Armstrong
Community Development District

Approved Budget
FY 2027

August 13, 2026

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Armstrong

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 684,423	$ 687,085	$ -	$ 687,085	$ 684,422
Cost Share - Tynes Blvd	2,400	1,812	400	2,212	2,000
Miscellaneous Income - Access Cards	-	375	50	425	-
Miscellaneous Income - Rental	-	1,500	700	2,200	-
Interest income	14,631	14,360	2,500	16,860	15,000
Carry Forward Surplus	-	-	-	-	20,397
TOTAL REVENUES	**$ 701,454**	**$ 705,132**	**$ 3,650**	**$ 708,782**	**$ 721,819**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$ 12,000	$ 8,800	$ 2,000	$ 10,800	$ 12,000
FICA Taxes	918	673	153	826	918
Annual Audit	4,300	4,200	-	4,200	4,300
Trustee Fees	8,514	8,142	-	8,142	8,514
Dissemination Agent	7,791	6,493	1,299	7,791	8,258
Arbitrage	1,100	1,100	-	1,100	1,100
Engineering	6,000	5,540	1,500	7,040	11,000
Attorney Fees	20,000	7,109	12,892	20,000	20,000
Assessment Administration	5,899	5,899	-	5,899	6,253
District Management Fees	55,745	46,454	9,290	55,745	59,089
Information Technology	1,890	1,575	315	1,890	2,003
Website Administration	1,313	1,094	218	1,313	1,391
Telephone	400	194	42	236	400
Postage & Delivery	500	204	296	500	500
General Liability and Public Officials Insurance	8,208	7,734	-	7,734	8,507
Printing & Binding	750	521	229	750	750
Legal Advertising	2,000	536	160	696	2,000
Bank Fees and Other Charges	600	481	82	563	600
Office Supplies	250	5	10	15	250
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 138,352**	**$ 106,927**	**$ 28,486**	**$ 135,413**	**$ 148,009**

Armstrong
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Operations & Maintenance					
Community Operations					
Security	$ 51,364	$ 26,104	$ 6,800	$ 32,904	$ 41,000
Electric	1,450	1,329	280	1,609	1,906
Water & Sewer	38,000	30,848	8,680	39,528	40,000
Landscape Maintenance	108,000	89,947	17,989	107,937	111,175
Landscape Contingency	5,000	915	4,085	5,000	5,000
Lake Maintenance	13,988	9,950	1,990	11,940	14,548
Lake Contingency	2,140	-	2,140	2,140	2,140
Irrigation Repairs	5,000	3,110	1,890	5,000	5,000
Repairs and Maintenance	7,000	3,293	3,707	7,000	7,000
Field Operations Management	-	-	-	-	15,000
Total Community Operations	**$ 231,942**	**$ 165,496**	**$ 47,562**	**$ 213,057**	**$ 242,769**
Amenity Center					
Property/Amenity Manager	$ 84,668	$ 70,889	$ 14,178	$ 85,067	$ 90,171
Facility Maintenance (Preventative)	17,500	7,036	6,576	13,612	17,500
Facility Attendant	7,632	3,146	4,486	7,632	8,548
Property Insurance	32,690	26,291	-	26,291	26,291
Phone/Internet/Cable	2,900	2,458	500	2,958	3,100
Electric	14,000	12,226	2,734	14,960	15,920
Water & Sewer	11,500	6,857	2,943	9,800	11,500
Gas	1,575	1,083	317	1,400	1,575
Refuse Service	6,646	5,573	1,108	6,681	6,800
Access Cards	4,000	2,678	-	2,678	4,000
Janitorial Services	14,625	12,188	2,438	14,625	15,503
Janitorial Supplies	3,000	1,584	1,416	3,000	3,000
Pool Maintenance	23,992	12,500	2,500	15,000	18,332
Pool Permit	300	325	-	325	325
Repairs & Maintenance	17,000	13,897	3,103	17,000	18,000
Office Supplies	500	516	-	516	500
Pest Control	800	1,164	94	1,258	975
Special Events	3,000	4,109	-	4,109	4,000
Fitness Center Repairs/Supplies	3,000	2,344	656	3,000	3,000
Total Amenity Center	**$ 249,328**	**$ 186,864**	**$ 43,048**	**$ 229,912**	**$ 249,040**
TOTAL EXPENDITURES	**$ 619,621**	**$ 459,286**	**$ 119,096**	**$ 578,382**	**$ 639,819**
Other Sources/(Uses)					
Capital Reserve Transfer	$ (81,833)	$ (81,833)	-	(81,833)	$ (82,000)
Transfer In/(Out)-2017B Close out	-	17,589	-	17,589	-
TOTAL OTHER SOURCES/(USES)	**$ (81,833)**	**$ (64,244)**	**$ -**	**$ (64,244)**	**$ (82,000)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 181,602**	**$ (115,446)**	**$ 66,156**	**$ -**

