



Armstrong Community Development District

Adopted Budget
FY 2024



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Armstrong

Community Development District

Fiscal Year 2024 General Fund

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

Special Assessments - Platted Lots	\$504,612	\$505,502	\$0	\$505,502	\$637,369
Cost Share - Tynes Blvd	\$14,500	\$15,285	\$5,100	\$20,385	\$20,000
Miscellaneous Income	\$0	\$250	\$30	\$280	\$0
Interest	\$0	\$5,338	\$2,162	\$7,500	\$3,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$8,656

Total Revenues

\$519,112	\$526,375	\$7,292	\$533,667	\$669,025
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Expenditures

Administrative

Supervisors Fees	\$9,600	\$5,800	\$3,000	\$8,800	\$12,000
FICA Expense	\$734	\$444	\$230	\$673	\$918
Engineering	\$6,000	\$2,364	\$1,636	\$4,000	\$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	\$5,250	\$1,750	\$7,000	\$7,000
Attorney	\$12,000	\$12,044	\$5,956	\$18,000	\$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	\$35,438	\$11,813	\$47,250	\$50,085
Information Technology	\$1,800	\$1,350	\$450	\$1,800	\$1,800
Website Maintenance	\$1,250	\$938	\$313	\$1,250	\$1,250
Telephone	\$350	\$173	\$102	\$275	\$350
Postage	\$600	\$518	\$82	\$600	\$300
Insurance	\$7,360	\$6,587	\$0	\$6,587	\$7,250
Printing & Binding	\$1,500	\$780	\$120	\$900	\$500
Legal Advertising	\$2,500	\$1,425	\$1,075	\$2,500	\$2,500
Other Current Charges	\$600	\$64	\$64	\$129	\$600
Travel Per Diem	\$350	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$84	\$16	\$100	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative

\$117,269	\$87,291	\$30,656	\$117,947	\$124,478
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Field

Security	\$45,000	\$30,957	\$17,391	\$48,349	\$51,364
Electric	\$2,000	\$974	\$316	\$1,290	\$1,450
Water & Sewer/Irrigation	\$36,000	\$26,342	\$7,491	\$33,833	\$34,270
Repairs & Maintenance	\$5,000	\$2,738	\$762	\$3,500	\$5,000
Landscape - Contract	\$141,724	\$90,033	\$37,544	\$127,577	\$134,375
Landscape - Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Lake Maintenance	\$12,537	\$8,955	\$4,433	\$13,388	\$13,988
Irrigation Repairs	\$10,000	\$4,295	\$3,205	\$7,500	\$10,000
Doggie Pot Stations	\$0	\$0	\$0	\$0	\$1,860

Total Field

\$257,261	\$164,295	\$73,642	\$237,937	\$257,307
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Armstrong

Community Development District

Fiscal Year 2024 General Fund

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

Property/Amenity Manager	\$0	\$0	\$18,750	\$18,750	\$75,000
Preventative Maintenance	\$0	\$0	\$4,200	\$4,200	\$15,000
Facility Attendant	\$0	\$0	\$900	\$900	\$7,200
Insurance	\$28,700	\$25,711	\$0	\$25,711	\$38,567
Phone/Internet/Cable	\$3,000	\$1,696	\$777	\$2,473	\$2,750
Electric	\$16,000	\$12,712	\$5,138	\$17,850	\$18,900
Water/Irrigation	\$7,500	\$5,472	\$1,950	\$7,422	\$8,000
Gas	\$1,500	\$879	\$420	\$1,299	\$1,575
Reuse Service	\$3,500	\$2,747	\$981	\$3,728	\$4,320
Access Cards	\$2,500	\$4,633	\$0	\$4,633	\$5,000
Fitness Equipment Lease (Sofitco)	\$12,737	\$11,322	\$0	\$11,322	\$0
Janitorial Services	\$13,016	\$10,180	\$3,727	\$13,908	\$13,016
Janitorial Supplies	\$4,000	\$975	\$525	\$1,500	\$4,000
Pool Maintenance	\$17,300	\$16,352	\$4,950	\$21,302	\$23,200
Pool Permit	\$0	\$175	\$0	\$175	\$125
Repairs & Maintenance	\$10,000	\$2,199	\$2,801	\$5,000	\$10,000
Fitness Center Repairs/Supplies	\$2,500	\$3,588	\$0	\$3,588	\$2,500
Office Supplies	\$500	\$60	\$40	\$100	\$500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$800	\$270	\$180	\$450	\$800
Contingency	\$3,000	\$3,476	\$524	\$4,000	\$3,000
Operating Reserve	\$17,529	\$0	\$0	\$0	\$0

Total Amenity Center

\$144,582	\$102,447	\$46,363	\$148,810	\$233,953
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Other Sources/Uses

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

\$0	\$0	\$0	\$0	\$53,288
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Total Expenditures

\$519,112	\$354,033	\$150,661	\$504,694	\$669,025
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Excess Revenues/(Expenditures)

\$0	\$172,342	(\$143,369)	\$28,973	\$0
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Net Assessments	\$637,369
Add: Discounts (6%)	\$40,683
Gross Assessments	<u>\$678,053</u>

Platted Units	Net Per Unit	FY2024		
		Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,053

Platted Units	Net Per Unit	FY2023		
		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

Fiscal Year 2024
Capital Reserve Fund

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

Transfer In	\$0	\$0	\$0	\$0	\$53,288
Interest Income	\$0	\$0	\$0	\$0	\$250
Total Revenues	\$0	\$0	\$0	\$0	\$53,538

Expenditures

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

Armstrong

Community Development District

Fiscal Year 2024
Debt Service Fund
Series 2017A

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

Assessments - Series 2017A On Roll	\$265,819	\$266,287	\$0	\$266,287	\$265,819
Interest Income	\$0	\$9,181	\$2,819	\$12,000	\$7,500
Carry Forward Surplus	\$180,154	\$180,270	\$0	\$180,270	\$187,544

Total Revenues	\$445,973	\$455,739	\$2,819	\$458,558	\$460,862
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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	\$93,900	\$0	\$93,900	\$92,541
Transfer Out	\$0	\$5,245	\$1,610	\$6,855	\$0

Total Expenditures	\$264,159	\$269,404	\$1,610	\$271,014	\$261,441
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Excess Revenues/(Expenditures)	\$181,813	\$186,335	\$1,209	\$187,544	\$199,422
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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
Total			\$265,798

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 3,755,000	\$ 2,998,368.75	\$ 14,032,684.38

Armstrong

Community Development District

Fiscal Year 2024
Debt Service Fund
Series 2019

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

Assessments - Series 2019	\$411,185	\$411,592	\$0	\$411,592	\$411,185
Interest Income	\$0	\$13,658	\$4,342	\$18,000	\$13,500
Carry Forward Surplus	\$280,159	\$281,214	\$0	\$281,214	\$292,185

Total Revenues	\$691,344	\$706,464	\$4,342	\$710,806	\$716,870
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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	\$132,956	\$0	\$132,956	\$130,691
Transfer Out	\$0	\$7,983	\$2,537	\$10,520	\$0

Total Expenditures	\$408,100	\$416,083	\$2,537	\$418,620	\$408,647
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Excess Revenues/(Expenditures)	\$283,244	\$290,381	\$1,805	\$292,185	\$308,223
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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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 6,835,000	\$ 4,475,663	\$ 11,310,662.50