

Armstrong
Community Development District

Approved Budget
FY2025



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Approved Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 637,369	\$ 635,542	\$ 1,812	\$ 637,353	\$ 637,369
Cost Share - Tynes Blvd	\$ 20,000	\$ 8,080	\$ 5,856	\$ 13,936	\$ 15,000
Miscellaneous Income	\$ -	\$ 1,540	\$ -	\$ 1,540	\$ -
Miscellaneous Income - Access Cards	\$ -	\$ 600	\$ -	\$ 600	\$ -
Miscellaneous Income - Rental	\$ -	\$ 500	\$ -	\$ 500	\$ -
Interest	\$ 3,000	\$ 10,413	\$ 5,000	\$ 15,413	\$ 15,000
Carry Forward Surplus	\$ 8,656	\$ -	\$ -	\$ -	\$ 40,634
Total Revenues	\$ 669,025	\$ 656,674	\$ 12,668	\$ 669,342	\$ 708,004

Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 5,000	\$ 11,600	\$ 12,000
FICA Expense	\$ 918	\$ 505	\$ 383	\$ 887	\$ 918
Engineering Fees	\$ 6,000	\$ 424	\$ 2,576	\$ 3,000	\$ 6,000
Attorney	\$ 15,000	\$ 9,793	\$ 9,793	\$ 19,586	\$ 20,000
Arbitrage	\$ 1,100	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Dissemination	\$ 7,000	\$ 4,083	\$ 2,917	\$ 7,000	\$ 7,420
Annual Audit	\$ 4,300	\$ -	\$ 4,300	\$ 4,300	\$ 4,300
Trustee Fees	\$ 7,800	\$ 7,758	\$ -	\$ 7,758	\$ 7,800
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,618
Management Fees	\$ 50,085	\$ 29,216	\$ 20,869	\$ 50,085	\$ 53,090
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,250	\$ 729	\$ 521	\$ 1,250	\$ 1,250
Telephone	\$ 350	\$ 162	\$ 141	\$ 303	\$ 350
Postage	\$ 300	\$ 210	\$ 150	\$ 360	\$ 500
Printing & Binding	\$ 500	\$ 354	\$ 230	\$ 584	\$ 750
Insurance	\$ 7,250	\$ 6,818	\$ -	\$ 6,818	\$ 7,500
Legal Advertising	\$ 2,500	\$ 326	\$ 2,174	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 24	\$ 190	\$ 214	\$ 600
Office Supplies	\$ 250	\$ 102	\$ 98	\$ 200	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 124,478	\$ 74,730	\$ 50,091	\$ 124,820	\$ 133,921

Operations & Maintenance

Security	\$ 51,364	\$ 23,648	\$ 20,863	\$ 44,512	\$ 51,364
Electric	\$ 1,450	\$ 665	\$ 638	\$ 1,303	\$ 1,450
Water & Sewer	\$ 34,270	\$ 12,010	\$ 11,365	\$ 23,375	\$ 34,270
Landscape Maintenance	\$ 134,375	\$ 78,385	\$ 55,990	\$ 134,375	\$ 138,406
Landscape Contingency	\$ 5,000	\$ 2,905	\$ 2,095	\$ 5,000	\$ 8,000
Lake Maintenance	\$ 13,988	\$ 4,975	\$ 6,723	\$ 11,698	\$ 13,988
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ 2,140
Irrigation Repairs	\$ 10,000	\$ 3,431	\$ 4,069	\$ 7,500	\$ 8,000
Repairs & Maintenance	\$ 5,000	\$ 2,050	\$ 4,950	\$ 7,000	\$ 8,000
Doggie Pot Stations	\$ 1,860	\$ 530	\$ 1,050	\$ 1,580	\$ 1,500
Total Operations & Maintenance:	\$ 257,307	\$ 128,599	\$ 107,743	\$ 236,343	\$ 267,118