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.

Miscelllaneous Income
Any income received from HOA, Access Cards, and Rental.

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 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.

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.

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.

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	$63	$756
9082351	705 Tynes Boulevard Irrigation	$45	$540
9143346	3814 Royal Pines	$45	$540
	Contingency		$70
	Total		**$1,906**

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	$304	$3,648
A00030937	3682 Royal Pines Drive Reclaimed Irrigation	$1,000	$12,000
A00032752	3645 Royal Pines Drive Reclaimed Irrigation	$300	$3,600
A00033750	875 Tynes Boulevard Reclaimed Irrigation	$500	$6,000
A00033751	705 Tynes Boulevard Reclaimed Irrigation	$400	$4,800
A00037105	3976 Heatherbrook Pl. Reclaimed Irrigation	$104	$1,248
A00037106	4121 Heatherbrook Pl. Reclaimed Irrigation	$75	$900
A00037677	3846 Sunberry Lane Reclaimed Irrigation	$88	$1,056
A00040217	4173 Heatherbrook Place	$85	$1,020
A00040871	1980 Amerly Drive	$140	$1,680
A00040873	544 Tynes Boulevard	$75	$900
	Contingency		$3,148
	Total		**$40,000**

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	$9,265	$111,175
		$111,175

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	$1,025	$12,300
Cost Share Agreement w/South Village CDD		$1,448
Fountain Maintenance - Qtrly. $200		$800
		$14,548

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.

Field Operations Management
The District will contract with Governmental Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

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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.

Facility Maintenance (Preventative)

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	$248	$2,976
	Contingency		$124
	Total		**$3,100**

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	$1,220	$14,640
	Contingency		$1,280
	Total		**$15,920**

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		$3,100
	Total		**$11,500**

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**

Refuse 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	$554	$6,646
	Contingency		$154
	Total		**$6,800**

Access Cards

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

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	$1,292	$15,503
		$15,503

Janitorial Supplies
Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance
The District has entered into an agreement with Pinch a Penny -Oakleaf 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	$1,295	$15,540
Contingency - Repairs		$2,792
		$18,332

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
Termite Bond Renewal		$375
		$975

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.

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Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	$ 1,200	$ 3,031	$ 1,000	$ 4,031	$ 1,200
Insurance Proceeds	-	6,116	-	6,116	
Carry Forward Balance	96,594	-	-	-	86,521
TOTAL REVENUES	**$ 97,794**	**$ 9,147**	**$ 1,000**	**$ 10,147**	**$ 87,721**
EXPENDITURES:					
Capital Outlay	$ 18,000	$ -	$ -	$ -	$ 10,000
Repair and Maintenance	-	4,945	-	4,945	9,091
Contingency	600	432	82	514	600
TOTAL EXPENDITURES	**$ 18,600**	**$ 5,377**	**$ 82**	**$ 5,459**	**$ 19,691**
Other Sources/(Uses)					
Capital Reserve Transfer	$ 81,833	$ 81,833	$ -	$ 81,833	$ 82,000
TOTAL OTHER SOURCES/(USES)	**$ 81,833**	**$ 81,833**	**$ -**	**$ 81,833**	**$ 82,000**
EXCESS REVENUES (EXPENDITURES)	**$ 161,027**	**$ 85,603**	**$ 918**	**$ 86,521**	**$ 150,030**

