

**ARMSTRONG**

*Community Development District*

MARCH 1, 2017

# Armstrong

## Community Development District

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475 West Town Place, Suite 114  
Phone: 904-940-5850 - Fax: 904-940-5899

February 22, 2017

Board of Supervisors  
Armstrong Community  
Development District

Dear Board Members:

The Board of Supervisors Meeting of the Armstrong Community Development District will be held Wednesday, March 1, 2017 at 3:30 p.m. at the Eagle Landing Sales Center, 3973 Eagle Landing Parkway, Orange Park, Florida, 32065. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the February 1, 2017 Meeting
- IV. Discussion / Consideration of Boundary Amendment to Remove Multi-Family, Commercial, Office, Retail Properties from the District
- V. Consideration of Funding Agreement for Boundary Amendment
- VI. Approval of Invoices
- VII. Authorization of Request for Qualifications for Continuing Engineering Services
- VIII. Consideration of Compensation for Members of the Board
- IX. Staff Reports
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager
- X. Supervisor's Requests and Audience Comments
- XI. Financial Statements as of January 31, 2017
- XII. Check Register
- XIII. Consideration of Funding Request No. 7
- XIV. Next Scheduled Meeting – 04/05/17 @ 3:30 p.m. at the Eagle Landing Sales Center
- XV. Adjournment

The third order of business is approval of the minutes of the February 1, 2017 meeting, which are enclosed for your review.

The fourth order of business is discussion / consideration of boundary amendment, which will be distributed under separate cover.

The fifth order of business is consideration of funding agreement for boundary amendment, which will be distributed under separate cover.

The sixth order of business is approval of invoices, which are enclosed for your review.

Enclosed are the financials, check register and a copy of Funding Request No. 7.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

*James Perry*

James Perry  
Manager

cc: Katie Buchanan  
Katie Ibarra  
Gabriel McKee

# *AGENDA*

*Armstrong  
Community Development District  
Agenda*

Wednesday  
March 1, 2017  
3:30 p.m.

Eagle Landing Sales Center  
3973 Eagle Landing Parkway  
Orange Park, Florida 32065  
**Call In # 1-719-457-0816 Code 792049**

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the February 1, 2017 Meeting
- IV. Discussion / Consideration of Boundary Amendment to Remove Multi-Family, Commercial, Office, Retail Properties from the District
- V. Consideration of Funding Agreement for Boundary Amendment
- VI. Approval of Invoices
- VII. Authorization of Request for Qualifications for Continuing Engineering Services
- VIII. Consideration of Compensation for Members of the Board
- IX. Staff Reports
  - A. District Counsel
  - B. Interim Engineer
  - C. District Manager
- X. Supervisor's Requests and Audience Comments
- XI. Financial Statements as of January 31, 2017
- XII. Check Register
- XIII. Consideration of Funding Request No. 7

XIV. Next Scheduled Meeting – 04/05/17 @ 3:30 p.m. at the Eagle Landing Sales Center

XV. Adjournment

# *MINUTES*

Armstrong  
Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development meeting was held Wednesday, February 1, 2017 at 3:30 p.m. at the Eagle Landing Sales Center, 3973 Eagle Landing Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Roger Arrowsmith	Chairman
Marilyn Ayers	Vice Chairperson
Michael Carlo	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel (by telephone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 3:30 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 11, 2017 Meting**

Mr. Perry stated the next item is approval of the minutes of the January 11, 2017 meeting. Are there any additions, corrections or additions to the minutes?

There being none,

On MOTION by Mr. Arrowsmith seconded by Mr. Carlo with all in favor the minutes of the January 11, 2017 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the January 11, 2017 Audit Committee Meeting**



Mr. Perry stated item four is acceptance of the minutes of the January 11, 2017 audit committee meeting.

On MOTION by Ms. Ayers seconded by Mr. Arrowsmith with all in favor the January 11, 2017 audit committee meeting minutes were accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Underwriter Engagement Letter**

Mr. Perry stated item five is consideration of underwriter engagement letter and this is a carry over from the last meeting. That engagement letter is with FMS Bonds and was included in the last agenda package.

Mr. Arrowsmith moved to approve the engagement letter with FMS Bonds and Mr. Carlo seconded the motion.