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General Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Approved Budget FY2025
<i>Amenity Center</i>					
Property/Amenity Manager	\$ 75,000	\$ 43,750	\$ 31,250	\$ 75,000	\$ 79,875
Preventative Maintenance	\$ 15,000	\$ 6,763	\$ 8,237	\$ 15,000	\$ 17,500
Facility Attendant	\$ 7,200	\$ -	\$ 7,200	\$ 7,200	\$ 7,632
Property Insurance	\$ 38,567	\$ 28,929	\$ -	\$ 28,929	\$ 32,690
Phone/Internet/Cable	\$ 2,750	\$ 1,424	\$ 1,016	\$ 2,440	\$ 2,750
Electric	\$ 18,900	\$ 7,060	\$ 6,840	\$ 13,900	\$ 18,900
Water & Sewer	\$ 8,000	\$ 5,444	\$ 2,424	\$ 7,868	\$ 8,000
Gas	\$ 1,575	\$ 613	\$ 414	\$ 1,027	\$ 1,575
Reuse Service	\$ 4,320	\$ 2,836	\$ 2,215	\$ 5,051	\$ 6,646
Access Cards	\$ 5,000	\$ 1,767	\$ 3,233	\$ 5,000	\$ 5,000
Janitorial Services	\$ 13,016	\$ 7,593	\$ 5,423	\$ 13,016	\$ 13,797
Janitorial Supplies	\$ 4,000	\$ 664	\$ 2,336	\$ 3,000	\$ 4,000
Pool Maintenance	\$ 23,200	\$ 11,550	\$ 8,950	\$ 20,500	\$ 23,992
Pool Permit	\$ 125	\$ -	\$ 125	\$ 125	\$ 125
Repairs & Maintenance	\$ 12,500	\$ 6,538	\$ 7,462	\$ 14,000	\$ 20,000
Office Supplies	\$ 500	\$ 105	\$ 95	\$ 200	\$ 500
ASCAP/BMI License Fees	\$ 500	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 800	\$ 271	\$ 230	\$ 501	\$ 800
Special Events	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 3,000	\$ 554	\$ 947	\$ 1,500	\$ 3,000
Total Amenity Center:	\$ 233,953	\$ 125,859	\$ 88,397	\$ 214,256	\$ 249,782
<i>Reserves</i>					
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 57,183
Total Reserves	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 57,183
Total Expenditures	\$ 669,025	\$ 382,476	\$ 246,231	\$ 628,707	\$ 708,004
Excess Revenues (Expenditures)	\$ -	\$ 274,198	\$ (233,564)	\$ 40,634	\$ -

Net Assessment	\$ 637,369
Collection Cost (6%)	\$40,683
Gross Assessment	<u>\$678,052</u>

FY2025				
Platted Units	Net Per Unit	Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

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

FY2024	FY2025	Increase/(Decrease)	Increase
\$1,404	\$1,404	0%	\$0

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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.

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 Fees

The District's engineer, Dominion Engineering Group, Inc., 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.

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.

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.

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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.

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.

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.

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.

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Printing & Binding

Printing and Binding of agreements, resolutions for board meetings, printing of computerized checks, stationary, 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.

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 Commerce for \$175. This is the only expense under this category for the District.

Operation & Maintenance:

Security

The District has entered into an agreement with Security Development Group, LLC dba S3 Security for private onsite patrols. Services will include minimum 3 days of patrols of dedicated officers and possible vehicle patrols, additional patrol days as requested by District and holiday rates for specific holidays outlined in the agreement. District will also pay an annual fee to FUSUS.

Description	Monthly	Annually
Security Services		
Dedicated Officer		
\$31.15 per hour x 60 hours minimum per month	\$ 1,869	\$ 22,428
Vehicle Patrol Officer		
\$18.67 per hour x 90 hours minimum per month	\$ 1,680	\$ 20,164
Additional Hours/Holidays		\$ 7,272
Contingency		\$ 1,500
		\$ 51,364

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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
Total			\$1,450

Water & Sewer

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

Account #	Description	Monthly	Annually
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
Total			\$34,270

Landscape Maintenance

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.

