

# *Armstrong*

## *Community Development District*



### *Approved Budget*

#### *FY 2026*

June 10, 2025



# Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narrative</u>
8	<u>Capital reserve Fund</u>
9-10	<u>Debt Service Fund Series 2017</u>
11-12	<u>Debt Service Fund Series 2019</u>
13	<u>Assessment Schedule</u>

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments - On Roll	\$ 637,369	\$ 630,324	\$ 7,045	\$ 637,369	\$ 684,423
Cost Share - Tynes Blvd	15,000	5,714	1,052	6,766	2,400
Miscellaneous Income	-	60	-	60	-
Miscellaneous Income - Access Cards	-	200	-	200	-
Miscellaneous Income - Rental	-	1,300	-	1,300	-
Interest income	14,631	12,253	6,400	18,653	14,631
Carry Forward Surplus	53,382	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 720,382</b>	<b>\$ 649,850</b>	<b>\$ 14,497</b>	<b>\$ 664,348</b>	<b>\$ 701,454</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 6,400	\$ 4,000	\$ 10,400	\$ 12,000
FICA Taxes	918	490	306	796	918
Annual Audit	4,300	-	4,300	4,300	4,300
Trustee Fees	7,800	7,758	-	7,758	8,514
Dissemination Agent	7,420	4,947	2,473	7,420	7,791
Arbitrage	1,100	1,100	-	1,100	1,100
Engineering	6,000	2,720	3,280	6,000	6,000
Attorney Fees	20,000	4,679	15,322	20,000	20,000
Assessment Administration	5,618	5,618	-	5,618	5,899
District Management Fees	53,090	35,393	17,697	53,090	55,745
Information Technology	1,800	1,200	600	1,800	1,890
Website Administration	1,250	833	417	1,250	1,313
Telephone	400	268	132	400	400
Postage & Delivery	500	370	130	500	500
General Liability and Public Officials Insurance	7,500	7,296	-	7,296	8,208
Printing & Binding	750	274	476	750	750
Legal Advertising	2,500	376	1,624	2,000	2,000
Bank Fees and Other Charges	600	342	258	600	600
Office Supplies	250	5	245	250	250
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 133,971</b>	<b>\$ 80,243</b>	<b>\$ 51,259</b>	<b>\$ 131,503</b>	<b>\$ 138,352</b>

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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***Operations & Maintenance***

**Community Operations**

Security	\$ 51,364	\$ 16,946	\$ 12,250	\$ 29,196	\$ 51,364
Electric	1,450	837	613	1,450	1,450
Water & Sewer	34,270	22,932	14,000	36,932	38,000
Landscape Maintenance	138,406	77,437	41,735	119,172	108,000
Landscape Contingency	7,000	4,975	2,025	7,000	5,000
Lake Maintenance	13,988	7,960	3,980	11,940	13,988
Lake Contingency	2,140	2,140	-	2,140	2,140
Irrigation Repairs	8,000	1,156	4,844	6,000	5,000
Repairs and Maintenance	7,000	3,436	3,564	7,000	7,000
Doggie Pot Stations	1,500	80	-	80	-

<b>Total Community Operations</b>	<b>\$ 265,118</b>	<b>\$ 137,899</b>	<b>\$ 83,012</b>	<b>\$ 220,910</b>	<b>\$ 231,942</b>
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**Amenity Center**

Property/Amenity Manager	\$ 79,875	\$ 53,250	\$ 26,625	\$ 79,875	\$ 84,668
Preventative Maintenance	17,500	8,352	9,148	17,500	17,500
Facility Attendant	7,632	1,256	6,376	7,632	7,632
Property Insurance	32,690	29,737	-	29,737	32,690
Phone/Internet/Cable	2,750	1,888	944	2,832	2,900
Electric	18,900	7,447	6,553	14,000	14,000
Water & Sewer	10,000	6,802	3,198	10,000	11,500
Gas	1,575	959	616	1,575	1,575
Reuse Service	6,646	4,099	2,547	6,646	6,646
Access Cards	5,000	-	2,500	2,500	4,000
Janitorial Services	13,797	9,198	4,599	13,797	14,625
Janitorial Supplies	4,000	821	1,679	2,500	3,000
Pool Maintenance	23,992	13,613	9,621	23,233	23,992
Pool Permit	300	-	300	300	300
Repairs & Maintenance	20,000	11,327	5,673	17,000	17,000
Office Supplies	500	129	371	500	500
Pest Control	800	322	230	552	800
Special Events	3,000	2,186	814	3,000	3,000
Fitness Center Repairs/Supplies	3,000	971	2,028	3,000	3,000

