

***ARMSTRONG***

*Community Development District*

*JULY 12, 2017*

# Armstrong

## Community Development District

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

July 5, 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, July 12, 2017 at 1:00 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 June 7, 2017 Meeting
- IV. Discussion of Fiscal Year 2018 Budget
- V. Consideration of Agreement with Armstrong Venture, LLC Regarding the Construction of Tynes Boulevard Extension
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- VII. Consideration of Proposals for Construction Services on Tynes Boulevard 1A, 1B & 2 Infrastructure Improvements
- VIII. Supervisor's Requests and Audience Comments
- IX. Financial Statements as of May 31, 2017
- X. Consideration of Funding Request No. 11 (*General Fund*)
- XI. Consideration of Funding Request No. 6 (*Construction Fund*)
- XII. Next Scheduled Meeting – 08/02/17 @ 3:30 p.m. at the Eagle Landing Sales Center
- XIII. Adjournment

The third order of business is approval of the minutes of the June 7, 2017 meeting, which are enclosed for your review.

The fourth order of business is discussion of the Fiscal Year 2018 budget, which is enclosed for your review.

The fifth order of business is consideration of agreement with Armstrong Venture, LLC, which will be distributed under separate cover.sd

The seventh order of business is consideration of proposals for construction services, which will be distributed under separate cover.

Enclosed are the financials, Funding Request No. 11 and Funding Request No 6.

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  
July 12, 2017  
1:00 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 June 7, 2017 Meeting
- IV. Discussion of Fiscal Year 2018 Budget
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- IX. Financial Statements as of May 31, 2017
- X. Consideration of Funding Request No. 11 (*General Fund*)
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- XIII. Adjournment

# *MINUTES*

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Wednesday, June 7, 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
Nancy Klock	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel (by telephone)
Keith Hadden	District Engineer
Dean Vincent	East West
Mike Taylor	Greenpointe

**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 May 10, 2017 Meeting**

On MOTION by Ms. Ayers seconded by Ms. Klock with all in favor the minutes of the May 10, 2017 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Presentation of Engineer's Report**

Mr. Perry stated included in your agenda package is a copy of the engineer's report dated January 11, 2017 prepared by Hadden Engineering. It is a pretty standard engineering report going through the various infrastructure under consideration for construction by the district.

Mr. Hadden stated it covers things that we normally cover as far as the utilities, stormwater system, landscaping, entry features, neighborhood parks, amenity center that type of thing along with all the permits that are in place and that type of thing.

Ms. Buchanan asked just to verify Keith's report is consistent in that it only addresses the assessment area, right, rather the entire boundaries?

Mr. Hadden stated it does not include any of the commercial or multi-family it only includes the single-family.

**FIFTH ORDER OF BUSINESS**

**Presentation of Assessment Methodology**

Mr. Perry stated the assessment methodology report was prepared by Governmental Management Services dated June 7, 2017 and this report basically takes the engineering report and the costs associated with that, projects a financing program and then allocates based upon the benefit of the single-family homes and development program currently planned spreads the debt and the anticipated assessments against that. This is the start of the assessment process. There are a couple items we still have to complete on this, the major items are the exact acreage related to the single family parcel along with a legal description and map. I think the map we have depicts that but we don't have it tied down as to the legal description.

Mr. Hadden stated we have it tied down to two parcels that Greenpointe is buying called the north parcel and the south parcel and we have legals for both of those and the reason we did that is Tynes separates them. I do have those and will provide them to you.

Mr. Perry stated that is fine as long as we have the description of that assessment area. This assumes that bonds would fund all of the construction, which is not going to be the case but this will set out the maximum benefit related to those single-family homes.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04  
Declaring Special Assessments**

Ms. Buchanan stated this is our standard resolution that we use to impose assessments, it kicks off the assessment process and declares the district's intent to levy the same. It incorporates the improvement plan as an exhibit, it identifies that it is in the best interests of the district to pay for the cost of improvements through issuance of bonds and special assessments and makes a determination of benefit. We will use the numbers that are in Jim's report to complete this and as Keith and Jim identify the estimated cost of improvements we will fill in



that number and the assessments will generate more than the amount of what the project will be because it includes the principal and interest as well. The manner in which the assessments are apportioned are set forth in Jim's report, which is attached as Exhibit B and the assessments will be levied on all the lands, which benefit from the improvements. The assessments will not run for more than 30 annual installments that are going to be generally payable in the same time and place as we collect taxes. Once we have the legal description attached that will be the preliminary assessment roll and it will be included with Jim's report and then it directs district staff to provide the notice that is required to commence the assessment process. Essentially this is our kick off resolution this means we want to move forward and it incorporates both the engineer's report and assessment methodology reports as the basis for our process.

