

***Armstrong***  
***Community Development District***

***Adopted Budget***  
***FY2025***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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**Armstrong**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**General Fund**

|  | Adopted<br>Budget | Actual<br>Thru | Projected<br>Next | Total<br>Projected | Adopted<br>Budget |
|--|-------------------|----------------|-------------------|--------------------|-------------------|
|  | FY2024            | 6/30/24        | 3 Months          | 9/30/24            | FY2025            |

**Revenues:**

|                                     |                   |                   |                 |                   |                   |
|-------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Special Assessments                 | \$ 637,369        | \$ 638,493        | \$ -            | \$ 638,493        | \$ 637,369        |
| Cost Share - Tynes Blvd             | \$ 20,000         | \$ 10,677         | \$ 3,823        | \$ 14,500         | \$ 15,000         |
| Miscellaneous Income                | \$ -              | \$ 1,540          | \$ -            | \$ 1,540          | \$ -              |
| Miscellaneous Income - Access Cards | \$ -              | \$ 700            | \$ -            | \$ 700            | \$ -              |
| Miscellaneous Income - Rental       | \$ -              | \$ 800            | \$ -            | \$ 800            | \$ -              |
| Interest                            | \$ 3,000          | \$ 14,200         | \$ 4,500        | \$ 18,700         | \$ 14,631         |
| Carry Forward Surplus               | \$ 8,656          | \$ -              | \$ -            | \$ -              | \$ 53,382         |
| <b>Total Revenues</b>               | <b>\$ 669,025</b> | <b>\$ 666,410</b> | <b>\$ 8,323</b> | <b>\$ 674,732</b> | <b>\$ 720,382</b> |

**Expenditures:**

**Administrative:**

|                                |                   |                  |                  |                   |                   |
|--------------------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Supervisor Fees                | \$ 12,000         | \$ 8,600         | \$ 3,000         | \$ 11,600         | \$ 12,000         |
| FICA Expense                   | \$ 918            | \$ 658           | \$ 230           | \$ 887            | \$ 918            |
| Engineering Fees               | \$ 6,000          | \$ 1,054         | \$ 1,946         | \$ 3,000          | \$ 6,000          |
| Attorney                       | \$ 15,000         | \$ 12,751        | \$ 8,000         | \$ 20,751         | \$ 20,000         |
| Arbitrage                      | \$ 1,100          | \$ 1,100         | \$ -             | \$ 1,100          | \$ 1,100          |
| Dissemination                  | \$ 7,000          | \$ 5,350         | \$ 1,750         | \$ 7,100          | \$ 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         | \$ 37,564        | \$ 12,521        | \$ 50,085         | \$ 53,090         |
| Information Technology         | \$ 1,800          | \$ 1,350         | \$ 450           | \$ 1,800          | \$ 1,800          |
| Website Maintenance            | \$ 1,250          | \$ 938           | \$ 313           | \$ 1,250          | \$ 1,250          |
| Telephone                      | \$ 350            | \$ 250           | \$ 126           | \$ 376            | \$ 400            |
| Postage                        | \$ 300            | \$ 410           | \$ 80            | \$ 490            | \$ 500            |
| Printing & Binding             | \$ 500            | \$ 478           | \$ 222           | \$ 700            | \$ 750            |
| Insurance                      | \$ 7,250          | \$ 6,818         | \$ -             | \$ 6,818          | \$ 7,500          |
| Legal Advertising              | \$ 2,500          | \$ 604           | \$ 1,896         | \$ 2,500          | \$ 2,500          |
| Other Current Charges          | \$ 600            | \$ 42            | \$ 118           | \$ 160            | \$ 600            |
| Office Supplies                | \$ 250            | \$ 103           | \$ 47            | \$ 150            | \$ 250            |
| Dues, Licenses & Subscriptions | \$ 175            | \$ 175           | \$ -             | \$ 175            | \$ 175            |
| <b>Total Administrative:</b>   | <b>\$ 124,478</b> | <b>\$ 91,302</b> | <b>\$ 34,999</b> | <b>\$ 126,301</b> | <b>\$ 133,971</b> |