Mr. Carlo asked does this mean we are committed to go in that direction with Mr. Kessler?

Ms. Buchanan stated that's what that means. Do you want to defer this again?

Mr. Carlo stated I think we need to defer it again.

The motion and second was withdrawn and this item was deferred.

**SIXTH ORDER OF BUSINESS**

**Consideration of Developer Funding Agreement for O&M Expenses**

Mr. Perry stated item six is consideration of a developer funding agreement for O&M expenses. The board has drafts prepared by district counsel. The first one is a funding agreement for fiscal year 2016 and 2017 and I will refer to this as a developer funding agreement and is with GreenPointe Communities and the second agreement is the first amendment to the current funding agreement with Armstrong Venture LLC.

Ms. Buchanan stated I will point you to the amendment, it modifies Armstrong Venture's obligation from 100% of funding the budget to a 50% obligation. The last sentence of the modification provides that until the effective date of the agreement, which will be this week Armstrong will be responsible for 100% of the expenses and going forward it would be 50%. If that is not the case we can talk about that during this meeting but the funding from GreenPointe

is very similar to what was initially executed by Armstrong. Initially it has 50% from the date of execution with a condition that it is not responsible for expenses incurred prior to the effective date of the agreement. The only other peculiar thing about the GreenPointe agreement is that it does allow for a 30 day termination should certain things change I think they would probably not want to be locked into this if they are no longer a part of the development plan. Termination would not alleviate GreenPointe's obligation to pay expenses incurred during the time when that agreement was effective whether or not they have been billed yet. Anything incurred through the date of termination would still be 50% their responsibility. This is in substantial form and has not yet been reviewed by GreenPointe's counsel and you haven't had an opportunity to review it so I suggest you can talk about it now or we can approve it in substantial form with the understanding that the final version would be provided and signed off by the chair.

Mr. Arrowsmith stated I don't have any problem with it fundamentally from what you have explained and that is how it appears as I look through these. Obviously, we want GreenPointe's counsel to be able to look at it and I'm fine with that as well. I don't want to delay this from a financial responsibility standpoint. I'm okay if we don't approve this without them looking at it but I also think they should be responsible for 50% going forward from now.

Ms. Buchanan stated you want an effective date of February 1<sup>st</sup>.

Mr. Arrowsmith stated yes.

Ms. Buchanan stated I can tweak the language to reflect that. Mike does that sound reasonable?

Mr. Carlo stated yes it does.

Mr. Perry asked since these are two separate agreements do you want me to have them approve them in substantial form each one?

Ms. Buchanan stated yes.

On MOTION by Mr. Carlo seconded by Mr. Arrowsmith with all in favor the developer funding agreement for O&M expenses with GreenPointe being the developer was approved in substantial form and with an effective date of February 1, 2017.

On MOTION by Mr. Arrowsmith seconded by Ms. Ayers with all in favor the first amendment to the developer agreement with Armstrong Venture, LLC for O&M expenses was approved in substantial form for fiscal year 2017.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Compensation for Members of the Board**

This item deferred.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Buchanan stated the deeds for the Tynes Boulevard Extension conveyance from Armstrong Ventures and from Orange Park Construction have been recorded. That was an obligation of the interlocal agreement.

**B. Interim Engineer**

There being none, the next item followed.

**C. District Manager**

Mr. Perry stated we did send a funding request to Clay County for reimbursement of certain costs associated with that extension and we haven't received those funds yet.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Carlo asked can we go back and revisit item five?

Mr. Perry stated item five is consideration of the underwriter engagement letter with FMS Bonds.

Mr. Carlo stated I think we can move forward with approving that.

On MOTION by Mr. Carlo seconded by Mr. Arrowsmith with all in favor the engagement letter with FMS Bonds was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 6**

Mr. Perry stated item ten is consideration of funding request no. 6 in the amount of \$4,830.66.

On MOTION by Ms. Ayers seconded by Mr. Arrowsmith with all in favor funding request no. 6 in the amount of \$4,830.66 was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 03/01/17 at 3:30 p.m. at the Eagle Landing Sales Center**

Mr. Perry stated our next scheduled meeting is going to be March 1, 2017 at 3:30 p.m. unless we need to meet prior to then.