On MOTION by Ms. Klock seconded by Ms. Ayers with all in favor Resolution 2017-04 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05 Setting a Public Hearing Date to Adopt Special Assessments**

Ms. Buchanan stated this resolution sets the assessment hearing date and we need to find an appropriate date if we anticipate the property is going to change ownership at the end of July then I suggest that we have the assessment hearing shortly thereafter.

Mr. Perry stated we have a scheduled meeting date of August 2.

Ms. Buchanan stated if the closing slips we can open this hearing and continue it until closing is finalized.

On MOTION by Ms. Ayers seconded by Ms. Klock with all in favor Resolution 2017-05 setting the public hearing for August 2, 2017 at 3:30 p.m. was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of REQ for CEI Services for Tynes Boulevard Extension**

Mr. Hadden stated the first time we advertised for these services we had no responses we re-advertised and received one response. Luckily it is a very good firm, very well known, and one of the two previously approved by Clay County to do CEI on subdivisions. I request that you authorize myself or Dean and I to meet with them. We may want to wait until the bids come

in so that we have a better idea of construction time and construction cost but we are going to have to meet with them and set up parameters of their work effort on a daily basis, weekly basis, and get a price for that.

Mr. Arrowsmith asked do we have the capability legal or otherwise to reach agreement with these guys and extend that to 1B and 2 without having to go through this process?

Mr. Vincent stated Katie said because we advertised for 1A we have to come back and advertise for 1B and 2. The reality is when we sit down and get a fee we will have the costs for 1A and 1B and 2 and we can use that as a budget plus given that we don't know right now whether the county is going to hold ----- and we will be able to accelerate that ----- . It is probably okay in the fact that we need to come back and re-advertise given the slippage of time.

Ms. Buchanan stated I think technically we advertised for inspection services for Tynes Boulevard Extension but then someone asked the question is this for the entire extension or just a separate phase and we said in our clarification that it was for 1A. That being said the person that asked the question is the person who submitted the proposal. Technically we have the ability to extend it if we like.

Mr. Arrowsmith stated we used to do similar things with extending unit costs for a second or third part of a project rather than going through the whole process again.

Ms. Buchanan stated technically the next step is to rank ETM as no. 1 and authorize the chairman and district staff to attempt to negotiate an acceptable agreement with them. Assuming we can we will get the agreement executed. There is no rush so we can wait until we are further along on the project to actually do those negotiations.

Mr. Vincent stated they have to establish the cost so it will have to be done between receiving the bids on the 10<sup>th</sup> and 7/31.

On MOTION by Ms. Klock seconded by Ms. Ayers with all in favor ETM was ranked no. 1 for CEI services for Tynes Boulevard Extension and the chair and staff were authorized to negotiate a contract for those services.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Buchanan stated we have submitted the notice for the Phase 1 site work and I want everyone to think about what we might need to do before our next meeting because there is a track here and I would hate to miss anything.

Mr. Hadden stated the reason Dean and I talked about meeting on the 13<sup>th</sup> is we are opening bids on the 10<sup>th</sup> for Tynes and on the 12<sup>th</sup> for Gray Hawk. The 13<sup>th</sup> doesn't work for you but the reason we were saying that is that maybe we don't need to award Gray Hawk on the meeting of the 12<sup>th</sup> or the 13<sup>th</sup>.

Ms. Buchanan stated that is something that Mike and Dean can weigh in on whether you want to award it that soon or you just want to get an idea of the budget.

Mr. Hadden stated okay, obviously we want to award Tynes but that way Mike will have the costs for Gray Hawk and they can do their thing and we can award that at the August meeting or call a special meeting if we need to.