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Community Development District

Approved Budget

Debt Service Series 2017A/B Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 265,811	$ 266,846	$ -	$ 266,846	$ 265,811
Interest Earnings	20,700	16,430	3,006	19,436	19,000
Carry Forward Surplus [1]	238,727	-	-	-	9,011
TOTAL REVENUES	**$ 525,238**	**$ 283,275**	**$ 3,006**	**$ 286,281**	**$ 293,822**
EXPENDITURES:					
Series 2017A/B					
Interest - 11/01	$ 90,741	$ 90,741	$ -	$ 90,741	$ 88,941
Principal - 11/01	80,000	80,000	-	80,000	85,000
Interest - 05/01	88,941	88,941	-	88,941	87,028
TOTAL EXPENDITURES	**$ 259,681**	**$ 259,681**	**$ -**	**$ 259,681**	**$ 260,969**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ (17,589)	$ -	$ (17,589)	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ (17,589)**	**$ -**	**$ (17,589)**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ 265,557**	**$ 6,005**	**$ 3,006**	**$ 9,011**	**$ 32,853**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$ 87,028
Principal Due 11/1/27	90,000
	$ 177,028

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Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2017A/B Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	3,520,000	4.500%	85,000	88,941	173,940.63
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
Total			**$ 3,520,000**	**$ 2,448,966**	**$ 5,968,966**

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Community Development District

Approved Budget

Debt Service Series 2019A Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 409,584	$ 411,178	$ -	$ 411,178	$ 409,584
Interest Earnings	20,700	17,140	3,172	20,312	18,000
Carry Forward Surplus [(1)]	335,620	336,770	-	336,770	350,709
TOTAL REVENUES	**$ 765,904**	**$ 765,087**	**$ 3,172**	**$ 768,259**	**$ 778,293**
EXPENDITURES:					
Series 2019A					
Interest - 11/01	$ 127,638	$ 127,638	$ -	$ 127,638	$ 124,725
Principal - 11/01	150,000	150,000	-	150,000	155,000
Special Call - 11/01	-	5,000	-	5,000	-
Interest - 05/01	125,013	124,913	-	124,913	122,013
Special Call - 5/01	-	5,000	-	5,000	-
Special Call - 8/01	-	-	5,000	5,000	-
TOTAL EXPENDITURES	**$ 402,650**	**$ 412,550**	**$ 5,000**	**$ 417,550**	**$ 401,738**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ 363,254**	**$ 352,537**	**$ (1,828)**	**$ 350,709**	**$ 376,556**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$ 122,013
Principal Due 11/1/27	160,000
	$ 282,013

