	\$265,481.25
1-May-33	\$2,830,000.00	\$72,365.63	\$0.00	\$0.00
1-Nov-33	\$2,830,000.00	\$72,365.63	\$120,000.00	\$264,731.25
1-May-34	\$2,710,000.00	\$69,365.63	\$0.00	\$0.00
1-Nov-34	\$2,710,000.00	\$69,365.63	\$125,000.00	\$263,731.25
1-May-35	\$2,585,000.00	\$66,240.63	\$0.00	\$0.00
1-Nov-35	\$2,585,000.00	\$66,240.63	\$130,000.00	\$262,481.25
1-May-36	\$2,455,000.00	\$62,909.38	\$0.00	\$0.00
1-Nov-36	\$2,455,000.00	\$62,909.38	\$140,000.00	\$265,818.75
1-May-37	\$2,315,000.00	\$59,321.88	\$0.00	\$0.00
1-Nov-37	\$2,315,000.00	\$59,321.88	\$145,000.00	\$263,643.75
1-May-38	\$2,170,000.00	\$55,606.25	\$0.00	\$0.00
1-Nov-38	\$2,170,000.00	\$55,606.25	\$150,000.00	\$261,212.50
1-May-39	\$2,020,000.00	\$51,762.50	\$0.00	\$0.00
1-Nov-39	\$2,020,000.00	\$51,762.50	\$160,000.00	\$263,525.00
1-May-40	\$1,860,000.00	\$47,662.50	\$0.00	\$0.00
1-Nov-40	\$1,860,000.00	\$47,662.50	\$170,000.00	\$265,325.00
1-May-41	\$1,690,000.00	\$43,306.25	\$0.00	\$0.00
1-Nov-41	\$1,690,000.00	\$43,306.25	\$175,000.00	\$261,612.50
1-May-42	\$1,515,000.00	\$38,821.88	\$0.00	\$0.00
1-Nov-42	\$1,515,000.00	\$38,821.88	\$185,000.00	\$262,643.75
1-May-43	\$1,330,000.00	\$34,081.25	\$0.00	\$0.00
1-Nov-43	\$1,330,000.00	\$34,081.25	\$195,000.00	\$263,162.50
1-May-44	\$1,135,000.00	\$29,084.38	\$0.00	\$0.00
1-Nov-44	\$1,135,000.00	\$29,084.38	\$205,000.00	\$263,168.75
1-May-45	\$930,000.00	\$23,831.25	\$0.00	\$0.00
1-Nov-45	\$930,000.00	\$23,831.25	\$215,000.00	\$262,662.50
1-May-46	\$715,000.00	\$18,321.88	\$0.00	\$0.00
1-Nov-46	\$715,000.00	\$18,321.88	\$225,000.00	\$261,643.75
1-May-47	\$490,000.00	\$12,556.25	\$0.00	\$0.00
1-Nov-47	\$490,000.00	\$12,556.25	\$240,000.00	\$265,112.50
1-May-48	\$250,000.00	\$6,406.25	\$0.00	\$0.00
1-Nov-48	\$250,000.00	\$6,406.25	\$250,000.00	\$262,812.50
		<u>\$3,379,315.63</u>	<u>\$3,900,000.00</u>	<u>\$7,279,315.63</u>

Armstrong

Community Development District

Debt Service Fund

Series 2019

<u>Description</u>	<u>Proposed Budget FY2021</u>	<u>Actual thru 5/31/21</u>	<u>Projected Next 4 Months</u>	<u>Total Projected at 9/30/21</u>	<u>Approved Budget FY2022</u>
Revenues					
Assessments - Series 2019	\$433,600	\$323,214	\$110,386	\$433,600	\$433,600
Assessments - Prepayments	\$0	\$230,862	\$0	\$230,862	\$0
Interest Income	\$0	\$20	\$5	\$25	\$0
Carry Forward Surplus	\$145,432	\$145,246	\$0	\$145,246	\$371,492
Total Revenues	\$579,032	\$699,343	\$110,391	\$809,734	\$805,092
Expenditures					
<i>Series 2019</i>					
Interest 11/1	\$144,806	\$146,177	\$0	\$146,177	\$141,878
Special Call 11/1	\$0	\$140,000	\$0	\$140,000	\$90,000
Principal 11/1	\$0	\$0	\$0	\$0	\$140,000
Interest 5/1	\$144,806	\$142,066	\$0	\$142,066	\$139,691
Special Call 5/1	\$0	\$10,000	\$0	\$10,000	\$0
Total Debt Service Expenditures	\$289,612	\$438,242	\$0	\$438,242	\$511,569
EXCESS REVENUES / (EXPENDITURES)	\$289,420	\$261,101	\$110,391	\$371,492	293,523
				11/1/22 Interest	\$ 139,691
				11/1/22 Principal	\$ 145,000
					\$ 284,691