Mr. Vincent stated the Tynes Boulevard 1 Plat we don't know when it is coming in but it will need to be signed by the chairman. Is that something the chair can do without a motion?

Ms. Buchanan stated generally not. Did we do a resolution to authorize the chairman to execute real estate documents between meetings?

Mr. Perry stated I'm thinking we did.

Ms. Buchanan stated I will look now and if that is the case then he already has the authority to do that. I don't see it on the website. If the board would like to give that authority to the chairman then we can. I will read a resolution into the record.

Essentially it is a resolution of the board of supervisors granting the chairman the authority to execute real and personal property conveyance dedication documents, plats and other documents related to the development of the district improvements and it approves the scope and terms of such authorization. It goes through our standard whereas clauses then indicates the district has adopted the engineer's report, which may be amended and that in connection with the improvements in the engineer's report it may be necessary to obtain permits and approvals from local governments for construction operation of improvements and the district may be required to accept, convey or dedicate real interest including but not limited to easements, plats, dedications, ----- for infrastructure improvements. To facilitate the development of the improvements the district desires to authorize the chairman to approve the

permits and conveyances subject to the district engineer and district counsel agreeing that it is consistent with the improvement plan and necessary for the development improvements.

With that being what the resolution accomplishes the actual resolution itself just provides that the recitals are incorporated and that the chairman of the district's board is hereby authorized to sign, accept or execute permits and conveyances as ----- above, the vice chairman, secretary and assistant secretary are hereby authorized to countersign any permits, or to sign such permits in the chairman's absence. ----- is subject to the district engineer and district counsel's review and approval.

If you would like to adopt that Jim can give you a number and we will follow-up with a written version.

On MOTION by Mr. Arrowsmith seconded by Ms. Ayers with all in favor Resolution 2017-06 was approved.

Mr. Vincent asked Katie do you recall my email the other day about the interlocal agreement is executed with Armstrong Ventures and the CDD is building the road. We need a hold harmless against the responsibility to construct the road.

Ms. Buchanan stated let's clarify what we typically do. Generally we use these funding agreements in instances where the developer is constructing the road and the district once the developer's indemnification and responsibility in this instance it is the district that is developing the road so are you asking that the district indemnify the developer?

Mr. Arrowsmith stated no, the developer indemnifying the district, that the district will have no financial responsibility.

Ms. Buchanan stated what we contemplate is a funding agreement, which ensures that should the county's funding not be sufficient or complete the developer will have the obligation to make the district whole.

Mr. Vincent stated that is what the developer has currently with the county.

Mr. Arrowsmith stated that gets back to exactly what I told South Village when we proposed this originally that we needed to use them as a vehicle but they would have no financial liability involved in it and this is the same thought process.

Ms. Buchanan stated I have that on my "to do" list. At this point we have had engineering costs but the county has been funding those out of their initial deposit. I propose

that rather than try to approve something in substantial form without having a document that we bring that back in July and we will get it approved prior to the point that we authorize any actual construction work that will actually incur a lot of money.

Mr. Vincent stated I agree I just wanted to make sure that we bring it to the 7/12 meeting because technically I think it would need to be in place before the 7/30 closing.

**B. District Engineer**

Mr. Vincent stated we did have the pre-proposal meeting here and we had tremendous turnout by contractors compared to the CEI we had 10 general contractors here. Hopefully that translates into good numbers.

Mr. Hadden stated while I knew I had to appear and it was advertised for Tynes I brought the Tynes 1 and 2 plans. I also brought the Gray Hawk plans and the reason was in the Armstrong CDD Phase 1 infrastructure notice nine out of nine people I talked to thought that was Phase 1 of Tynes and not Gray Hawk so I said we are doing two things at the same time. I sent everybody who was here and three that were not here that have contacted me since all the bid documents for Gray Hawk and Tynes and the soil reports and all that kind of stuff. We are having a lot of very good response. That was the reason when you and Mike were talking about having a pre-bid conference for Gray Hawk I said we can if you want to that is fine but yesterday we had enough turnout and everybody that I have been sending Tynes plans to I am also sending Gray Hawk.