**Operations & Maintenance**

|  |                   |                   |                  |                   |                   |
|--|-------------------|-------------------|------------------|-------------------|-------------------|
| Security                                   | \$ 51,364         | \$ 30,394         | \$ 11,302        | \$ 41,697         | \$ 51,364         |
| Electric                                   | \$ 1,450          | \$ 939            | \$ 477           | \$ 1,416          | \$ 1,450          |
| Water & Sewer                              | \$ 34,270         | \$ 18,048         | \$ 9,270         | \$ 27,318         | \$ 34,270         |
| Landscape Maintenance                      | \$ 134,375        | \$ 89,583         | \$ 44,792        | \$ 134,375        | \$ 138,406        |
| Landscape Contingency                      | \$ 5,000          | \$ 3,430          | \$ 1,570         | \$ 5,000          | \$ 7,000          |
| Lake Maintenance                           | \$ 13,988         | \$ 6,965          | \$ 2,985         | \$ 9,950          | \$ 13,988         |
| Lake Contingency                           | \$ -              | \$ -              | \$ -             | \$ -              | \$ 2,140          |
| Irrigation Repairs                         | \$ 10,000         | \$ 3,431          | \$ 2,569         | \$ 6,000          | \$ 8,000          |
| Repairs & Maintenance                      | \$ 5,000          | \$ 2,095          | \$ 1,500         | \$ 3,595          | \$ 7,000          |
| Doggie Pot Stations                        | \$ 1,860          | \$ 820            | \$ 380           | \$ 1,200          | \$ 1,500          |
| <b>Total Operations &amp; Maintenance:</b> | <b>\$ 257,307</b> | <b>\$ 155,706</b> | <b>\$ 74,845</b> | <b>\$ 230,551</b> | <b>\$ 265,118</b> |

**Armstrong**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**General Fund**

|                                       | Adopted Budget    | Actual Thru       | Projected Next      | Total Projected   | Adopted Budget    |
|---------------------------------------|-------------------|-------------------|---------------------|-------------------|-------------------|
|                                       | FY2024            | 6/30/24           | 3 Months            | 9/30/24           | FY2025            |
| <b>Amenity Center</b>                 |                   |                   |                     |                   |                   |
| Property/Amenity Manager              | \$ 75,000         | \$ 56,250         | \$ 18,750           | \$ 75,000         | \$ 79,875         |
| Preventative Maintenance              | \$ 15,000         | \$ 7,917          | \$ 7,083            | \$ 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          | \$ 1,627          | \$ 813              | \$ 2,440          | \$ 2,750          |
| Electric                              | \$ 18,900         | \$ 8,862          | \$ 3,675            | \$ 12,537         | \$ 18,900         |
| Water & Sewer                         | \$ 8,000          | \$ 6,663          | \$ 1,324            | \$ 7,987          | \$ 10,000         |
| Gas                                   | \$ 1,575          | \$ 832            | \$ 232              | \$ 1,064          | \$ 1,575          |
| Reuse Service                         | \$ 4,320          | \$ 3,722          | \$ 1,329            | \$ 5,051          | \$ 6,646          |
| Access Cards                          | \$ 5,000          | \$ 1,767          | \$ 3,233            | \$ 5,000          | \$ 5,000          |
| Janitorial Services                   | \$ 13,016         | \$ 9,762          | \$ 3,254            | \$ 13,016         | \$ 13,797         |
| Janitorial Supplies                   | \$ 4,000          | \$ 1,087          | \$ 353              | \$ 1,440          | \$ 4,000          |
| Pool Maintenance                      | \$ 23,200         | \$ 14,550         | \$ 4,950            | \$ 19,500         | \$ 23,992         |
| Pool Permit                           | \$ 125            | \$ 300            | \$ -                | \$ 300            | \$ 300            |
| Repairs & Maintenance                 | \$ 12,500         | \$ 8,978          | \$ 6,022            | \$ 15,000         | \$ 20,000         |
| Office Supplies                       | \$ 500            | \$ 138            | \$ 62               | \$ 200            | \$ 500            |
| ASCAP/BMI License Fees                | \$ 500            | \$ -              | \$ -                | \$ -              | \$ -              |
| Pest Control                          | \$ 800            | \$ 363            | \$ 184              | \$ 547            | \$ 800            |
| Special Events                        | \$ -              | \$ -              | \$ -                | \$ -              | \$ 3,000          |
| Contingency                           | \$ 3,000          | \$ 554            | \$ 446              | \$ 1,000          | \$ 3,000          |
| <b>Total Amenity Center:</b>          | <b>\$ 233,953</b> | <b>\$ 152,301</b> | <b>\$ 58,910</b>    | <b>\$ 211,211</b> | <b>\$ 251,957</b> |
| <b>Reserves</b>                       |                   |                   |                     |                   |                   |
| Capital Reserve Transfer              | \$ 53,288         | \$ 53,288         | \$ -                | \$ 53,288         | \$ 69,336         |
| <b>Total Reserves</b>                 | <b>\$ 53,288</b>  | <b>\$ 53,288</b>  | <b>\$ -</b>         | <b>\$ 53,288</b>  | <b>\$ 69,336</b>  |
| <b>Total Expenditures</b>             | <b>\$ 669,025</b> | <b>\$ 452,597</b> | <b>\$ 168,754</b>   | <b>\$ 621,351</b> | <b>\$ 720,382</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ -</b>       | <b>\$ 213,813</b> | <b>\$ (160,432)</b> | <b>\$ 53,382</b>  | <b>\$ -</b>       |