<b>Total Amenity Center</b>	<b>\$ 251,957</b>	<b>\$ 152,357</b>	<b>\$ 83,822</b>	<b>\$ 236,179</b>	<b>\$ 249,328</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$ 651,046</b>	<b>\$ 370,499</b>	<b>\$ 218,093</b>	<b>\$ 588,592</b>	<b>\$ 619,621</b>
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**Other Sources/(Uses)**

Capital Reserve Transfer	\$ (69,336)	\$ -	(69,336)	(69,336)	\$ (81,833)
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (69,336)</b>	<b>\$ -</b>	<b>\$ (69,336)</b>	<b>\$ (69,336)</b>	<b>\$ (81,833)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 279,351</b>	<b>\$ (272,932)</b>	<b>\$ 6,420</b>	<b>\$ -</b>
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**Armstrong**  
**Community Development District**  
**Budget Narrative**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Cost Share - Tynes Blvd**

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

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**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.

**Dissemination Agent**

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.

**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.

**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.

**Assessment Roll Administration**

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

# Armstrong

## Community Development District

### Budget Narrative

#### Expenditures - Administrative (continued)

##### Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – NF, LLC.

##### Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

##### Telephone

New internet and Wi-Fi service for Office.

##### Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

##### Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

##### Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

##### Legal Advertising

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

##### Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

##### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

##### Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

#### Expenditures - Operations

##### 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>

##### Electric

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

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

# Armstrong

## Community Development District

### Budget Narrative

#### Expenditures – Operations (continued)

##### 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
A00030732	3518 Royal Pines Drive Reclaimed Irrigation	\$464	\$5,568
A00030937	3682 Royal Pines Drive Reclaimed Irrigation	\$935	\$11,220
A00032752	3645 Royal Pines Drive Reclaimed Irrigation	\$240	\$2,880
A00033750	875 Tynes Boulevard Reclaimed Irrigation	\$280	\$3,360
A00033751	705 Tynes Boulevard Reclaimed Irrigation	\$415	\$4,980
A00037105	3976 Heatherbrook Pl. Reclaimed Irrigation	\$107	\$1,284
A00037106	4121 Heatherbrook Pl. Reclaimed Irrigation	\$95	\$1,140
A00037677	3846 Sunberry Lane Reclaimed Irrigation	\$115	\$1,380
A00040217	4173 Heatherbrook Place	\$93	\$1,116
A00040871	1980 Amerly Drive	\$195	\$2,340
A00040873	544 Tynes Boulevard	\$75	\$900
	Contingency		\$1,832
<b>Total</b>			<b>\$38,000</b>

##### Landscape Maintenance

The District has contracted with Verdego 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	\$9,000	\$108,000
		<b>\$108,000</b>

##### Landscape Contingency

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

##### 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.

# Armstrong

## Community Development District

### Budget Narrative

#### Expenditures – 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.

##### 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	\$236	\$2,833
	Contingency		\$67
	<b>Total</b>		<b>\$2,900</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	\$1,060	\$12,720
	Contingency		\$380
	<b>Total</b>		<b>\$13,100</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	\$480	\$5,760
574047	3645 Royal Pines Drive Clubhouse	\$350	\$4,200
	Contingency		\$1,540
	<b>Total</b>		<b>\$11,500</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>

##### 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.



**Armstrong**  
**Community Development District**  
**Budget Narrative**

**Expenditures – Amenity Center (continued)**

**Janitorial Services**

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

Description	Monthly	Annually
Janitorial Services	\$1,219	\$14,625
		<b>\$14,625</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-Maint		\$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.

**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>

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

**Fitness Center Repairs/Supplies**

Represents any expense for Fitness center repairs for equipment and supplies.