Mr. Vincent stated for the record let me state that I did an informal poll of the people here and less than 25% saw the advertisement in Clay Today. The reason we had the turnout is someone other than the district engineer made some phone calls.

Ms. Buchanan stated I always encourage you to provide the notice to the people you think would be a good contender. To sum it up, we are not going to schedule a pre-bid meeting?

Mr. Hadden stated I have some drawings for Mike and he and I are going to talk after this meeting is over and I don't think there is a need for one but we will talk about it. I like the form that you sent me I put those out there too and I have had a couple people fill that out and send it back to me.

Mr. Taylor stated even though we call for bid receipts on June 20<sup>th</sup> the district engineer is sending out an addendum to extend it from 6/20 to 7/10.

Mr. Hadden stated we told everybody that yesterday but we are sending that out to everybody who has responded as well. I will be here on the morning of the 20<sup>th</sup> in case anybody drops off a package and I will tell them to take it back and bring it back to us on the 10<sup>th</sup>.

**C. District Manager**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS                      Supervisor's Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS                      Financial Statements as of April 30, 2017**

Mr. Perry stated next is the financial statements which include the balance sheet as of April 30, 2017, statement of revenues and expenditures for the general fund and also the capital projects fund for the Tynes Boulevard project.

**TWELFTH ORDER OF BUSINESS                      Consideration of Funding Request No. 10**

On MOTION by Ms. Ayers seconded by Ms. Klock with all in favor funding request no. 10 from the general fund in the amount of \$5,596.31 was approved.

**THIRTEENTH ORDE OF BUSINESS                      Consideration of Funding Request No. 5**

On MOTION by Ms. Ayers seconded by Ms. Klock with all in favor funding request no. 5 from the construction fund in the amount of \$9,027.60 was approved.

Mr. Perry stated I also have for consideration on the construction project an invoice from Hadden Engineering for \$22,819.44 and that is related to Tynes Boulevard also.

On MOTION by Ms. Klock seconded by Ayres with all in favor the invoice #5641 from Hadden Engineering for Tynes Boulevard in the amount of \$22,819.44 was approved.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – 07/12/17 at 1:00 p.m. at the Eagle Landing Sales Center**

Mr. Perry stated our next scheduled meeting is going to be July 12, 2017 at 1:00 p.m. at this location.

On MOTION by Ms. Ayers seconded by Ms. Klock with all in favor the meeting adjourned at 4:08 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

*FOURTH ORDER OF BUSINESS*



*Approved Budget  
Fiscal Year 2018*

*Armstrong Community  
Development District*

*July 12, 2017*



# Armstrong

Community Development District

General Fund

Description	FY2017 Adopted Budget	Actual thru 5/31/2017	Projected Next 4 Months	Total Projected at 9/30/2017	FY2018 Approved Budget
<b>Revenues</b>					
Developer Contributions	\$97,625	\$46,699	\$26,704	\$73,403	\$105,584
<b>Total Revenues</b>	<b>\$97,625</b>	<b>\$46,699</b>	<b>\$26,704</b>	<b>\$73,403</b>	<b>\$105,584</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor Fees	\$0	\$200	\$2,000	\$2,200	\$6,000
FICA Taxes	\$0	\$15	\$153	\$168	\$459
Engineering	\$15,000	\$1,500	\$5,000	\$6,500	\$15,000
(1) Arbitrage	\$0	\$0	\$0	\$0	\$0
(1) Dissemination Agent	\$0	\$0	\$0	\$0	\$0
Attorney	\$20,000	\$10,832	\$5,416	\$16,248	\$20,000
Annual Audit	\$5,000	\$0	\$0	\$0	\$5,000
(1) Trustee Fees	\$0	\$0	\$0	\$0	\$0
Management Fees	\$45,000	\$22,500	\$11,250	\$33,750	\$45,000
Computer Time	\$1,500	\$958	\$479	\$1,437	\$1,500
Telephone	\$50	\$36	\$18	\$54	\$50
Postage	\$750	\$197	\$99	\$296	\$750
Printing & Binding	\$1,000	\$595	\$298	\$893	\$1,000
Insurance	\$5,000	\$5,000	\$0	\$5,000	\$5,500
Legal Advertising	\$2,500	\$3,966	\$1,500	\$5,466	\$3,500
Other Current Charges	\$500	\$133	\$67	\$200	\$500
Website Administration	\$1,000	\$583	\$292	\$875	\$1,000
Office Supplies	\$150	\$95	\$48	\$143	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$97,625</b>	<b>\$46,785</b>	<b>\$26,618</b>	<b>\$73,403</b>	<b>\$105,584</b>
<b>Unassigned Fund Balance</b>	<b>\$0</b>	<b>(\$86)</b>	<b>\$86</b>	<b>\$0</b>	<b>\$0</b>