On MOTION by Ms. Ayers seconded by Mr. Carlo with all in favor the meeting adjourned at 3:40 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

*SIXTH ORDER OF BUSINESS*

**HADDEN ENGINEERING, INC.**

POST OFFICE BOX 9509  
 FLEMING ISLAND, FL 32006  
 (904) 269-9999

**Invoice**

DATE	INVOICE #
12/22/2016	5592

<b>BILL TO</b>
ARMSTRONG CDD c/o Jim Perry, GMSNF 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092

<b>PERIOD COVERED IN BILLING</b>
November 23 - December 22, 2016

<b>PROJECT NO.</b>	<b>PROJECT</b>
HEL-16021	Tynes Blvd Ph 1B&2

CONTRACT SERVICES	CONTRAC...	PRIOR AMT	PRIOR %	CURR %	TOTAL %	AMOUNT D...
Task 1 - Master Planning	10,000.00	9,000.00	90.00%	10.00%	100.00%	1,000.00
Task 2 - Survey Services						0.00
2A - Topographic, Boundary & Wetland Survey	17,500.00	14,000.00	80.00%	20.00%	100.00%	3,500.00
2B - Record Document	7,500.00			0.00%	0.00%	0.00
2C - Right of Way Dedication Plats	11,250.00			0.00%	0.00%	0.00
2D - Easements	5,500.00			0.00%	0.00%	0.00
Environmental Services						0.00
3A - Phase II E.S.A.	6,000.00	6,000.00	100.00%	0.00%	100.00%	0.00
3B - Jurisdictional Lines	3,700.00	1,850.00	50.00%	50.00%	100.00%	1,850.00
3C - Joint Environmental Resource Permit (SJRWMD)	10,000.00			0.00%	0.00%	0.00
3D - Corps of Engineers Permit	8,100.00			0.00%	0.00%	0.00
3E - Protected Wildlife Species Surveys	3,000.00			0.00%	0.00%	0.00
Task 4 - Engineering Construction and Bid Documents						0.00
4A - Horizontal Control	35,000.00	17,500.00	50.00%	25.00%	75.00%	8,750.00
<i>PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT</i>				<b>Total</b>		

**HADDEN ENGINEERING, INC.**

POST OFFICE BOX 9509  
 FLEMING ISLAND, FL 32006  
 (904) 269-9999

**Invoice**

DATE	INVOICE #
12/22/2016	5592

<b>BILL TO</b>
ARMSTRONG CDD c/o Jim Perry, GMSNF 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092

<b>PERIOD COVERED IN BILLING</b>
November 23 - December 22, 2016

<b>PROJECT NO.</b>	<b>PROJECT</b>
HEI-16021	Tynes Blvd Ph 1B&2

CONTRACT SERVICES	CONTRAC...	PRIOR AMT	PRIOR %	CURR %	TOTAL %	AMOUNT D...
4B - Drainage Plan	45,000.00	18,000.00	40.00%	35.00%	75.00%	15,750.00
4C - Grading Plan	25,000.00			50.00%	50.00%	12,500.00
4D - Construction Details	8,000.00			0.00%	0.00%	0.00
4E - Construction	6,000.00			0.00%	0.00%	0.00
Specifications						
4F - Geotechnical	20,000.00	10,000.00	50.00%	25.00%	75.00%	5,000.00
4G - Drainage Calculations	25,000.00	12,500.00	50.00%	0.00%	50.00%	0.00
4H - Water and Wastewater	20,000.00			25.00%	25.00%	5,000.00
Utilities						
Task 5 - Permit Assistance						0.00
5A - Clay County Engineering Dept.	20,000.00			0.00%	0.00%	0.00
5B - SJRWMD Permit	30,000.00			0.00%	0.00%	0.00
5C - Submittal	5,000.00			0.00%	0.00%	0.00
Task 8 - Miscellaneous Services - as Requested	0.00					0.00
Reimbursable expense: Advanced Blueprint Services						49.22
<b>PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT</b>				<b>Total</b>		<b>\$53,399.22</b>