**Transfer Out – Capital Reserve**

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

**Armstrong**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Interest Income	\$ 1,200	\$ 1,273	\$ 560	\$ 1,833	\$ 1,200
Carry Forward Balance	44,347	44,380	-	44,380	96,597
<b>TOTAL REVENUES</b>	<b>\$ 45,547</b>	<b>\$ 45,653</b>	<b>\$ 560</b>	<b>\$ 46,213</b>	<b>\$ 97,797</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$ 25,000	\$ -	\$ 15,000	\$ 15,000	\$ 18,000
Repair and Maintenance	-	3,450	-	3,450	-
Contingency	600	338	164	502	600
<b>TOTAL EXPENDITURES</b>	<b>\$ 25,600</b>	<b>\$ 3,788</b>	<b>\$ 15,164</b>	<b>\$ 18,952</b>	<b>\$ 18,600</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve Transfer	\$ 69,336	\$ -	\$ 69,336	\$ 69,336	\$ 81,833
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 69,336</b>	<b>\$ -</b>	<b>\$ 69,336</b>	<b>\$ 69,336</b>	<b>\$ 81,833</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 89,283</b>	<b>\$ 41,865</b>	<b>\$ 54,732</b>	<b>\$ 96,597</b>	<b>\$ 161,030</b>

FY2026 Expenses	
Description	Amount
	\$ - TBD
<b>Total</b>	<b>\$ -</b>

**Armstrong**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2017A/B Special Assessment Revenue Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 265,819	\$ 262,880	\$ 2,932	\$ 265,811	\$ 265,811
Interest Earnings	20,700	15,562	7,000	22,562	20,700
Carry Forward Surplus <sup>(1)</sup>	212,902	213,189	-	213,189	238,281
<b>TOTAL REVENUES</b>	<b>\$ 499,421</b>	<b>\$ 491,631</b>	<b>\$ 9,932</b>	<b>\$ 501,562</b>	<b>\$ 524,792</b>
<b>EXPENDITURES:</b>					
<b>Series 2017A/B</b>					
Interest - 11/01	\$ 92,541	\$ -	\$ 92,541	\$ 92,541	\$ 90,741
Principal - 11/01	80,000	-	80,000	80,000	80,000
Interest - 05/01	90,741	-	90,741	90,741	88,941
<b>TOTAL EXPENDITURES</b>	<b>\$ 263,281</b>	<b>\$ -</b>	<b>\$ 263,281</b>	<b>\$ 263,281</b>	<b>\$ 259,681</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 236,140</b>	<b>\$ 491,631</b>	<b>\$ (253,350)</b>	<b>\$ 238,281</b>	<b>\$ 265,111</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 88,941
Principal Due 11/1/26	85,000
	<u>\$ 173,941</u>

**Armstrong**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2017 A/B Special Assessment Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	3,600,000	4.500%	80,000	90,741	170,740.63
05/01/26	3,520,000	4.500%	-	88,941	
11/01/26	3,520,000	4.500%	85,000	88,941	262,881.25
05/01/27	3,435,000	4.500%	-	87,028	
11/01/27	3,435,000	4.500%	90,000	87,028	264,056.25
05/01/28	3,345,000	4.500%	-	85,003	
11/01/28	3,345,000	4.500%	95,000	85,003	265,006.25
05/01/29	3,250,000	5.000%	-	82,866	
11/01/29	3,250,000	5.000%	100,000	82,866	265,731.25
05/01/30	3,150,000	5.000%	-	80,366	
11/01/30	3,150,000	5.000%	100,000	80,366	260,731.25
05/01/31	3,050,000	5.000%	-	77,866	
11/01/31	3,050,000	5.000%	105,000	77,866	260,731.25
05/01/32	2,945,000	5.000%	-	75,241	
11/01/32	2,945,000	5.000%	115,000	75,241	265,481.25
05/01/33	2,830,000	5.000%	-	72,366	
11/01/33	2,830,000	5.000%	120,000	72,366	264,731.25
05/01/34	2,710,000	5.000%	-	69,366	
11/01/34	2,710,000	5.000%	125,000	69,366	263,731.25
05/01/35	2,585,000	5.125%	-	66,241	
11/01/35	2,585,000	5.125%	130,000	66,241	262,481.25
05/01/36	2,455,000	5.125%	-	62,909	
11/01/36	2,455,000	5.125%	140,000	62,909	265,818.75
05/01/37	2,315,000	5.125%	-	59,322	
11/01/37	2,315,000	5.125%	145,000	59,322	263,643.75
05/01/38	2,170,000	5.125%	-	55,606	
11/01/38	2,170,000	5.125%	150,000	55,606	261,212.50
05/01/39	2,020,000	5.125%	-	51,763	
11/01/39	2,020,000	5.125%	160,000	51,763	263,525.00
05/01/40	1,860,000	5.125%	-	47,663	
11/01/40	1,860,000	5.125%	170,000	47,663	265,325.00
05/01/41	1,690,000	5.125%	-	43,306	
11/01/41	1,690,000	5.125%	175,000	43,306	261,612.50
05/01/42	1,515,000	5.125%	-	38,822	
11/01/42	1,515,000	5.125%	185,000	38,822	262,643.75
05/01/43	1,330,000	5.125%	-	34,081	
11/01/43	1,330,000	5.125%	195,000	34,081	263,162.50
05/01/44	1,135,000	5.125%	-	29,084	
11/01/44	1,135,000	5.125%	205,000	29,084	263,168.75
05/01/45	930,000	5.125%	-	23,831	
11/01/45	930,000	5.125%	215,000	23,831	262,662.50
05/01/46	715,000	5.125%	-	18,322	
11/01/46	715,000	5.125%	225,000	18,322	261,643.75
05/01/47	490,000	5.125%	-	12,556	
11/01/47	490,000	5.125%	240,000	12,556	265,112.50
05/01/48	250,000	5.125%	-	6,406	
11/01/48	250,000	5.125%	250,000	6,406	262,812.50
<b>Total</b>			<b>\$ 3,600,000</b>	<b>\$ 2,628,647</b>	<b>\$ 6,228,647</b>