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Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2019A Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,340,000	3.500%	155,000	124,725	279,725.00
05/01/27	6,185,000	3.500%	-	122,013	
11/01/27	6,185,000	3.500%	160,000	122,013	404,025.00
05/01/28	6,025,000	3.500%	-	119,213	
11/01/28	6,025,000	3.500%	165,000	119,213	403,425.00
05/01/29	5,860,000	3.500%	-	116,325	
11/01/29	5,860,000	3.500%	170,000	116,325	402,650.00
05/01/30	5,690,000	3.500%	-	113,350	
11/01/30	5,690,000	3.500%	180,000	113,350	406,700.00
05/01/31	5,510,000	4.000%	-	110,200	
11/01/31	5,510,000	4.000%	185,000	110,200	405,400.00
05/01/32	5,325,000	4.000%	-	106,500	
11/01/32	5,325,000	4.000%	190,000	106,500	403,000.00
05/01/33	5,135,000	4.000%	-	102,700	
11/01/33	5,135,000	4.000%	200,000	102,700	405,400.00
05/01/34	4,935,000	4.000%	-	98,700	
11/01/34	4,935,000	4.000%	210,000	98,700	407,400.00
05/01/35	4,725,000	4.000%	-	94,500	
11/01/35	4,725,000	4.000%	215,000	94,500	404,000.00
05/01/36	4,510,000	4.000%	-	90,200	
11/01/36	4,510,000	4.000%	225,000	90,200	405,400.00
05/01/37	4,285,000	4.000%	-	85,700	
11/01/37	4,285,000	4.000%	235,000	85,700	406,400.00
05/01/38	4,050,000	4.000%	-	81,000	
11/01/38	4,050,000	4.000%	245,000	81,000	407,000.00
05/01/39	3,805,000	4.000%	-	76,100	
11/01/39	3,805,000	4.000%	255,000	76,100	407,200.00
05/01/40	3,550,000	4.000%	-	71,000	
11/01/40	3,550,000	4.000%	265,000	71,000	407,000.00
05/01/41	3,285,000	4.000%	-	65,700	
11/01/41	3,285,000	4.000%	275,000	65,700	406,400.00
05/01/42	3,010,000	4.000%	-	60,200	
11/01/42	3,010,000	4.000%	285,000	60,200	405,400.00
05/01/43	2,725,000	4.000%	-	54,500	
11/01/43	2,725,000	4.000%	295,000	54,500	404,000.00
05/01/44	2,430,000	4.000%	-	48,600	
11/01/44	2,430,000	4.000%	310,000	48,600	407,200.00
05/01/45	2,120,000	4.000%	-	42,400	
11/01/45	2,120,000	4.000%	320,000	42,400	404,800.00
05/01/46	1,800,000	4.000%	-	36,000	
11/01/46	1,800,000	4.000%	330,000	36,000	402,000.00
05/01/47	1,470,000	4.000%	-	29,400	
11/01/47	1,470,000	4.000%	345,000	29,400	403,800.00
05/01/48	1,125,000	4.000%	-	22,500	
11/01/48	1,125,000	4.000%	360,000	22,500	405,000.00
05/01/49	765,000	4.000%	-	15,300	
11/01/49	765,000	4.000%	375,000	15,300	405,600.00
05/01/50	390,000	4.000%	-	7,800	
11/01/50	390,000	4.000%	390,000	7,800	405,600.00
Total			**$ 6,340,000**	**$ 3,664,525**	**$ 10,004,525**

Armstrong

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Bonds 2017 Units	Bonds 2019 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2027	FY2026	Increase/ (decrease)	FY 2027		FY2026		Increase/ (decrease)	FY 2027		FY2026		Increase/ (decrease)
							Series 2017	Series 2019	Series 2017	Series 2019		Series 2017	Series 2019	Series 2017	Series 2019	
43'	136	51	84	**$1,507.47**	$1,507.47	**$0.00**	**$1,122.85**	**$1,352.85**	**$1,122.85**	**$1,352.85**	**$0.00**	**$2,630.32**	**$2,860.32**	$2,630.32	$2,860.32	**$0.00**
53'	220	73	147	**$1,507.47**	$1,507.47	**$0.00**	**$1,386.23**	**$1,585.06**	**$1,386.23**	**$1,585.06**	**$0.00**	**$2,893.70**	**$3,092.53**	$2,893.70	$3,092.53	**$0.00**
63'	127	76	51	**$1,507.47**	$1,507.47	**$0.00**	**$1,635.76**	**$1,746.76**	**$1,635.76**	**$1,746.76**	**$0.00**	**$3,143.23**	**$3,254.23**	$3,143.23	$3,254.23	**$0.00**
Total	483	200	282													