Description	Monthly	Annually
Landscape Maintenance	\$11,534	\$138,406
		\$138,406

Landscape Contingency

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

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General Fund Budget

Lake Maintenance

The District has entered into an agreement with The Lake Doctors for the maintenance of five (5) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 5 Ponds	\$995	\$11,940
Cost Share Agreement w/South Village CDD		\$1,448
Fountain Maintenance - Qtrly. \$150		\$600
		\$13,988

Lake Contingency

Represents estimated costs for grass carp stocking in lakes.

Irrigation Repairs

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

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Doggie Pot Stations

Represents costs for the supplies and maintenance of 3 doggie waste stations within the District and anticipates the addition of 5 doggie waste stations in FY2025. District has contracted with Governmental Management Services, LLC for this service.

Amenity Center:

Property/Amenity Manager

Represents costs to contract onsite, full-time manager for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, schedule and approve maintenance services, oversee facility attendant, administer access cards as well as monitor facility usage and enforce District policies. The District has contracted with Governmental Management Services for this service.

Preventative Maintenance

Represents costs to contract onsite part-time maintenance technician that will provide scheduled services as directed by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

Facility Attendant

Represents costs to contract onsite, part-time facility attendant for the Amenity Center that will monitor facility usage, enforce District policies and any other tasks assigned by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

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Property 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	\$204	\$2,442
	Contingency		\$308
	Total		\$2,750

Electric

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

Account #	Description	Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$1,500	\$18,000
	Contingency		\$900
	Total		\$18,900

Water/Irrigation

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

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

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	\$125	\$1,500
	Contingency		\$75
	Total		\$1,575

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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	\$443	\$5,317
	Contingency		\$1,329
	Total		\$6,646

Access Cards

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

Janitorial Services

The District has contracted with Governmental Management Services for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$1,150	\$13,797
		\$13,797

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.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$1,400
Contingency - Repairs		\$2,792
		\$23,992

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.

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

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General Fund Budget

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.

Description	Monthly	Annually
Pest Control Services	\$50	\$600
Contingency		\$200
		\$800

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.

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Approved Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Approved Budget FY2025
Revenues:					
Transfer In	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 57,183
Interest	\$ 250	\$ 530	\$ 500	\$ 1,030	\$ 1,200
Total Revenues	\$ 53,538	\$ 53,818	\$ 500	\$ 54,318	\$ 58,383
Expenditures:					
Contingency	\$ -	\$ 38	\$ 190	\$ 228	\$ 600
Capital Outlay	\$ -	\$ 10,121	\$ -	\$ 10,121	\$ 25,000
Total Expenditures	\$ -	\$ 10,159	\$ 190	\$ 10,349	\$ 25,600
Excess Revenues (Expenditures)	\$ 53,538	\$ 43,659	\$ 310	\$ 43,969	\$ 32,783
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 43,969
Fund Balance - Ending	\$ 53,538	\$ 43,659	\$ 310	\$ 43,969	\$ 76,752

FY2025 Approved Expenses	
Description	Amount
New Amenity Access System	\$ 5,000
Solar Lighting	TBD
Total	\$ 5,000

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Approved Budget
FY2025
Debt Service Fund
Series 2017A/B

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Approved Budget FY2025
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Revenues:

Special Assessments	\$ 265,819	\$ 265,056	\$ 756	\$ 265,811	\$ 265,819
Interest	\$ 7,500	\$ 15,065	\$ 11,105	\$ 26,170	\$ 24,000
Carry Forward Surplus	\$ 187,544	\$ 188,448	\$ -	\$ 188,448	\$ 212,723

Total Revenues	\$ 460,863	\$ 468,569	\$ 11,861	\$ 480,429	\$ 502,542
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Expenditures:

Series 2017A/B

Interest - 11/01	\$ 93,900	\$ 93,900	\$ -	\$ 93,900	\$ 92,541
Principal - 11/01	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 80,000
Interest - 05/01	\$ 92,541	\$ -	\$ 92,541	\$ 92,541	\$ 90,741

