



# Armstrong Community Development District

Approved Budget  
FY 2024



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# Armstrong

## Community Development District

### Fiscal Year 2024 General Fund

	Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Approved Budget FY2024
<b>Revenues</b>					
Special Assessments - Platted Lots	\$504,612	\$502,048	\$2,550	\$504,598	\$637,369
Cost Share - Tynes Blvd	\$14,500	\$10,060	\$9,659	\$19,719	\$20,000
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$2,443	\$1,557	\$4,000	\$3,000

<b>Total Revenues</b>	<b>\$519,112</b>	<b>\$514,551</b>	<b>\$13,766</b>	<b>\$528,317</b>	<b>\$660,369</b>
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### Expenditures

#### Administrative

Supervisors Fees	\$9,600	\$3,000	\$5,800	\$8,800	\$12,000
FICA Expense	\$734	\$230	\$444	\$673	\$918
Engineering	\$6,000	\$2,364	\$3,636	\$6,000	\$6,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Dissemination	\$7,000	\$3,500	\$3,500	\$7,000	\$7,000
Attorney	\$12,000	\$6,030	\$5,970	\$12,000	\$15,000
Annual Audit	\$4,050	\$0	\$4,050	\$4,050	\$4,300
Trustee Fees	\$7,800	\$7,758	\$0	\$7,758	\$7,800
Management Fees	\$47,250	\$23,625	\$23,625	\$47,250	\$50,085
Information Technology	\$1,800	\$900	\$900	\$1,800	\$1,800
Website Maintenance	\$1,250	\$625	\$625	\$1,250	\$1,250
Telephone	\$350	\$72	\$128	\$200	\$350
Postage	\$600	\$42	\$258	\$300	\$300
Insurance	\$7,360	\$6,587	\$0	\$6,587	\$7,575
Printing & Binding	\$1,500	\$186	\$564	\$750	\$500
Legal Advertising	\$2,500	\$373	\$2,127	\$2,500	\$2,500
Other Current Charges	\$600	\$64	\$64	\$129	\$600
Travel Per Diem	\$350	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$3	\$147	\$150	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$117,269</b>	<b>\$61,634</b>	<b>\$51,838</b>	<b>\$113,472</b>	<b>\$124,803</b>
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#### Field

Security	\$45,000	\$23,537	\$23,537	\$47,074	\$51,364
Electric	\$2,000	\$662	\$662	\$1,324	\$1,450
Water & Sewer/Irrigation	\$36,000	\$16,887	\$16,887	\$33,774	\$34,270
Repairs & Maintenance	\$5,000	\$2,693	\$2,307	\$5,000	\$5,000
Landscape - Contract	\$141,724	\$67,487	\$67,487	\$134,975	\$134,975
Landscape - Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Lake Maintenance	\$12,537	\$5,970	\$7,418	\$13,388	\$13,388
Irrigation Repairs	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Doggie Pot Stations	\$0	\$0	\$0	\$0	\$1,860

<b>Total Field</b>	<b>\$257,261</b>	<b>\$117,235</b>	<b>\$125,799</b>	<b>\$243,034</b>	<b>\$257,307</b>
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# Armstrong

## Community Development District

Fiscal Year 2024  
General Fund

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Approved Budget FY2024
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Amenity Center

Amenity Manager	\$0	\$0	\$16,750	\$16,750	\$67,000
Insurance	\$28,700	\$25,711	\$0	\$25,711	\$38,567
Phone/Internet/Cable	\$3,000	\$1,307	\$1,122	\$2,429	\$2,750
Electric	\$16,000	\$9,117	\$9,117	\$18,234	\$18,900
Water/Irrigation	\$7,500	\$3,911	\$3,911	\$7,822	\$8,000
Gas	\$1,500	\$675	\$675	\$1,350	\$1,575
Reuse Service	\$3,500	\$1,766	\$1,962	\$3,728	\$4,320
Access Cards	\$2,500	\$4,633	\$0	\$4,633	\$5,000
Fitness Equipment Lease (Sofitco)	\$12,737	\$8,491	\$4,246	\$12,737	\$16,983
Janitorial Services	\$13,016	\$6,787	\$6,787	\$13,574	\$14,252
Janitorial Supplies	\$4,000	\$730	\$1,020	\$1,750	\$4,000
Pool Maintenance	\$17,300	\$10,902	\$9,250	\$20,152	\$23,200
Pool Permit	\$0	\$0	\$0	\$0	\$125
Repairs & Maintenance	\$10,000	\$1,734	\$3,266	\$5,000	\$10,000
Fitness Center Repairs/Supplies	\$2,500	\$1,380	\$1,120	\$2,500	\$2,500
Office Supplies	\$500	\$60	\$190	\$250	\$500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$800	\$180	\$270	\$450	\$800
Special Events	\$0	\$0	\$0	\$0	\$3,000
Contingency	\$3,000	\$1,360	\$2,640	\$4,000	\$3,000
Operating Reserve	\$17,529	\$0	\$0	\$0	\$0