# Advanced

**BLUEPRINT SERVICE & SUPPLY**

## Invoice

1031 Blanding Blvd. Suite 401  
 Orange Park, FL 32065  
 (904) 215-8743

Date	Invoice #
12/2/2016	21494

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
4	Color Copies 24x36	6.25	25.00T
10	Plotted Bond 24 x 36 Tynes 1B/2	2.10	21.00T
1	Plotted Bond 24 x 36	<del>2.10</del>	<del>2.10T</del>
4	Bond Copies 24 x 36 EK5 & WB Bailout Road	<del>1.20</del>	<del>4.80T</del>
10	Color Copies 24x36 Westbank Utilities	<del>6.25</del>	<del>62.50T</del>
	Sales Tax	<del>7.00%</del>	<del>8.08</del>

} 49.22

Thank you for your business.

<b>Total</b>	<del>\$123.48</del>
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**HADDEN ENGINEERING, INC.**

POST OFFICE BOX 9509  
 FLEMING ISLAND, FL 32006  
 (904) 269-9999

**Invoice**

DATE	INVOICE #
1/25/2017	5600

BILL TO
ARMSTRONG CDD c/o Jim Perry, GMSNF 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092

PERIOD COVERED IN BILLING
December 23, 2016 - January 24, 2017

PROJECT NO.	PROJECT
HEL-16021	Tynes Blvd Ph 1B&2

CONTRACT SERVICES	CONTRAC...	PRIOR AMT	PRIOR %	CURR %	TOTAL %	AMOUNT D...
Task 1 - Master Planning	10,000.00	10,000.00	100.00%	0.00%	100.00%	0.00
Task 2 - Survey Services						0.00
2A - Topographic, Boundary & Wetland Survey	17,500.00	17,500.00	100.00%	0.00%	100.00%	0.00
2B - Record Document	7,500.00			0.00%	0.00%	0.00
2C - Right of Way Dedication Plats	11,250.00			25.00%	25.00%	2,812.50
2D - Easements	5,500.00			25.00%	25.00%	1,375.00
Environmental Services						0.00
3A - Phase II E.S.A.	6,000.00	6,000.00	100.00%	0.00%	100.00%	0.00
3B - Jurisdictional Lines	3,700.00	3,700.00	100.00%	0.00%	100.00%	0.00
3C - Joint Environmental Resource Permit (SJRWMD)	10,000.00			0.00%	0.00%	0.00
3D - Corps of Engineers Permit	8,100.00			50.00%	50.00%	4,050.00
3E - Protected Wildlife Species Surveys	3,000.00			0.00%	0.00%	0.00
CONTINUED PAGE 2						
<i>PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT</i>				<b>Total</b>		

**HADDEN ENGINEERING, INC.**

POST OFFICE BOX 9509  
 FLEMING ISLAND, FL 32006  
 (904) 269-9999

**Invoice**

DATE	INVOICE #
1/25/2017	5600

<b>BILL TO</b>
ARMSTRONG CDD c/o Jim Perry, GMSNF 475 West Town Place, Suite 114 World Golf Village St. Augustine, FL 32092

<b>PERIOD COVERED IN BILLING</b>
December 23, 2016 - January 24, 2017

<b>PROJECT NO.</b>	<b>PROJECT</b>
HEE-16021	Tynes Blvd Ph 1B&2

CONTRACT SERVICES	CONTRAC...	PRIOR AMT	PRIOR %	CURR %	TOTAL %	AMOUNT D..
Task 4 - Engineering, Construction & Bid Documents						0.00
4A - Horizontal Control	35,000.00	26,250.00	75.00%	25.00%	100.00%	8,750.00
4B - Drainage Plan	45,000.00	33,750.00	75.00%	25.00%	100.00%	11,250.00
4C - Grading Plan	25,000.00	12,500.00	50.00%	25.00%	75.00%	6,250.00
4D - Construction Details	8,000.00			25.00%	25.00%	2,000.00
4E - Construction Specifications	6,000.00			25.00%	25.00%	1,500.00
4F - Geotechnical	20,000.00	15,000.00	75.00%	25.00%	100.00%	5,000.00
4G - Drainage Calculations	25,000.00	12,500.00	50.00%	0.00%	50.00%	0.00
4H - Water and Wastewater Utilities	20,000.00	5,000.00	25.00%	50.00%	75.00%	10,000.00
Task 5 - Permit Assistance						0.00
5A - Clay County Eng. Dept.	20,000.00			0.00%	0.00%	0.00
5B - SJRWMD Permit	30,000.00			0.00%	0.00%	0.00
5C - Submittal	5,000.00			0.00%	0.00%	0.00
Task 8 - Miscellaneous Services - as Requested	0.00					0.00
Reimburseable expenses: Advanced Blueprint Services (5)						345.45