**Armstrong**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2019A Special Assessment Revenue Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**REVENUES:**

Special Assessments-On Roll	\$ 410,800	\$ 405,067	\$ 5,733	\$ 410,800	\$ 409,584
Interest Earnings	22,000	16,486	6,800	23,286	20,700
Carry Forward Surplus <sup>(1)</sup>	318,549	-	319,927	319,927	336,040

<b>TOTAL REVENUES</b>	<b>\$ 751,349</b>	<b>\$ 421,553</b>	<b>\$ 332,460</b>	<b>\$ 754,012</b>	<b>\$ 766,325</b>
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**EXPENDITURES:**

**Series 2019A**

Interest - 11/01	\$ 130,191	\$ 130,191	\$ -	\$ 130,191	\$ 127,638
Principal - 11/01	145,000	145,000	-	145,000	150,000
Special Call - 11/01	-	5,000	-	5,000	-
Interest - 2/01	-	44	-	44	-
Special Call - 2/01	-	5,000	-	5,000	-
Interest - 05/01	127,925	127,738	-	127,738	125,013
Special Call - 5/01	-	5,000	-	5,000	-

<b>TOTAL EXPENDITURES</b>	<b>\$ 403,116</b>	<b>\$ 417,972</b>	<b>\$ -</b>	<b>\$ 417,972</b>	<b>\$ 402,650</b>
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**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 348,233</b>	<b>\$ 3,581</b>	<b>\$ 332,460</b>	<b>\$ 336,040</b>	<b>\$ 363,675</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 125,013
Principal Due 11/1/26	155,000
	<u>\$ 280,013</u>