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

**REVENUES:**

**Developer Contributions**

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund all General Fund Expenditures for the Fiscal Year.

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**EXPENDITURES:**

**Administrative:**

**Engineering Fees**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Arbitrage**

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

**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.

**Attorney**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on similar Community Development Districts and includes the GASB 34 pronouncement.

**Trustee Fees**

The District will issue bonds to be held with a Trustee at a qualified Bank. The amount of the trustee fees is based on the agreement between the Bank and the District.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Insurance**

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

**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.

**Website Administration**

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-SF, LLC and updated monthly.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

*NINTH ORDER OF BUSINESS*

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
 May 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	\$14,551	\$493,731	\$508,283
Due from Developer	\$28,511	---	\$28,511
<b>TOTAL ASSETS</b>	<u>\$43,063</u>	<u>\$493,731</u>	<u>\$536,794</u>
<b><u>LIABILITIES:</u></b>			
Accounts Payable	\$33,950	\$440	\$34,390
FICA Payable	\$31	---	\$31
<b><u>FUND BALANCES:</u></b>			
Reserved for Debt Service	---	---	\$0
Reserved for Capital Projects	---	\$493,291	\$493,291
Unreserved	\$9,082	---	\$9,082
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$43,063</u>	<u>\$493,731</u>	<u>\$536,794</u>

**ARMSTRONG  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

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

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 5/31/17</u>	<u>ACTUAL THRU 5/31/17</u>	<u>VARIANCE</u>
<b><u>Income</u></b>				
Developer Contributions	\$97,625	\$65,083	\$46,699	(\$18,384)
<b>Total Income</b>	<b>\$97,625</b>	<b>\$65,083</b>	<b>\$46,699</b>	<b>(\$18,384)</b>
<b><u>Expenditures</u></b>				
<i><u>Administrative</u></i>				
Supervisors Fees	\$0	\$0	\$200	(\$200)
FICA Expense	\$0	\$0	\$15	(\$15)
Engineering	\$15,000	\$10,000	\$1,500	\$8,500
Attorney	\$20,000	\$13,333	\$10,832	\$2,501
Annual Audit	\$5,000	\$3,333	\$0	\$3,333
Management Fees	\$45,000	\$30,000	\$22,500	\$7,500
Computer Time	\$1,500	\$1,000	\$958	\$42
Telephone	\$50	\$33	\$36	(\$3)
Postage	\$750	\$500	\$197	\$303
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$1,000	\$667	\$595	\$72
Legal Advertising	\$2,500	\$1,667	\$3,966	(\$2,299)
Website Compliance	\$1,000	\$667	\$583	\$84
Other Current Charges	\$500	\$333	\$133	\$200
Office Supplies	\$150	\$100	\$95	\$5
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Expenses</b>	<b>\$97,625</b>	<b>\$66,808</b>	<b>\$46,785</b>	<b>\$20,023</b>
<b>Excess Revenues/Expenses</b>	<b>\$0</b>		<b>(\$86)</b>	
<b>Retained Earnings - Beginning</b>			<b>\$9,168</b>	
<b>Retained Earnings - Ending</b>			<b>\$9,082</b>	

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

	ADOPTED BUDGET	PRORATED THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>REVENUES:</b>				
Developer Contributions	\$0	\$0	\$795,660	\$795,660
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$795,660</b>	<b>\$795,660</b>
<b>EXPENDITURES:</b>				
Engineering	\$0	\$0	\$277,640	(\$277,640)
Attorney Fees	\$0	\$0	\$8,461	(\$8,461)
Legal Advertising	\$0	\$0	\$591	(\$591)
Other Current Charges	\$0	\$0	\$525	(\$525)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$287,218</b>	<b>(\$287,218)</b>
EXCESS REVENUES (EXPENDITURES)	\$0		\$508,443	
FUND BALANCE - Beginning			(\$15,152)	
FUND BALANCE - Ending			\$493,291	