Total Amenity Center

<b>\$144,582</b>	<b>\$78,744</b>	<b>\$62,826</b>	<b>\$141,570</b>	<b>\$224,971</b>
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Other Sources/Uses

Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$53,288
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**Total Sources/Uses**

<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,288</b>
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**Total Expenditures**

<b>\$519,112</b>	<b>\$257,614</b>	<b>\$240,463</b>	<b>\$498,077</b>	<b>\$660,369</b>
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**Excess Revenues/(Expenditures)**

<b>\$0</b>	<b>\$256,937</b>	<b>(\$226,697)</b>	<b>\$30,240</b>	<b>\$0</b>
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Net Assessments	\$637,369
Add: Discounts (6%)	\$40,683
Gross Assessments	<u>\$678,052</u>

FY2024				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

FY2023				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,045	\$504,612	\$1,112	\$534,889

FY2023	FY2024	Increase/(Decrease)	Increase
\$1,112	\$1,404	26%	\$292

**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.

Interest

The District will invest surplus funds with USBank.

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**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 5 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 Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

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. The District has contracted with Governmental Management Services, LLC for this service on the Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

Attorney

The District's legal counsel, Kutak Rock, LLP, 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.

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, 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

The District has contracted with Governmental Management Services, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe. Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services, LLC for 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 overnight deliveries, correspondence, accounts payable checks, 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 of agreements, resolutions for board meetings, printing of computerized checks, stationary, etc.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

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 Business Investment Holdings dba Viewpoint Security & Protective Agency LLC for private onsite patrols.

Description	Weekly	Annually
Security Services		
\$29.15 per hour x 30 hours minimum per week	\$ 875	\$ 45,474
Additional Hours/Holidays		\$ 4,526
Contingency		\$ 1,364
		<b>\$ 51,364</b>

Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$ 45	\$ 540
9082351	705 Tynes Boulevard Irrigation	\$ 35	\$ 420
9143346	3814 Royal Pines	\$ 35	\$ 420
	Contingency		\$ 70
	<b>TOTAL</b>		<b>\$ 1,450</b>

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

Water & Sewer

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
567729	3518 Royal Pines Drive Reclaimed Irrigation	\$ 1,300	\$ 15,600
568411	3682 Royal Pines Drive Reclaimed Irrigation	\$ 475	\$ 5,700
574048	3645 Royal Pines Drive Reclaimed Irrigation	\$ 250	\$ 3,000
577060	875 Tynes Boulevard Reclaimed Irrigation	\$ 235	\$ 2,820
577061	705 Tynes Boulevard Reclaimed Irrigation	\$ 45	\$ 540
586607	3976 Heatherbrook Pl. Reclaimed Irrigation	\$ 60	\$ 720
586608	4121 Heatherbrook Pl. Reclaimed Irrigation	\$ 65	\$ 780
588041	3846 Sunberry Lane Reclaimed Irrigation	\$ 80	\$ 960
594522	4173 Heatherbrook Place	\$ 65	\$ 780
596272	1980 Amerly Drive	\$ 45	\$ 540
596274	544 Tynes Boulevard	\$ 70	\$ 840
	Contingency		\$ 1,990
			<b>\$ 34,270</b>

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

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, Tynes area, Phase 1 pond banks, Phase 2 & 3 pond banks, pocket/common area, right-of-way and Amenity Center area of the District.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape - Common Areas	\$ 4,364	\$ 52,365
Landscape - Tynes	\$ 801	\$ 9,612
Landscape - Phase 2	\$ 2,233	\$ 26,801
Landscape - Lakes	\$ 1,160	\$ 13,922
Landscape - Amenity Center	\$ 2,553	\$ 30,631
Viburnam Hedges	\$ 87	\$ 1,044
Fountain Maintenance - Qtrly. \$150		\$ 600
		<b>\$ 134,375</b>

Landscape - Contingency

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



**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Lake Maintenance

The District has entered into an agreement with Sitex Aquatics, LLC for the maintenance of nine (9) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 9 Ponds	\$ 995	\$ 11,940
Cost Share Agreement w/South Village CDD		\$ 1,448
		<b>\$ 13,388</b>

Irrigation Repairs

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

Doggie Pot Stations

Represents costs for the supplies and maintenance of 3 doggie waste stations within the District. District has contracted with Doody Daddy for this service.