**Armstrong**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2017 A/B Special Assessment Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,520,000	3.500%	150,000	127,638	277,637.50
05/01/26	6,370,000	3.500%	-	125,013	
11/01/26	6,370,000	3.500%	155,000	125,013	405,025.00
05/01/27	6,215,000	3.500%	-	122,300	
11/01/27	6,215,000	3.500%	160,000	122,300	404,600.00
05/01/28	6,055,000	3.500%	-	119,500	
11/01/28	6,055,000	3.500%	165,000	119,500	404,000.00
05/01/29	5,890,000	3.500%	-	116,613	
11/01/29	5,890,000	3.500%	175,000	116,613	408,225.00
05/01/30	5,715,000	3.500%	-	113,550	
11/01/30	5,715,000	3.500%	180,000	113,550	407,100.00
05/01/31	5,535,000	4.000%	-	110,400	
11/01/31	5,535,000	4.000%	185,000	110,400	405,800.00
05/01/32	5,350,000	4.000%	-	106,700	
11/01/32	5,350,000	4.000%	195,000	106,700	408,400.00
05/01/33	5,155,000	4.000%	-	102,800	
11/01/33	5,155,000	4.000%	200,000	102,800	405,600.00
05/01/34	4,955,000	4.000%	-	98,800	
11/01/34	4,955,000	4.000%	210,000	98,800	407,600.00
05/01/35	4,745,000	4.000%	-	94,600	
11/01/35	4,745,000	4.000%	215,000	94,600	404,200.00
05/01/36	4,530,000	4.000%	-	90,300	
11/01/36	4,530,000	4.000%	225,000	90,300	405,600.00
05/01/37	4,305,000	4.000%	-	85,800	
11/01/37	4,305,000	4.000%	235,000	85,800	406,600.00
05/01/38	4,070,000	4.000%	-	81,100	
11/01/38	4,070,000	4.000%	245,000	81,100	407,200.00
05/01/39	3,825,000	4.000%	-	76,200	
11/01/39	3,825,000	4.000%	255,000	76,200	407,400.00
05/01/40	3,570,000	4.000%	-	71,100	
11/01/40	3,570,000	4.000%	265,000	71,100	407,200.00
05/01/41	3,305,000	4.000%	-	65,800	
11/01/41	3,305,000	4.000%	275,000	65,800	406,600.00
05/01/42	3,030,000	4.000%	-	60,300	
11/01/42	3,030,000	4.000%	285,000	60,300	405,600.00
05/01/43	2,745,000	4.000%	-	54,600	
11/01/43	2,745,000	4.000%	295,000	54,600	404,200.00
05/01/44	2,450,000	4.000%	-	48,700	
11/01/44	2,450,000	4.000%	310,000	48,700	407,400.00
05/01/45	2,140,000	4.000%	-	42,500	
11/01/45	2,140,000	4.000%	320,000	42,500	405,000.00
05/01/46	1,820,000	4.000%	-	36,100	
11/01/46	1,820,000	4.000%	335,000	36,100	407,200.00
05/01/47	1,485,000	4.000%	-	29,400	
11/01/47	1,485,000	4.000%	345,000	29,400	403,800.00
05/01/48	1,140,000	4.000%	-	22,500	
11/01/48	1,140,000	4.000%	360,000	22,500	405,000.00
05/01/49	780,000	4.000%	-	15,300	
11/01/49	780,000	4.000%	375,000	15,300	405,600.00
05/01/50	405,000	4.000%	-	7,800	
11/01/50	405,000	4.000%	390,000	7,800	405,600.00
<b>Total</b>			<b>\$ 6,505,000</b>	<b>\$ 3,923,188</b>	<b>\$ 10,428,188</b>

**Armstrong**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2017 Units	Bonds 2019 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2026	FY2025	Increase/ (decrease)	FY 2026		FY2025		Increase/ (decrease)	FY 2026		FY2025		Increase/ (decrease)
							Series 2017	Series 2019	Series 2017	Series 2019		Series 2017	Series 2019	Series 2017	Series 2019	
43'	136	51	84	<b>\$1,507.47</b>	\$1,403.80	<b>\$103.67</b>	<b>\$1,122.85</b>	<b>\$1,352.85</b>	\$1,122.85	\$1,352.85	<b>\$0.00</b>	<b>\$2,630.32</b>	<b>\$2,860.32</b>	\$2,526.65	\$2,756.65	<b>\$103.67</b>
53'	220	73	147	<b>\$1,507.47</b>	\$1,403.80	<b>\$103.67</b>	<b>\$1,386.23</b>	<b>\$1,585.06</b>	\$1,386.23	\$1,585.06	<b>\$0.00</b>	<b>\$2,893.70</b>	<b>\$3,092.53</b>	\$2,790.03	\$2,988.86	<b>\$103.67</b>
63'	127	76	51	<b>\$1,507.47</b>	\$1,403.80	<b>\$103.67</b>	<b>\$1,635.76</b>	<b>\$1,746.76</b>	\$1,635.76	\$1,746.76	<b>\$0.00</b>	<b>\$3,143.23</b>	<b>\$3,254.23</b>	\$3,039.56	\$3,150.56	<b>\$103.67</b>
Total	483	200	282													