*TENTH ORDER OF BUSINESS*

# Armstrong

Community Development District

Funding Request #11

July 5, 2017

PAYEE	East/West Partners	Greenpointe	TOTAL
<b>1 Clay Today</b> Ad# 269708 - Notice of Meeting	\$ 33.08	\$ 33.08	\$ 66.15
<b>2 GMS, LLC</b> Inv# 13 - Management Fees & Expenses (Jun 17)	\$ 2,059.15	\$ 2,059.15	\$ 4,118.30
<b>3 Hopping Green &amp; Sams</b> Inv# 93938 - General Counsel (Apr 17)	\$ 1,025.43	\$ 1,025.43	\$ 2,050.86
<b>4 Board Payroll</b> Meeting Date: 5/10/2017	\$ 107.65	\$ 107.65	\$ 215.30
<b>TOTAL</b>	<b>\$ 3,225.31</b>	<b>\$ 3,225.31</b>	<b>\$ 6,450.61</b>

<b><i>Funding Allocation:</i></b>	
East/West	\$ 3,225.31
Greenpointe	\$ 3,225.31
	<u>\$ 6,450.61</u>

Please make check payable to:

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

RECEIVED JUN 06 2017

**CLAY  
TODAY**

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

**Recorder**  
Not your meeting transcript, just your coverage.

1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8831

## Advertising Invoice

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

Cust#: 989731  
Ad#: 269708  
Phone#: 904-940-5850  
Date: 05/23/2017

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.90

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	05/25/2017	05/25/2017	1	66.15	66.15

### Payment Information:

Date:	Order#	Type
05/23/2017	269708	BILLED ACCOUNT

Total Amount: 66.15

Tax: 0.00

Amount Due: 66.15

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, June 7, 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 1-800-933-8770, 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  
MAY 30 2017

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

JUNE MEETING

LEGAL: 39604 ORDER: 269708

was published in said newspaper in the issues:

05/25/2017

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 05/25/2017.

*Christie You Wayne*  
NOTARY PUBLIC, STATE OF FLORIDA

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, June 7,  
2017 at 9:30 p.m. at the Eagle Landing  
Sales Center, 3975 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) 940-5950. 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) 940-5950 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  
proceedings is made, including the  
testimony and evidence upon which  
such appeal is to be based.  
James Perry  
District Manager  
Legal 39604 published May 25, 2017  
in Clay County's Clay Today  
newspaper

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 13  
Invoice Date: 6/1/17  
Due Date: 6/1/17  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees June 2017		3,750.00	3,750.00
Information Technology - June 2017		125.00	125.00
Website Administration June 2017		83.33	83.33
Office Supplies		0.30	0.30
Postage		12.37	12.37
Copies		147.30	147.30
<b>Total</b>			<b>\$4,118.30</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,118.30</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

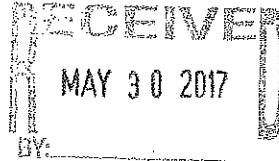
May 24, 2017

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

Bill Number 93938

Billed through 04/30/2017

RECEIVED JUN 06 2017



**General Counsel**  
**ARMCDD 00001 KSB**

**FOR PROFESSIONAL SERVICES RENDERED**

04/03/17	KEM	Prepare budget documents.	0.10 hrs
04/05/17	KSB	Prepare for, travel to and from, and attend board meeting.	3.50 hrs
04/18/17	KSB	Confer with district manager regarding meeting dates and agenda.	0.50 hrs
04/19/17	KSB	Review meeting minutes.	0.40 hrs
04/21/17	KSB	Confer with Vincent regarding election, notice, and project manual for construction work.	0.40 hrs
04/25/17	KSB	Prepare for and attend conference call regarding construction matters; confer with Merritt; review plats.	1.80 hrs
04/27/17	KSB	Confer with district manager; review funding agreements.	0.40 hrs
Total fees for this matter			\$1,797.50