|                      |                  |
|----------------------|------------------|
| 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      |

# **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 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.

# **Armstrong**

## **Community Development District**

### **General Fund Budget**

#### 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.

# Armstrong

## Community Development District

### General Fund Budget

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 additional 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                                    |         |                 |
| October 2024 - May 2025                              |         |                 |
| \$29.95 per hour x 6 hours per day x 3 days per week | \$2,156 | \$18,869        |
| June 2025 - September 2025                           |         |                 |
| \$29.95 per hour x 6 hours per day x 4 days per week | \$2,875 | \$12,220        |
| Additional Hours/Holidays                            |         | \$18,776        |
| Contingency  |         | \$1,500         |
|  |         | <b>\$51,364</b> |

**Armstrong**  
**Community Development District**  
**General Fund Budget**

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> |

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         |
| <b>Total</b> |   |         | <b>\$34,270</b> |

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        |
|                       |          | <b>\$138,406</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 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           |
|  |         | <b>\$13,988</b> |

## 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.

# Armstrong

## Community Development District

### General Fund Budget

#### 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          |
|           | <b>Total</b>                     |         | <b>\$2,750</b> |

#### 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           |
|           | <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.

| Account # | Description                      | Monthly | Annually        |
|-----------|----------------------------------|---------|-----------------|
| 574046    | 3645 Royal Pines Drive Pool      | \$350   | \$4,200         |
| 574047    | 3645 Royal Pines Drive Clubhouse | \$350   | \$4,200         |
|           | Contingency                      |         | \$1,600         |
|           | <b>Total</b>                     |         | <b>\$10,000</b> |

#### 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           |
|              | <b>Total</b>                          |         | <b>\$1,575</b> |

# Armstrong Community Development District General Fund Budget

## 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        |
|               | <b>Total</b>                    |         | <b>\$6,646</b> |

## 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        |
|                     |         | <b>\$13,797</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.

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

## Office Supplies

Represents estimated cost of supplies for the Amenity Center.

**Armstrong**  
**Community Development District**  
 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        |
|                       |         | <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**  
**Adopted Budget**  
**FY2025**  
**Capital Reserve Fund**

|                                       | Adopted<br>Budget<br>FY2024 | Actual<br>Thru<br>6/30/24 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/24 | Adopted<br>Budget<br>FY2025 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|-----------------------------|
| <b>Revenues:</b>                      |                             |                           |                               |                               |                             |
| Transfer In                           | \$ 53,288                   | \$ 53,288                 | \$ -                          | \$ 53,288                     | \$ 69,336                   |
| Interest                              | \$ 250                      | \$ 902                    | \$ 528                        | \$ 1,430                      | \$ 1,200                    |
| <b>Total Revenues</b>                 | <b>\$ 53,538</b>            | <b>\$ 54,190</b>          | <b>\$ 528</b>                 | <b>\$ 54,718</b>              | <b>\$ 70,536</b>            |
| <b>Expenditures:</b>                  |                             |                           |                               |                               |                             |
| Contingency                           | \$ -                        | \$ 136                    | \$ 114                        | \$ 250                        | \$ 600                      |
| Capital Outlay                        | \$ -                        | \$ 10,121                 | \$ -                          | \$ 10,121                     | \$ 25,000                   |
| <b>Total Expenditures</b>             | <b>\$ -</b>                 | <b>\$ 10,257</b>          | <b>\$ 114</b>                 | <b>\$ 10,371</b>              | <b>\$ 25,600</b>            |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 53,538</b>            | <b>\$ 43,933</b>          | <b>\$ 414</b>                 | <b>\$ 44,347</b>              | <b>\$ 44,936</b>            |
| <b>Fund Balance - Beginning</b>       | <b>\$ -</b>                 | <b>\$ -</b>               | <b>\$ -</b>                   | <b>\$ -</b>                   | <b>\$ 44,347</b>            |
| <b>Fund Balance - Ending</b>          | <b>\$ 53,538</b>            | <b>\$ 43,933</b>          | <b>\$ 414</b>                 | <b>\$ 44,347</b>              | <b>\$ 89,283</b>            |