Description	Monthly	Annually
3 Pet Waste Stations - 3x per Week	\$ 155	\$ 1,860
		<b>\$ 1,860</b>

**Amenity Center:**

Amenity Manager:

Represents estimated costs to contract staff for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, conduct various special events through the year, administer access cards and respond to resident requests.

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.

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	\$ 187	\$ 2,244
	Contingency		\$ 506
	<b>TOTAL</b>		<b>\$ 2,750</b>

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

Electric

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
9082120	3645 Royal Pines Drive Amenity Center	\$ 1,500	\$ 18,000
	Contingency		\$ 900
	<b>TOTAL</b>		<b>\$ 18,900</b>

Water/Irrigation

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
574046	3645 Royal Pines Drive Pool	\$ 325	\$ 3,900
574047	3645 Royal Pines Drive Clubhouse	\$ 310	\$ 3,720
	Contingency		\$ 380
	<b>TOTAL</b>		<b>\$ 8,000</b>

Gas

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
221007627575	3645 Royal Pines Drive Amenity Center	\$ 125	\$ 1,500
	Contingency		\$ 75
	<b>TOTAL</b>		<b>\$ 1,575</b>

Reuse Service

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
2-52706-92375	1090 Oakleaf Plantation Parkway	\$ 327	\$ 3,924
	Contingency		\$ 396
	<b>TOTAL</b>		<b>\$ 4,320</b>

Access Cards

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

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

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. District anticipates entering into a new lease for remainder of current fiscal year and into FY24.

Janitorial Services

The District has contracted with North Florida Building dba City Wide Facility Solutions for janitorial services for the Amenity Center.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Janitorial Services	\$ 1,188	\$ 14,252
		<b>\$ 14,252</b>

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

The District has entered into an agreement with Pool Troopers for the monthly service of the pool. 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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pool Maintenance	\$ 1,650	\$ 19,800
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$ 1,400
Contingency - Repairs		\$ 2,000
		<b>\$ 23,200</b>

Pool Permit

Represents annual pool permit fees paid to Florida Department of Health in Clay County. This is the only expense under this line for the District.

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.

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

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
GENERAL FUND BUDGET

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 Arrow Exterminators Company d/b/a Nader's Pest Raiders. for pest control services for the Amenity Center. Service will be performed once a month.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pest Control Services	\$ 45	\$ 540
Contingency		\$ 260
		<b>\$ 800</b>

Contingency

Represents any expense not allocated to other budgeted line items.

Transfer Out – Capital Reserve

Represents amount per the Reserve Study to transfer to the Capital Reserve Fund.

# Armstrong

## Community Development District

Fiscal Year 2024  
Capital Reserve Fund

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Approved Budget FY2024
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**Revenues**

Transfer In	\$0	\$0	\$0	\$0	\$53,288
Interest Income	\$0	\$0	\$0	\$0	\$250
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,538</b>

**Expenditures**

Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,538</b>

# Armstrong

## Community Development District

Fiscal Year 2024  
Debt Service Fund  
Series 2017A

Adopted Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Approved Budget FY2024
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**Revenues**

Assessments - Series 2017A On Roll	\$265,819	\$264,468	\$1,343	\$265,811	\$265,819
Interest Income	\$0	\$4,662	\$3,338	\$8,000	\$6,000
Carry Forward Surplus	\$180,154	\$180,270	\$0	\$180,270	\$185,085

<b>Total Revenues</b>	<b>\$445,973</b>	<b>\$449,401</b>	<b>\$4,681</b>	<b>\$454,082</b>	<b>\$456,904</b>
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**Expenditures**

Series 2017A

Interest 11/1	\$95,259	\$95,259	\$0	\$95,259	\$93,900
Interest 11/1	\$75,000	\$75,000	\$0	\$75,000	\$75,000
Principal 5/1	\$93,900	\$0	\$93,900	\$93,900	\$92,541
Transfer Out	\$0	\$2,819	\$2,018	\$4,837	\$0