Armstrong

Community Development District

Series 2019

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-Nov-21	\$7,350,000.00	\$141,878.13	\$140,000.00	\$281,878.13
1-May-22	\$7,210,000.00	\$139,690.63	\$0.00	\$0.00
1-Nov-22	\$7,210,000.00	\$139,690.63	\$145,000.00	\$424,381.26
1-May-23	\$7,065,000.00	\$137,425.00	\$0.00	\$0.00
1-Nov-23	\$7,065,000.00	\$137,425.00	\$150,000.00	\$424,850.00
1-May-24	\$6,915,000.00	\$135,081.25	\$0.00	\$0.00
1-Nov-24	\$6,915,000.00	\$135,081.25	\$150,000.00	\$420,162.50
1-May-25	\$6,765,000.00	\$132,737.50	\$0.00	\$0.00
1-Nov-25	\$6,765,000.00	\$132,737.50	\$155,000.00	\$420,475.00
1-May-26	\$6,610,000.00	\$130,025.00	\$0.00	\$0.00
1-Nov-26	\$6,610,000.00	\$130,025.00	\$160,000.00	\$420,050.00
1-May-27	\$6,450,000.00	\$127,225.00	\$0.00	\$0.00
1-Nov-27	\$6,450,000.00	\$127,225.00	\$170,000.00	\$424,450.00
1-May-28	\$6,280,000.00	\$124,250.00	\$0.00	\$0.00
1-Nov-28	\$6,280,000.00	\$124,250.00	\$175,000.00	\$423,500.00
1-May-29	\$6,105,000.00	\$121,187.50	\$0.00	\$0.00
1-Nov-29	\$6,105,000.00	\$121,187.50	\$180,000.00	\$422,375.00
1-May-30	\$5,925,000.00	\$118,037.50	\$0.00	\$0.00
1-Nov-30	\$5,925,000.00	\$118,037.50	\$185,000.00	\$421,075.00
1-May-31	\$5,740,000.00	\$114,800.00	\$0.00	\$0.00
1-Nov-31	\$5,740,000.00	\$114,800.00	\$195,000.00	\$424,600.00
1-May-32	\$5,545,000.00	\$110,900.00	\$0.00	\$0.00
1-Nov-32	\$5,545,000.00	\$110,900.00	\$200,000.00	\$421,800.00
1-May-33	\$5,345,000.00	\$106,900.00	\$0.00	\$0.00
1-Nov-33	\$5,345,000.00	\$106,900.00	\$210,000.00	\$423,800.00
1-May-34	\$5,135,000.00	\$102,700.00	\$0.00	\$0.00
1-Nov-34	\$5,135,000.00	\$102,700.00	\$215,000.00	\$420,400.00
1-May-35	\$4,920,000.00	\$98,400.00	\$0.00	\$0.00
1-Nov-35	\$4,920,000.00	\$98,400.00	\$225,000.00	\$421,800.00
1-May-36	\$4,695,000.00	\$93,900.00	\$0.00	\$0.00
1-Nov-36	\$4,695,000.00	\$93,900.00	\$235,000.00	\$422,800.00
1-May-37	\$4,460,000.00	\$89,200.00	\$0.00	\$0.00
1-Nov-37	\$4,460,000.00	\$89,200.00	\$245,000.00	\$423,400.00
1-May-38	\$4,215,000.00	\$84,300.00	\$0.00	\$0.00
1-Nov-38	\$4,215,000.00	\$84,300.00	\$255,000.00	\$423,600.00
1-May-39	\$3,960,000.00	\$79,200.00	\$0.00	\$0.00
1-Nov-39	\$3,960,000.00	\$79,200.00	\$265,000.00	\$423,400.00
1-May-40	\$3,695,000.00	\$73,900.00	\$0.00	\$0.00
1-Nov-40	\$3,695,000.00	\$73,900.00	\$275,000.00	\$422,800.00
1-May-41	\$3,420,000.00	\$68,400.00	\$0.00	\$0.00
1-Nov-41	\$3,420,000.00	\$68,400.00	\$285,000.00	\$421,800.00
1-May-42	\$3,135,000.00	\$62,700.00	\$0.00	\$0.00
1-Nov-42	\$3,135,000.00	\$62,700.00	\$295,000.00	\$420,400.00
1-May-43	\$2,840,000.00	\$56,800.00	\$0.00	\$0.00
1-Nov-43	\$2,840,000.00	\$56,800.00	\$310,000.00	\$423,600.00
1-May-44	\$2,530,000.00	\$50,600.00	\$0.00	\$0.00
1-Nov-44	\$2,530,000.00	\$50,600.00	\$320,000.00	\$421,200.00
1-May-45	\$2,210,000.00	\$44,200.00	\$0.00	\$0.00
1-Nov-45	\$2,210,000.00	\$44,200.00	\$335,000.00	\$423,400.00
1-May-46	\$1,875,000.00	\$37,500.00	\$0.00	\$0.00
1-Nov-46	\$1,875,000.00	\$37,500.00	\$345,000.00	\$420,000.00
1-May-47	\$1,530,000.00	\$30,600.00	\$0.00	\$0.00
1-Nov-47	\$1,530,000.00	\$30,600.00	\$360,000.00	\$421,200.00
1-May-48	\$1,170,000.00	\$23,400.00	\$0.00	\$0.00
1-Nov-48	\$1,170,000.00	\$23,400.00	\$375,000.00	\$421,800.00
1-May-49	\$795,000.00	\$15,900.00	\$0.00	\$0.00
1-Nov-49	\$795,000.00	\$15,900.00	\$390,000.00	\$421,800.00
1-May-50	\$405,000.00	\$8,100.00	\$0.00	\$0.00
1-Nov-50	\$405,000.00	\$8,100.00	\$405,000.00	\$421,200.00
		<u>\$5,177,996.89</u>	<u>\$7,350,000.00</u>	<u>\$12,527,996.89</u>