| <b>FY2025 Adopted Expenses</b> |                 |
|--------------------------------|-----------------|
| <b>Description</b>             | <b>Amount</b>   |
| New Amenity Access System      | \$ 5,000        |
| Solar Lighting                 | TBD             |
| <b>Total</b>                   | <b>\$ 5,000</b> |

**Armstrong**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2017A/B**

|  | Adopted Budget | Actual Thru | Projected Next | Total Projected | Adopted Budget |
|--|----------------|-------------|----------------|-----------------|----------------|
|  | FY2024         | 6/30/24     | 3 Months       | 9/30/24         | FY2025         |

**Revenues:**

|                       |                   |                   |                 |                   |                   |
|-----------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Special Assessments   | \$ 265,819        | \$ 266,287        | \$ -            | \$ 266,287        | \$ 265,819        |
| Interest              | \$ 7,500          | \$ 19,693         | \$ 6,180        | \$ 25,873         | \$ 20,700         |
| Carry Forward Surplus | \$ 187,544        | \$ 188,448        | \$ -            | \$ 188,448        | \$ 212,902        |
| <b>Total Revenues</b> | <b>\$ 460,863</b> | <b>\$ 474,428</b> | <b>\$ 6,180</b> | <b>\$ 480,608</b> | <b>\$ 499,421</b> |

**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         |
| <b>Total Expenditures</b> | <b>\$ 261,441</b> | <b>\$ 261,441</b> | <b>\$ -</b> | <b>\$ 261,441</b> | <b>\$ 263,281</b> |

**Other Sources/(Uses)**

|   |             |                   |             |                   |             |
|---|-------------|-------------------|-------------|-------------------|-------------|
| Transfer In/(Out)                           | \$ -        | \$ (6,265)        | \$ -        | \$ (6,265)        | \$ -        |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$ -</b> | <b>\$ (6,265)</b> | <b>\$ -</b> | <b>\$ (6,265)</b> | <b>\$ -</b> |

|                                       |                   |                   |                 |                   |                   |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 199,422</b> | <b>\$ 206,722</b> | <b>\$ 6,180</b> | <b>\$ 212,902</b> | <b>\$ 236,140</b> |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

|                         |                  |
|-------------------------|------------------|
| Principal - 11/1/2025   | <b>\$80,000</b>  |
| Interest - 11/1/2025    | <b>\$90,741</b>  |
| <b>Total</b>            | <b>\$170,741</b> |
| <br>                    |                  |
| Net Assessment          | <b>\$265,798</b> |
| Collection Cost (6%)    | <b>\$16,966</b>  |
| <b>Gross Assessment</b> | <b>\$282,764</b> |

| 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        |
| <b>Total</b>  | <b>200</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>           |
|---------------|----------------|---------------------|------------------------|-------------------------|
| 11/1/24       | \$ 3,680,000   | \$ 80,000           | \$ 92,540.63           | \$ 172,540.63           |
| 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>\$ 3,680,000</b> | <b>\$ 2,904,468.75</b> | <b>\$ 13,863,784.38</b> |