<b>Total Expenditures</b>	<b>\$264,159</b>	<b>\$173,078</b>	<b>\$95,918</b>	<b>\$268,997</b>	<b>\$261,441</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$181,813</b>	<b>\$276,322</b>	<b>(\$91,237)</b>	<b>\$185,085</b>	<b>\$195,463</b>
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	Series 2017A
11/1/24 Interest	\$ 92,541
11/1/24 Principal	\$ 80,000
	\$ 172,541

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

**Armstrong  
Community Development District  
Series 2017A, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/23	\$ 3,755,000	\$ -	\$ 93,900.00	\$ -
11/1/23	\$ 3,755,000	\$ 75,000	\$ 93,900.00	\$ 262,800.00
5/1/24	\$ 3,680,000	\$ -	\$ 92,540.63	\$ -
11/1/24	\$ 3,680,000	\$ 80,000	\$ 92,540.63	\$ 265,081.25
5/1/25	\$ 3,600,000	\$ -	\$ 90,740.63	\$ -
11/1/25	\$ 3,600,000	\$ 80,000	\$ 90,740.63	\$ 261,481.25
5/1/26	\$ 3,520,000	\$ -	\$ 88,940.63	\$ -
11/1/26	\$ 3,520,000	\$ 85,000	\$ 88,940.63	\$ 262,881.25
5/1/27	\$ 3,435,000	\$ -	\$ 87,028.13	\$ -
11/1/27	\$ 3,435,000	\$ 90,000	\$ 87,028.13	\$ 264,056.25
5/1/28	\$ 3,345,000	\$ -	\$ 85,003.13	\$ -
11/1/28	\$ 3,345,000	\$ 95,000	\$ 85,003.13	\$ 265,006.25
5/1/29	\$ 3,250,000	\$ -	\$ 82,865.63	\$ -
11/1/29	\$ 3,250,000	\$ 100,000	\$ 82,865.63	\$ 265,731.25
5/1/30	\$ 3,150,000	\$ -	\$ 80,365.63	\$ -
11/1/30	\$ 3,150,000	\$ 100,000	\$ 80,365.63	\$ 260,731.25
5/1/31	\$ 3,050,000	\$ -	\$ 77,865.63	\$ -
11/1/31	\$ 3,050,000	\$ 105,000	\$ 77,865.63	\$ 260,731.25
5/1/32	\$ 2,945,000	\$ -	\$ 75,240.63	\$ -
11/1/32	\$ 2,945,000	\$ 115,000	\$ 75,240.63	\$ 265,481.25
5/1/33	\$ 2,830,000	\$ -	\$ 72,365.63	\$ -
11/1/33	\$ 2,830,000	\$ 120,000	\$ 72,365.63	\$ 264,731.25
5/1/34	\$ 2,710,000	\$ -	\$ 69,365.63	\$ -
11/1/34	\$ 2,710,000	\$ 125,000	\$ 69,365.63	\$ 263,731.25
5/1/35	\$ 2,585,000	\$ -	\$ 66,240.63	\$ -
11/1/35	\$ 2,585,000	\$ 130,000	\$ 66,240.63	\$ 262,481.25
5/1/36	\$ 2,455,000	\$ -	\$ 62,909.38	\$ -
11/1/36	\$ 2,455,000	\$ 140,000	\$ 62,909.38	\$ 265,818.75
5/1/37	\$ 2,315,000	\$ -	\$ 59,321.88	\$ -
11/1/37	\$ 2,315,000	\$ 145,000	\$ 59,321.88	\$ 263,643.75
5/1/38	\$ 2,170,000	\$ -	\$ 55,606.25	\$ -
11/1/38	\$ 2,170,000	\$ 150,000	\$ 55,606.25	\$ 261,212.50
5/1/39	\$ 2,020,000	\$ -	\$ 51,762.50	\$ -
11/1/39	\$ 2,020,000	\$ 160,000	\$ 51,762.50	\$ 263,525.00
5/1/40	\$ 1,860,000	\$ -	\$ 47,662.50	\$ -
11/1/40	\$ 1,860,000	\$ 170,000	\$ 47,662.50	\$ 265,325.00
5/1/41	\$ 1,690,000	\$ -	\$ 43,306.25	\$ -
11/1/41	\$ 1,690,000	\$ 175,000	\$ 43,306.25	\$ 261,612.50
5/1/42	\$ 1,515,000	\$ -	\$ 38,821.88	\$ -
11/1/42	\$ 1,515,000	\$ 185,000	\$ 38,821.88	\$ 262,643.75
5/1/43	\$ 1,330,000	\$ -	\$ 34,081.25	\$ -
11/1/43	\$ 1,330,000	\$ 195,000	\$ 34,081.25	\$ 263,162.50
5/1/44	\$ 1,135,000	\$ -	\$ 29,084.38	\$ -
11/1/44	\$ 1,135,000	\$ 205,000	\$ 29,084.38	\$ 263,168.75
5/1/45	\$ 930,000	\$ -	\$ 23,831.25	\$ -
11/1/45	\$ 930,000	\$ 215,000	\$ 23,831.25	\$ 262,662.50
5/1/46	\$ 715,000	\$ -	\$ 18,321.88	\$ -
11/1/46	\$ 715,000	\$ 225,000	\$ 18,321.88	\$ 261,643.75
5/1/47	\$ 490,000	\$ -	\$ 12,556.25	\$ -
11/1/47	\$ 490,000	\$ 240,000	\$ 12,556.25	\$ 265,112.50
5/1/48	\$ 250,000	\$ -	\$ 6,406.25	\$ -
11/1/48	\$ 250,000	\$ 250,000	\$ 6,406.25	\$ 262,812.50
<b>Totals</b>		<b>\$ 3,755,000</b>	<b>\$ 3,092,268.75</b>	<b>\$ 14,126,584.38</b>