<i>PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT</i>	<b>Total</b>	\$53,332.95
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# Advanced

**BLUEPRINT SERVICE & SUPPLY**

1031 Blanding Blvd. Suite 401  
 Orange Park, FL 32065  
 (904) 215-8743

## Invoice

Date	Invoice #
12/9/2016	21518

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
4	Color Copies 24x36	6.25	25.00T
10	Plotted Bond 24 x 36	2.10	21.00T
	Tynes Blvd 1B & 2		
	Sales Tax	7.00%	3.22
	16021		

Thank you for your business.

<b>Total</b>	<b>\$49.22</b>
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# Advanced

**BLUEPRINT SERVICE & SUPPLY**

1031 Blanding Blvd. Suite 401  
 Orange Park, FL 32065  
 (904) 215-8743

## Invoice

Date	Invoice #
12/28/2016	21565

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
4	Color Copies 24x36	6.25	25.00T
14	Plotted Bond 24 x 36	2.10	29.40T
	Tynes Blvd. 1B/2		
	Sales Tax	7.00%	3.81

Thank you for your business.

<b>Total</b>	<b>\$58.21</b>
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# Advanced

**BLUEPRINT SERVICE & SUPPLY**

1031 Blanding Blvd. Suite 401  
 Orange Park, FL 32065

(904) 215-8743

## Invoice

Date	Invoice #
1/13/2017	21616

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
1	Color Copies 24x36	6.25	6.25T
32	Plotted Bond 24 x 36	2.10	67.20T
	Tynes Blvd. 1B & 2		
	Sales Tax	7.00%	5.14
Thank you for your business.		<b>Total</b>	<b>\$78.59</b>

# Advanced

**BLUEPRINT SERVICE & SUPPLY**

1031 Blanding Blvd. Suite 401  
 Orange Park, FL 32065

(904) 215-8743

## Invoice

Date	Invoice #
1/23/2017	21640

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
1	Color Copies 24x36	6.25	6.25T
30	Plotted Bond 24 x 36	2.10	63.00T
	Tynes Blvd. 1B-2		
	Sales Tax	7.00%	4.85
Thank you for your business.		<b>Total</b>	<b>\$74.10</b>

# Advanced

**BLUEPRINT SERVICE & SUPPLY**

1031 Blanding Blvd. Suite 401  
 Orange Park, FL 32065  
 (904) 215-8743

## Invoice

Date	Invoice #
1/23/2017	21639

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
1	Color Copies 24x36	6.25	6.25T
35	Plotted Bond 24 x 36 Tynes 1A- Updated	2.10	73.50T
	Sales Tax	7.00%	5.58

Thank you for your business.

<b>Total</b>	<b>\$85.33</b>
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*ELEVENTH ORDER OF BUSINESS*



**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2017

	<u>Governmental Fund Types</u>		<u>Totals</u>
	<u>General</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2017</u>
<b><u>ASSETS:</u></b>			
Cash	\$9,956	\$404,315	\$414,271
Due from Developer	\$23,597	---	\$23,597
<b>TOTAL ASSETS</b>	<u>\$33,554</u>	<u>\$404,315</u>	<u>\$437,868</u>
<b><u>LIABILITIES:</u></b>			
Accounts Payable	\$24,062	\$0	\$24,062
<b>FUND BALANCES:</b>			
Reserved for Debt Service	---	---	\$0
Reserved for Capital Projects	---	\$404,315	\$404,315
Unreserved	\$9,491	---	\$9,491
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$33,554</u>	<u>\$404,315</u>	<u>\$437,868</u>