**Armstrong**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2019**

|   | Adopted<br>Budget<br>FY2024 | Actual<br>Thru<br>6/30/24 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/24 | Adopted<br>Budget<br>FY2025 |
|---|-----------------------------|---------------------------|-------------------------------|-------------------------------|-----------------------------|
| <b>Revenues:</b>                            |                             |                           |                               |                               |                             |
| Special Assessments                         | \$ 411,185                  | \$ 411,591                | \$ -                          | \$ 411,591                    | \$ 410,800                  |
| Special Assessments - Prepayments           | \$ -                        | \$ 18,995                 | \$ -                          | \$ 18,995                     | \$ -                        |
| Interest                                    | \$ 13,500                   | \$ 21,021                 | \$ 6,450                      | \$ 27,471                     | \$ 22,000                   |
| Carry Forward Surplus                       | \$ 292,185                  | \$ 294,026                | \$ -                          | \$ 294,026                    | \$ 318,549                  |
| <b>Total Revenues</b>                       | <b>\$ 716,870</b>           | <b>\$ 745,633</b>         | <b>\$ 6,450</b>               | <b>\$ 752,083</b>             | <b>\$ 751,349</b>           |
| <b>Expenditures:</b>                        |                             |                           |                               |                               |                             |
| <b>Series 2019</b>                          |                             |                           |                               |                               |                             |
| Interest - 11/01                            | \$ 132,956                  | \$ 132,956                | \$ -                          | \$ 132,956                    | \$ 130,191                  |
| Principal - 11/01                           | \$ 145,000                  | \$ 145,000                | \$ -                          | \$ 145,000                    | \$ 145,000                  |
| Special Call - 11/01                        | \$ -                        | \$ 5,000                  | \$ -                          | \$ 5,000                      | \$ -                        |
| Interest - 05/01                            | \$ 130,691                  | \$ 130,591                | \$ -                          | \$ 130,591                    | \$ 127,925                  |
| Special Call - 08/01                        | \$ -                        | \$ -                      | \$ 20,000                     | \$ 20,000                     | \$ -                        |
| <b>Total Expenditures</b>                   | <b>\$ 408,647</b>           | <b>\$ 413,547</b>         | <b>\$ 20,000</b>              | <b>\$ 433,547</b>             | <b>\$ 403,116</b>           |
| <b>Other Sources/(Uses)</b>                 |                             |                           |                               |                               |                             |
| Transfer In/(Out)                           | \$ -                        | \$ 12                     | \$ -                          | \$ 12                         | \$ -                        |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$ -</b>                 | <b>\$ 12</b>              | <b>\$ -</b>                   | <b>\$ 12</b>                  | <b>\$ -</b>                 |
| <b>Excess Revenues (Expenditures)</b>       | <b>\$ 308,223</b>           | <b>\$ 332,099</b>         | <b>\$ (13,550)</b>            | <b>\$ 318,549</b>             | <b>\$ 348,233</b>           |

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

| 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         |
| <b>Total</b>  | <b>283</b> |                | <b>\$437,081</b> |