# Armstrong

## Community Development District

Fiscal Year 2024  
Debt Service Fund  
Series 2019

Proposed Budget FY2023	Actual thru 3/31/23	Projected Next 6 Months	Total Projected at 9/30/23	Approved Budget FY2024
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**Revenues**

Assessments - Series 2019	\$411,185	\$408,780	\$2,076	\$410,856	\$411,185
Interest Income	\$0	\$6,918	\$5,082	\$12,000	\$10,000
Carry Forward Surplus	\$280,159	\$281,214	\$0	\$281,214	\$295,970

<b>Total Revenues</b>	<b>\$691,344</b>	<b>\$696,912</b>	<b>\$7,158</b>	<b>\$704,070</b>	<b>\$717,155</b>
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**Expenditures**

Series 2019

Interest 11/1	\$135,144	\$135,144	\$0	\$135,144	\$132,956
Principal 11/1	\$140,000	\$140,000	\$0	\$140,000	\$145,000
Interest 5/1	\$132,956	\$0	\$132,956	\$132,956	\$130,691

<b>Total Expenditures</b>	<b>\$408,100</b>	<b>\$275,144</b>	<b>\$132,956</b>	<b>\$408,100</b>	<b>\$408,647</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$283,244</b>	<b>\$421,768</b>	<b>(\$125,798)</b>	<b>\$295,970</b>	<b>\$308,508</b>
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11/1/24 Interest	\$	130,691
11/1/24 Principal	\$	145,000
	\$	275,691