Total Expenditures	\$ 261,441	\$ 168,900	\$ 92,541	\$ 261,441	\$ 263,281
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (6,265)	\$ -	\$ (6,265)	\$ -
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Total Other Financing Sources (Uses)	\$ -	\$ (6,265)	\$ -	\$ (6,265)	\$ -
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Excess Revenues (Expenditures)	\$ 199,422	\$ 293,403	\$ (80,680)	\$ 212,723	\$ 239,261
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Principal - 11/1/2025	\$80,000
Interest - 11/1/2025	\$90,741
Total	\$170,741
Net Assessment	\$265,798
Collection Cost (6%)	\$16,966
Gross Assessment	\$282,764

Property Type	Units	Net Per Unit	Net Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
Total	200		\$265,798

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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	\$ 3,680,000	\$ 2,904,468.75	\$ 13,863,784.38	

Armstrong
Community Development District
Approved Budget
FY2025
Debt Service Fund
Series 2019

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Approved Budget FY2025
Revenues:					
Special Assessments	\$ 411,185	\$ 409,688	\$ 1,168	\$ 410,856	\$ 411,185
Special Assessments - Prepayments	\$ -	\$ 18,995	\$ -	\$ 18,995	\$ -
Interest	\$ 13,500	\$ 15,857	\$ 13,250	\$ 29,107	\$ 30,000
Carry Forward Surplus	\$ 292,185	\$ 294,026	\$ -	\$ 294,026	\$ 339,450
Total Revenues	\$ 716,870	\$ 738,566	\$ 14,418	\$ 752,984	\$ 780,635
Expenditures:					
Series 2019					
Interest - 11/01	\$ 132,956	\$ 132,956	\$ -	\$ 132,956	\$ 130,591
Principal - 11/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 145,000
Special Call - 11/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 20,000
Interest - 05/01	\$ 130,691	\$ -	\$ 130,591	\$ 130,591	\$ 128,325
Total Expenditures	\$ 408,647	\$ 282,956	\$ 130,591	\$ 413,547	\$ 423,916
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 12	\$ -	\$ 12	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 12	\$ -	\$ 12	\$ -
Excess Revenues (Expenditures)	\$ 308,223	\$ 455,622	\$ (116,173)	\$ 339,450	\$ 356,719

Principal - 11/1/2025	\$150,000
Interest - 11/1/2025	\$128,325
Total	\$278,325
Net Assessment	\$410,856
Collection Cost (6%)	\$26,225
Gross Assessment	\$437,081

Property Type	Units	Gross Per Unit	Gross Total
43' Lot	85	\$1,353	\$114,992
53' Lot	147	\$1,585	\$233,004
63' Lot	51	\$1,747	\$89,085
Total	283		\$437,081