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

**Amortization Schedule**

| Date          | Balance      | Principal           | Interest            | Annual                  |
|---------------|--------------|---------------------|---------------------|-------------------------|
| 11/1/24       | \$ 6,665,000 | \$ 145,000          | \$ 130,190.63       | \$ 275,190.63           |
| 5/1/25        | \$ 6,520,000 | \$ -                | \$ 127,925.00       | \$ -                    |
| 11/1/25       | \$ 6,520,000 | \$ 150,000          | \$ 127,925.00       | \$ 405,850.00           |
| 5/1/26        | \$ 6,370,000 | \$ -                | \$ 125,300.00       | \$ -                    |
| 11/1/26       | \$ 6,370,000 | \$ 155,000          | \$ 125,300.00       | \$ 405,600.00           |
| 5/1/27        | \$ 6,215,000 | \$ -                | \$ 122,587.50       | \$ -                    |
| 11/1/27       | \$ 6,215,000 | \$ 160,000          | \$ 122,587.50       | \$ 405,175.00           |
| 5/1/28        | \$ 6,055,000 | \$ -                | \$ 119,787.50       | \$ -                    |
| 11/1/28       | \$ 6,055,000 | \$ 170,000          | \$ 119,787.50       | \$ 409,575.00           |
| 5/1/29        | \$ 5,885,000 | \$ -                | \$ 116,812.50       | \$ -                    |
| 11/1/29       | \$ 5,885,000 | \$ 175,000          | \$ 116,812.50       | \$ 408,625.00           |
| 5/1/30        | \$ 5,710,000 | \$ -                | \$ 113,750.00       | \$ -                    |
| 11/1/30       | \$ 5,710,000 | \$ 180,000          | \$ 113,750.00       | \$ 407,500.00           |
| 5/1/31        | \$ 5,530,000 | \$ -                | \$ 110,600.00       | \$ -                    |
| 11/1/31       | \$ 5,530,000 | \$ 185,000          | \$ 110,600.00       | \$ 406,200.00           |
| 5/1/32        | \$ 5,345,000 | \$ -                | \$ 106,900.00       | \$ -                    |
| 11/1/32       | \$ 5,345,000 | \$ 195,000          | \$ 106,900.00       | \$ 408,800.00           |
| 5/1/33        | \$ 5,150,000 | \$ -                | \$ 103,000.00       | \$ -                    |
| 11/1/33       | \$ 5,150,000 | \$ 200,000          | \$ 103,000.00       | \$ 406,000.00           |
| 5/1/34        | \$ 4,950,000 | \$ -                | \$ 99,000.00        | \$ -                    |
| 11/1/34       | \$ 4,950,000 | \$ 210,000          | \$ 99,000.00        | \$ 408,000.00           |
| 5/1/35        | \$ 4,740,000 | \$ -                | \$ 94,800.00        | \$ -                    |
| 11/1/35       | \$ 4,740,000 | \$ 215,000          | \$ 94,800.00        | \$ 404,600.00           |
| 5/1/36        | \$ 4,525,000 | \$ -                | \$ 90,500.00        | \$ -                    |
| 11/1/36       | \$ 4,525,000 | \$ 225,000          | \$ 90,500.00        | \$ 406,000.00           |
| 5/1/37        | \$ 4,300,000 | \$ -                | \$ 86,000.00        | \$ -                    |
| 11/1/37       | \$ 4,300,000 | \$ 235,000          | \$ 86,000.00        | \$ 407,000.00           |
| 5/1/38        | \$ 4,065,000 | \$ -                | \$ 81,300.00        | \$ -                    |
| 11/1/38       | \$ 4,065,000 | \$ 245,000          | \$ 81,300.00        | \$ 407,600.00           |
| 5/1/39        | \$ 3,820,000 | \$ -                | \$ 76,400.00        | \$ -                    |
| 11/1/39       | \$ 3,820,000 | \$ 255,000          | \$ 76,400.00        | \$ 407,800.00           |
| 5/1/40        | \$ 3,565,000 | \$ -                | \$ 71,300.00        | \$ -                    |
| 11/1/40       | \$ 3,565,000 | \$ 265,000          | \$ 71,300.00        | \$ 407,600.00           |
| 5/1/41        | \$ 3,300,000 | \$ -                | \$ 66,000.00        | \$ -                    |
| 11/1/41       | \$ 3,300,000 | \$ 275,000          | \$ 66,000.00        | \$ 407,000.00           |
| 5/1/42        | \$ 3,025,000 | \$ -                | \$ 60,500.00        | \$ -                    |
| 11/1/42       | \$ 3,025,000 | \$ 285,000          | \$ 60,500.00        | \$ 406,000.00           |
| 5/1/43        | \$ 2,740,000 | \$ -                | \$ 54,800.00        | \$ -                    |
| 11/1/43       | \$ 2,740,000 | \$ 300,000          | \$ 54,800.00        | \$ 409,600.00           |
| 5/1/44        | \$ 2,440,000 | \$ -                | \$ 48,800.00        | \$ -                    |
| 11/1/44       | \$ 2,440,000 | \$ 310,000          | \$ 48,800.00        | \$ 407,600.00           |
| 5/1/45        | \$ 2,130,000 | \$ -                | \$ 42,600.00        | \$ -                    |
| 11/1/45       | \$ 2,130,000 | \$ 320,000          | \$ 42,600.00        | \$ 405,200.00           |
| 5/1/46        | \$ 1,810,000 | \$ -                | \$ 36,200.00        | \$ -                    |
| 11/1/46       | \$ 1,810,000 | \$ 335,000          | \$ 36,200.00        | \$ 407,400.00           |
| 5/1/47        | \$ 1,475,000 | \$ -                | \$ 29,500.00        | \$ -                    |
| 11/1/47       | \$ 1,475,000 | \$ 350,000          | \$ 29,500.00        | \$ 409,000.00           |
| 5/1/48        | \$ 1,125,000 | \$ -                | \$ 22,500.00        | \$ -                    |
| 11/1/48       | \$ 1,125,000 | \$ 360,000          | \$ 22,500.00        | \$ 405,000.00           |
| 5/1/49        | \$ 765,000   | \$ -                | \$ 15,300.00        | \$ -                    |
| 11/1/49       | \$ 765,000   | \$ 375,000          | \$ 15,300.00        | \$ 405,600.00           |
| 5/1/50        | \$ 390,000   | \$ -                | \$ 7,800.00         | \$ -                    |
| 11/1/50       | \$ 390,000   | \$ 390,000          | \$ 7,800.00         | \$ 405,600.00           |
| <b>Totals</b> |              | <b>\$ 6,665,000</b> | <b>\$ 4,190,116</b> | <b>\$ 10,855,115.63</b> |