**DISBURSEMENTS**

Travel - KSB 4/4-5/17	13.59
Travel - KSB 4/4-5/17	35.47
Travel - KSB 4/4-5/17	24.41
Travel - KSB 4/4-5/17	6.94
Title Search	150.00
Total disbursements for this matter	\$230.41

**MATTER SUMMARY**

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Buchanan, Katie S.	7.00 hrs	255 /hr	\$1,785.00

TOTAL FEES	\$1,797.50
TOTAL DISBURSEMENTS	\$230.41

=====

INTEREST CHARGE ON PAST DUE BALANCE	\$22.95
<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$2,050.86</b>

**BILLING SUMMARY**

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Buchanan, Katie S.	7.00 hrs	255 /hr	\$1,785.00
TOTAL FEES			\$1,797.50
TOTAL DISBURSEMENTS			\$230.41
INTEREST CHARGE ON PAST DUE BALANCE			\$22.95
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$2,050.86</b>

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

*ELEVENTH ORDER OF BUSINESS*



Certification for Partial/Final Payment—Tynes Boulevard Extension

***Armstrong Community Development District***

475 W. Towne Place, Suite 114 • St. Augustine, Florida 32092 • (904) 940-5850

July 5, 2017

Clay County Finance Director- Clayton Meng  
Clay County Administration Building  
477 Houston Street  
Post Office Box 988  
Green Cove Springs, Florida 32043

**Re: Funding Request #6**  
**Project: Tynes Boulevard Extension**  
**Contract No.: 2015/16-113**

Dear Clayton:

1. Pursuant to the terms and conditions of the Interlocal Agreement for Funding, Design and Construction of the Tynes Boulevard Extension entered into between Armstrong Community Development District (Armstrong) and Clay County, Florida (Agreement/Contract No. 2015/16-113 the "Interlocal agreement"), Armstrong submits the attached statements for reimbursement under the Interlocal Agreement for funding of \$25,337.64 for authorized expenses as calculated below:

**Clay Today**

Ad# 269896 - RFP Construction Services \$151.20

**Hadden Engineering, Inc.**

Inv# 5641 - Tynes Blvd (May 17) \$22,819.44

**Hopping, Green & Sams**

Inv# 93939 - Project Construction (Apr 17) \$76.50

Inv# 93940 - Tynes Boulevard (Apr 17) \$2,290.50

**TOTAL**

***\$25,337.64***

Certification for Partial/Final Payment—Tynes Boulevard Extension

2. Armstrong certifies to the County that the Agreement for Engineering Services-Tynes Boulevard Extension and Work Order No. 1 (Agreement) between Armstrong and Hadden Engineering, Inc., (Hadden) dated September 27, 2016, was procured in accord with the requirements of Florida law and with Armstrong's internal purchasing procedures. Armstrong certifies that the statements submitted by Hadden relate solely to the design services for phases 1B and 2 of the proposed construction of the Tynes Boulevard Extension as required by the Agreement. Armstrong certifies that the statements submitted by Hadden comply with the requirements for same contained in the Agreement with Hadden as to price, deliverables and that the quality of the work is acceptable. Armstrong certifies that it has reviewed the statements and deliverables submitted by Hadden and that the statement(s) cover(s) services rendered during the invoiced time frame and represent(s) the completed portion of the work under the Agreement, based upon Hadden's detailed estimate of the proportion of services actually completed at the time of billing as they relate to the total services to be performed under the Hadden agreement. Armstrong certifies that the appropriate Armstrong records are on file to substantiate this payment, and that as a result Armstrong has approved and paid these statements.
3. Armstrong acknowledges that Clay County, Florida is relying upon the representations in this certification in processing the reimbursements to Armstrong for its payment of the attached statements.
4. Attached to this certification is a copy of the Armstrong CDD of check(s) issued to vendors along with the supporting statements for payment of services.
5. Please mail funds to: Armstrong CDD, c/o Jim Perry, GMSNF  
475 WW. Town Place, Suite 114  
St. Augustine, Florida 32092
6. The undersigned is authorized to sign this certification to Clay County, Florida, on behalf of Armstrong.