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/24	\$ 6,685,000	\$ -	\$ 130,590.63	\$ -
11/1/24	\$ 6,685,000	\$ 145,000	\$ 130,590.63	\$ 406,181.25
5/1/25	\$ 6,540,000	\$ -	\$ 128,325.00	\$ -
11/1/25	\$ 6,540,000	\$ 150,000	\$ 128,325.00	\$ 406,650.00
5/1/26	\$ 6,390,000	\$ -	\$ 125,700.00	\$ -
11/1/26	\$ 6,390,000	\$ 155,000	\$ 125,700.00	\$ 406,400.00
5/1/27	\$ 6,235,000	\$ -	\$ 122,987.50	\$ -
11/1/27	\$ 6,235,000	\$ 160,000	\$ 122,987.50	\$ 405,975.00
5/1/28	\$ 6,075,000	\$ -	\$ 120,187.50	\$ -
11/1/28	\$ 6,075,000	\$ 170,000	\$ 120,187.50	\$ 410,375.00
5/1/29	\$ 5,905,000	\$ -	\$ 117,212.50	\$ -
11/1/29	\$ 5,905,000	\$ 175,000	\$ 117,212.50	\$ 409,425.00
5/1/30	\$ 5,730,000	\$ -	\$ 114,150.00	\$ -
11/1/30	\$ 5,730,000	\$ 180,000	\$ 114,150.00	\$ 408,300.00
5/1/31	\$ 5,550,000	\$ -	\$ 111,000.00	\$ -
11/1/31	\$ 5,550,000	\$ 185,000	\$ 111,000.00	\$ 407,000.00
5/1/32	\$ 5,365,000	\$ -	\$ 107,300.00	\$ -
11/1/32	\$ 5,365,000	\$ 195,000	\$ 107,300.00	\$ 409,600.00
5/1/33	\$ 5,170,000	\$ -	\$ 103,400.00	\$ -
11/1/33	\$ 5,170,000	\$ 200,000	\$ 103,400.00	\$ 406,800.00
5/1/34	\$ 4,970,000	\$ -	\$ 99,400.00	\$ -
11/1/34	\$ 4,970,000	\$ 210,000	\$ 99,400.00	\$ 408,800.00
5/1/35	\$ 4,760,000	\$ -	\$ 95,200.00	\$ -
11/1/35	\$ 4,760,000	\$ 220,000	\$ 95,200.00	\$ 410,400.00
5/1/36	\$ 4,540,000	\$ -	\$ 90,800.00	\$ -
11/1/36	\$ 4,540,000	\$ 225,000	\$ 90,800.00	\$ 406,600.00
5/1/37	\$ 4,315,000	\$ -	\$ 86,300.00	\$ -
11/1/37	\$ 4,315,000	\$ 235,000	\$ 86,300.00	\$ 407,600.00
5/1/38	\$ 4,080,000	\$ -	\$ 81,600.00	\$ -
11/1/38	\$ 4,080,000	\$ 245,000	\$ 81,600.00	\$ 408,200.00
5/1/39	\$ 3,835,000	\$ -	\$ 76,700.00	\$ -
11/1/39	\$ 3,835,000	\$ 255,000	\$ 76,700.00	\$ 408,400.00
5/1/40	\$ 3,580,000	\$ -	\$ 71,600.00	\$ -
11/1/40	\$ 3,580,000	\$ 265,000	\$ 71,600.00	\$ 408,200.00
5/1/41	\$ 3,315,000	\$ -	\$ 66,300.00	\$ -
11/1/41	\$ 3,315,000	\$ 275,000	\$ 66,300.00	\$ 407,600.00
5/1/42	\$ 3,040,000	\$ -	\$ 60,800.00	\$ -
11/1/42	\$ 3,040,000	\$ 285,000	\$ 60,800.00	\$ 406,600.00
5/1/43	\$ 2,755,000	\$ -	\$ 55,100.00	\$ -
11/1/43	\$ 2,755,000	\$ 300,000	\$ 55,100.00	\$ 410,200.00
5/1/44	\$ 2,455,000	\$ -	\$ 49,100.00	\$ -
11/1/44	\$ 2,455,000	\$ 310,000	\$ 49,100.00	\$ 408,200.00
5/1/45	\$ 2,145,000	\$ -	\$ 42,900.00	\$ -
11/1/45	\$ 2,145,000	\$ 325,000	\$ 42,900.00	\$ 410,800.00
5/1/46	\$ 1,820,000	\$ -	\$ 36,400.00	\$ -
11/1/46	\$ 1,820,000	\$ 335,000	\$ 36,400.00	\$ 407,800.00
5/1/47	\$ 1,485,000	\$ -	\$ 29,700.00	\$ -
11/1/47	\$ 1,485,000	\$ 350,000	\$ 29,700.00	\$ 409,400.00
5/1/48	\$ 1,135,000	\$ -	\$ 22,700.00	\$ -
11/1/48	\$ 1,135,000	\$ 365,000	\$ 22,700.00	\$ 410,400.00
5/1/49	\$ 770,000	\$ -	\$ 15,400.00	\$ -
11/1/49	\$ 770,000	\$ 375,000	\$ 15,400.00	\$ 405,800.00
5/1/50	\$ 395,000	\$ -	\$ 7,900.00	\$ -
11/1/50	\$ 395,000	\$ 395,000	\$ 7,900.00	\$ 410,800.00
Totals		\$ 6,685,000	\$ 4,337,506	\$ 11,022,506.25