**Armstrong  
Community Development District  
Series 2019A, Special Assessment Bonds (Assessment Area 2)  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/23	\$ 6,835,000	\$ -	\$ 132,956.25	\$ -
11/1/23	\$ 6,835,000	\$ 145,000	\$ 132,956.25	\$ 410,912.50
5/1/24	\$ 6,690,000	\$ -	\$ 130,690.63	\$ -
11/1/24	\$ 6,690,000	\$ 145,000	\$ 130,690.63	\$ 406,381.25
5/1/25	\$ 6,545,000	\$ -	\$ 128,425.00	\$ -
11/1/25	\$ 6,545,000	\$ 150,000	\$ 128,425.00	\$ 406,850.00
5/1/26	\$ 6,395,000	\$ -	\$ 125,800.00	\$ -
11/1/26	\$ 6,395,000	\$ 155,000	\$ 125,800.00	\$ 406,600.00
5/1/27	\$ 6,240,000	\$ -	\$ 123,087.50	\$ -
11/1/27	\$ 6,240,000	\$ 160,000	\$ 123,087.50	\$ 406,175.00
5/1/28	\$ 6,080,000	\$ -	\$ 120,287.50	\$ -
11/1/28	\$ 6,080,000	\$ 170,000	\$ 120,287.50	\$ 410,575.00
5/1/29	\$ 5,910,000	\$ -	\$ 117,312.50	\$ -
11/1/29	\$ 5,910,000	\$ 175,000	\$ 117,312.50	\$ 409,625.00
5/1/30	\$ 5,735,000	\$ -	\$ 114,250.00	\$ -
11/1/30	\$ 5,735,000	\$ 180,000	\$ 114,250.00	\$ 408,500.00
5/1/31	\$ 5,555,000	\$ -	\$ 111,100.00	\$ -
11/1/31	\$ 5,555,000	\$ 185,000	\$ 111,100.00	\$ 407,200.00
5/1/32	\$ 5,370,000	\$ -	\$ 107,400.00	\$ -
11/1/32	\$ 5,370,000	\$ 195,000	\$ 107,400.00	\$ 409,800.00
5/1/33	\$ 5,175,000	\$ -	\$ 103,500.00	\$ -
11/1/33	\$ 5,175,000	\$ 200,000	\$ 103,500.00	\$ 407,000.00
5/1/34	\$ 4,975,000	\$ -	\$ 99,500.00	\$ -
11/1/34	\$ 4,975,000	\$ 210,000	\$ 99,500.00	\$ 409,000.00
5/1/35	\$ 4,765,000	\$ -	\$ 95,300.00	\$ -
11/1/35	\$ 4,765,000	\$ 220,000	\$ 95,300.00	\$ 410,600.00
5/1/36	\$ 4,545,000	\$ -	\$ 90,900.00	\$ -
11/1/36	\$ 4,545,000	\$ 225,000	\$ 90,900.00	\$ 406,800.00
5/1/37	\$ 4,320,000	\$ -	\$ 86,400.00	\$ -
11/1/37	\$ 4,320,000	\$ 235,000	\$ 86,400.00	\$ 407,800.00
5/1/38	\$ 4,085,000	\$ -	\$ 81,700.00	\$ -
11/1/38	\$ 4,085,000	\$ 245,000	\$ 81,700.00	\$ 408,400.00
5/1/39	\$ 3,840,000	\$ -	\$ 76,800.00	\$ -
11/1/39	\$ 3,840,000	\$ 255,000	\$ 76,800.00	\$ 408,600.00
5/1/40	\$ 3,585,000	\$ -	\$ 71,700.00	\$ -
11/1/40	\$ 3,585,000	\$ 265,000	\$ 71,700.00	\$ 408,400.00
5/1/41	\$ 3,320,000	\$ -	\$ 66,400.00	\$ -
11/1/41	\$ 3,320,000	\$ 275,000	\$ 66,400.00	\$ 407,800.00
5/1/42	\$ 3,045,000	\$ -	\$ 60,900.00	\$ -
11/1/42	\$ 3,045,000	\$ 285,000	\$ 60,900.00	\$ 406,800.00
5/1/43	\$ 2,760,000	\$ -	\$ 55,200.00	\$ -
11/1/43	\$ 2,760,000	\$ 300,000	\$ 55,200.00	\$ 410,400.00
5/1/44	\$ 2,460,000	\$ -	\$ 49,200.00	\$ -
11/1/44	\$ 2,460,000	\$ 310,000	\$ 49,200.00	\$ 408,400.00
5/1/45	\$ 2,150,000	\$ -	\$ 43,000.00	\$ -
11/1/45	\$ 2,150,000	\$ 325,000	\$ 43,000.00	\$ 411,000.00
5/1/46	\$ 1,825,000	\$ -	\$ 36,500.00	\$ -
11/1/46	\$ 1,825,000	\$ 335,000	\$ 36,500.00	\$ 408,000.00
5/1/47	\$ 1,490,000	\$ -	\$ 29,800.00	\$ -
11/1/47	\$ 1,490,000	\$ 350,000	\$ 29,800.00	\$ 409,600.00
5/1/48	\$ 1,140,000	\$ -	\$ 22,800.00	\$ -
11/1/48	\$ 1,140,000	\$ 365,000	\$ 22,800.00	\$ 410,600.00
5/1/49	\$ 775,000	\$ -	\$ 15,500.00	\$ -
11/1/49	\$ 775,000	\$ 380,000	\$ 15,500.00	\$ 411,000.00
5/1/50	\$ 395,000	\$ -	\$ 7,900.00	\$ -
11/1/50	\$ 395,000	\$ 395,000	\$ 7,900.00	\$ 410,800.00
<b>Totals</b>		<b>\$ 6,835,000</b>	<b>\$ 4,608,619</b>	<b>\$ 11,443,618.75</b>