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending January 31, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 1/31/17</u>	<u>ACTUAL THRU 1/31/17</u>	<u>VARIANCE</u>
<b><u>Income</u></b>				
Developer Contributions	\$97,625	\$18,876	\$18,876	\$0
<b>Total Income</b>	<b>\$97,625</b>	<b>\$18,876</b>	<b>\$18,876</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
<i><u>Administrative</u></i>				
Engineering	\$15,000	\$5,000	\$0	\$5,000
Attorney	\$20,000	\$6,667	\$3,186	\$3,481
Annual Audit	\$5,000	\$1,667	\$0	\$1,667
Management Fees	\$45,000	\$15,000	\$7,500	\$7,500
Computer Time	\$1,500	\$500	\$458	\$42
Telephone	\$50	\$17	\$6	\$10
Postage	\$750	\$250	\$5	\$245
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$1,000	\$333	\$155	\$179
Legal Advertising	\$2,500	\$833	\$1,728	(\$895)
Website Compliance	\$1,000	\$333	\$249	\$84
Other Current Charges	\$500	\$167	\$44	\$123
Office Supplies	\$150	\$50	\$48	\$2
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Expenses</b>	<b>\$97,625</b>	<b>\$35,992</b>	<b>\$18,553</b>	<b>\$17,438</b>
<b>Excess Revenues/Expenses</b>	<b>\$0</b>		<b>\$323</b>	
<b>Retained Earnings - Beginning</b>			<b>\$9,168</b>	
<b>Retained Earnings - Ending</b>			<b>\$9,491</b>	

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND - TYNES BLVD PROJECT**  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
Developer Contributions	\$0	\$0	\$600,000	\$600,000
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$600,000</b>
<b><u>EXPENDITURES:</u></b>				
Engineering	\$0	\$0	\$180,509	(\$180,509)
Other Current Charges	\$0	\$0	\$25	(\$25)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$180,534</b>	<b>(\$180,534)</b>
<b><u>OTHER SOURCES/(USES):</u></b>				
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
EXCESS REVENUES (EXPENDITURES)	\$0		\$419,466	
FUND BALANCE - Beginning			(\$15,152)	
FUND BALANCE - Ending			\$404,315	

*TWELFTH ORDER OF BUSINESS*

**Armstrong**  
**Community Development District**  
*Construction Account - Tynes Blvd Project*

**Summary of Invoices**

March 1, 2017

Fund	Date	Check No.s	Amount
<i>Construction</i>	1/1-1/31	2	\$ 106,732.17
<b>Total Invoices for Approval</b>			<b>\$ 106,732.17</b>

\*\*\* CHECK DATES 01/01/2017 - 01/31/2017 \*\*\*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/27/17	00001	12/22/16 5592	201612 600-53800-31100		*	53,399.22	
		11/23-12/22 - ENG SVCS					
		1/25/17 5600	201701 600-53800-31100		*	53,332.95	
		JAN 17 - ENGINEERING SVCS					
----- HADDEN ENGINEERING, INC. -----							106,732.17 000002
TOTAL FOR BANK B						106,732.17	
TOTAL FOR REGISTER						106,732.17	

*THIRTEENTH ORDER OF BUSINESS*

# Armstrong

Community Development District

Funding Request #7

March 1, 2017

PAYEE	GENERAL FUND
<b>1 Clay County</b>	
Petition to Establish	\$ 60.90
<b>2 Clay Today</b>	
Ad# 264032 - Notice of Meeting	\$ 64.80
Ad# 264035- Notice of Meeting	\$ 180.90
<b>3 GMS, LLC</b>	
Inv# 9 - Management Fees & Expenses (Feb 17)	\$ 4,337.91
<b>4 Hopping Green &amp; Sams</b>	
Inv# 91942 - General Counsel (Dec 16)	\$ 1,938.29
<b>TOTAL</b>	<b>\$ 6,582.80</b>

**Funding Allocation:**

East/West	\$ 3,291.40
Greenpointe	\$ 3,291.40
	\$ 6,582.80

Please make check payable to:

**Armstrong CDD**  
5385 N Nob Hill Road  
Sunrise, FL 33351  
(954) 721-8681





**CLAY COUNTY  
FLORIDA**

**County Attorney's Office**  
Post Office Box 1366  
Green Cove Springs, FL  
32043-1366

Phone (904) 269-6377  
(904) 284-6377  
Fax (904) 269-6346  
(904) 284-6346

**County Attorney**  
Mark H. Scruby  
Mark.Scruby@claycountygov.com

**Chief Assistant County  
Attorney**  
Frances J. Moss, BCS\*  
Fran.Moss@claycountygov.com

**Commissioners**  
Wendell D. Davis  
District 1  
Wayne Bolla  
District 2  
Diane Hutchings  
Chairman, District 3  
Buck Burney  
District 4  
Ronnie E. Robinson  
Vice-Chairman, District 5

**Switchboard**  
GCS (904) 284-6300  
KH (352) 473-3711  
KL (904) 533-2111  
OP/MBG (904) 269-6300

[www.claycountygov.com](http://www.claycountygov.com)

\*Board Certified Specialist in City,  
County and Local Government Law

July 15, 2016

Katie Buchanan, Esquire  
Hopping Green & Sams  
Post Office Box 6526  
Tallahassee, FL 32314

Re: Costs incurred by Clay County in processing the Petition to Establish  
Armstrong Community Development District

**STATEMENT**

Publication Costs 60.90  
(Legal Ad in Clay Today on June 30, 2016)

**Total Due: \$60.90**

**PLEASE MAKE CHECK PAYABLE TO  
"CLAY COUNTY, FLORIDA"**

bccmemo\cdd\armstrong\statement-establishment



3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200



1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 265-8831

## Advertising Invoice

ARMSTRONG CDD C/O GMS, LLC  
475 W TOWN PL # 114  
ATTN: SARAH SWEETING  
ST AUGUSTINE, FL 32092

Cust#: 989731  
Ad#: 264032  
Phone#: 904-940-5850  
Date: 01/17/2017

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.80

**Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	01/19/2017	01/19/2017	1	64.80	64.80

**Payment Information:**

Date:	Order#	Type
01/17/2017	264032	BILLED ACCOUNT

Total Amount: 64.80

Tax: 0.00

Amount Due: 64.80

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

**Ad Copy**

**Notice of Meeting  
Armstrong Community  
Development District**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Wednesday, February 1, 2017 at 3:30 p.m. at the Eagle Landing Sales Center, 3973 Eagle Landing Parkway, Orange Park, Florida, 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the

RECEIVED JAN 25 2017

RECEIVED  
JAN 24 2017  
BY: \_\_\_\_\_

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Orange Park, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF MEETING

in the matter of

MEETING FEB 1ST

LEGAL: 38740 ORDER: 264032

was published in said newspaper in the issues:

01/19/2017

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 01/19/2017  
Christie Lou Wayne  
NOTARY PUBLIC, STATE OF FLORIDA

CHRISTIE LOU WAYNE  
MY COMMISSION # GG24173  
EXPIRES: September 20, 2020

3515 US HWY 17 Suite A, Fleming Island FL 32003  
Telephone (904) 264-3200 - FAX (904) 264-3285  
E-Mail: Christie@opcfla.com

**Notice of Meeting  
Armstrong Community  
Development District**  
The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Wednesday, February 1, 2017, at 9:30 p.m. at the Eagle Landing Sales Center, 3973 Eagle Landing Parkway, Orange Park, Florida 32067. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager at 475 West Rowland Street, D-4, St. Augustine, FL 32084 (phone: (904) 40-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by teleconference. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 40-5850 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 for information concerning the District Office. Each person who decides to appear at any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made (including the testimony and evidence upon which such person is to be based).  
Name: Jon Cantrell  
Title: District Manager  
Legal: 38740 maintained Jan 19, 2017 in Clay County's Clay Today newspaper.



3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200



1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 265-8831

## Advertising Invoice

ARMSTRONG CDD C/O GMS, LLC  
475 W TOWN PL # 114  
ATTN: SARAH SWEETING  
ST AUGUSTINE, FL 32092

Cust#:989731  
Ad#:264035  
Phone#:904-940-5850  
Date:01/17/2017

Salesperson: Clay Legals

Classification: Bid Notices

Ad Size: 1.0 x 13.40

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	01/19/2017	01/19/2017	1	180.90	180.90

### Payment Information:

Date:	Order#	Type
01/17/2017	264035	BILLED ACCOUNT

Total Amount: 180.90  
Tax: 0.00  
Amount Due: 180.90

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

Ad Copy

RECEIVED JAN 25 2017

RECEIVED  
JAN 24 2017  
BY: \_\_\_\_\_



Governmental Management Services, LLC

1001 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
2/1/17	9

Bill To
Armstrong CDD 475 West Town Place Suite 114 At. Augustine, FL 32092

P.O. No.	Terms	Project

Description	Qty	Rate	Amount
Management Fees February 2017		3,750.00	3,750.00
Website Administration February 2017		83.33	83.33
Information Technology - February 2017		125.00	125.00
Office Supplies		20.87	20.87
Postage		98.61	98.61
Copies		260.10	260.10

<b>Total</b>		\$4,337.91
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$4,337.91

# Hopping Green & Sams

Attorneys and Counselors

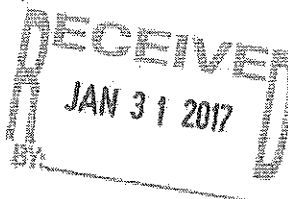
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

January 26, 2017

Armstrong Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 91942  
Billed through 12/31/2016



**General Counsel**

**ARMCDD 00001 KSB**

**FOR PROFESSIONAL SERVICES RENDERED**

12/05/16	KSB	Review reporting status with DEO; confer with district manager.	0.50 hrs
12/05/16	KEM	Research regarding Department of Economic Opportunity status.	0.20 hrs
12/08/16	KSB	Review meeting and committee meeting minutes.	0.80 hrs
12/12/16	KSB	Confer with Vincent; review proposed ROW conveyances.	0.50 hrs
12/12/16	JEM	Review correspondence from Carr regarding acquisition of Tynes Boulevard.	0.10 hrs
12/15/16	KSB	Review correspondence from Vincent; confer with Perry regarding same.	0.30 hrs
12/16/16	JEM	Review status of right of way acquisition.	0.10 hrs
12/16/16	KEM	Prepare bond financing team funding agreement, request for qualifications for engineering services, and engineering agreement.	0.60 hrs
12/19/16	KSB	Confer with representatives from DEO; review matters related to conveyances for Tynes Boulevard; confer with chairman regarding proposed bond issuance and tentative agenda items.	1.50 hrs
12/19/16	JEM	Review issues regarding roadway conveyances; prepare correspondence to title examiner regarding title work; review correspondence from Hadden.	0.60 hrs
12/20/16	KSB	Prepare tentative agenda items; confer with district manager regarding same; prepare engineering request for qualifications.	1.30 hrs
12/20/16	JEM	Review correspondence from Vincent; prepare correspondence to title examiner regarding title search.	0.10 hrs
12/20/16	KEM	Research parcels subject to interlocal agreement.	0.30 hrs
12/21/16	KSB	Review tentative agenda; confer with Sweeting; confer with Perry.	0.70 hrs
12/29/16	JEM	Review correspondence from Hadden; review sketches and descriptions for roadway conveyances; prepare correspondence to Eiland.	0.20 hrs

Total fees for this matter

\$1,912.00

**MATTER SUMMARY**

Merritt, Jason E.	1.10 hrs	315 /hr	\$346.50
Ibarra, Katherine E. - Paralegal	1.10 hrs	125 /hr	\$137.50
Buchanan, Katie S.	5.60 hrs	255 /hr	\$1,428.00
TOTAL FEES			\$1,912.00
INTEREST CHARGE ON PAST DUE BALANCE			\$26.29
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$1,938.29</b>

**BILLING SUMMARY**

Merritt, Jason E.	1.10 hrs	315 /hr	\$346.50
Ibarra, Katherine E. - Paralegal	1.10 hrs	125 /hr	\$137.50
Buchanan, Katie S.	5.60 hrs	255 /hr	\$1,428.00
TOTAL FEES			\$1,912.00
INTEREST CHARGE ON PAST DUE BALANCE			\$26.29
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$1,938.29</b>

**Please include the bill number on your check.**