\_\_\_\_\_  
James A. Perry, Armstrong CDD District Manager

Date: \_\_\_\_\_

# Armstrong

Community Development District  
Tynes Blvd. Construction Project

Funding Request #6  
July 5, 2017

	<b>PAYEE</b>		<b>Construction</b>
<b>1</b>	<b>Clay Today</b> Ad# 269896 - RFP Construction Services	\$	151.20
<b>2</b>	<b>Hadden Engineering, Inc.</b> Inv# 5641 - Tynes Blvd (May 17)	\$	22,819.44
<b>3</b>	<b>Hopping, Green &amp; Sams</b> Inv# 93939 - Project Construction (Apr 17)	\$	76.50
	Inv# 93940 - Tynes Boulevard (Apr 17)	\$	2,290.50
	<b>TOTAL</b>	<b>\$</b>	<b>25,337.64</b>

39643  
adreceipt

https://7

**CLAY  
TODAY**

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

**Recorder**  
At your service, always, and your convenience.

1102 A1A North, Unit 103 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8631

## Advertising Invoice

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

Cust#: 989731  
Ad#: 269896  
Phone#: 904-940-5850  
Date: 05/26/2017

Salesperson: Clay Legals

Classification: Bid Notices

Ad Size: 1.0 x 11.20

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	06/01/2017	06/01/2017	1	151.20	151.20

### Payment Information:

Date:	Order#	Type
05/26/2017	269896	BILLED ACCOUNT

Total Amount: 151.20

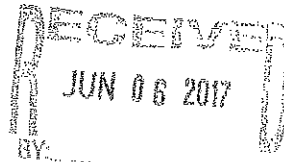
Tax: 0.00

Amount Due: 151.20

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

Ad Copy

RECEIVED JUN 21 2017



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

REQUEST FOR PROPOSALS

in the matter of

CONSTRUCTION SERVICES

LEGAL: 39643 ORDER: 269896

was published in said newspaper in the issues:

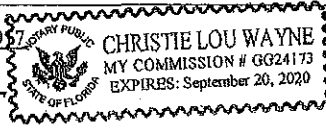
06/01/2017

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.



**REQUEST FOR PROPOSALS FOR CONSTRUCTION SERVICES**  
**PHASE I INFRASTRUCTURE IMPROVEMENTS**  
**CLAY COUNTY, FLORIDA**  
Notice is hereby given that the Armstrong Community Development District ("District") will receive proposals for the following District project:  
**PHASE I INFRASTRUCTURE IMPROVEMENTS**  
The contract will require contractors to provide construction services for Phase I Infrastructure Improvements, as more described in the Project Information Package, Proposal Submission Package and Attachments ("Project Manual").  
The Project Manual will be available beginning Friday, June 2, 2017, at 12:00 P.M. by accessing an HTTP site using the following link: <https://spac.eahighland.com/Space2/irDC>. Contact Keith Hadden at (904) 264-3200 should there be any technical issues with the download. The Project Manual will not be available for pickup at the offices of Hadden Engineering, Inc. ("District Engineer").  
Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Any protest of the terms and specifications must be filed with the District within seventy-two (72) hours after the Project Manual is made available, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be

refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.  
Firms desiring to provide construction services for the referenced project must submit one (1) original, eight (8) copies, and one (1) electronic copy of the required proposal in a sealed envelope, no later than 12:00 P.M. on Wednesday, July 12, 2017, to ATTN: Keith Hadden, CDD Engineer, Eagle Landing Sales Center, 3973 Eagle Landing Parkway, Orange Park, Florida 32065. The District Engineer will conduct a special public meeting at 12:00 P.M. on Wednesday, July 12, 2017, at the same location to open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law, including but not limited to Chapter 190, Florida Statutes.  
Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualification requirements identified in the Project Manual may not be considered or evaluated.  
The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a surety acceptable to the District, in accordance with Section 255.05, Florida Statutes.  
All questions regarding the Project Manual of this project shall be directed in writing only to [keithhadden@haddeneng.com](mailto:keithhadden@haddeneng.com). No phone inquiries please.  
Legal 39643 published June 1, 2017 in Clay County's Clay Today newspaper.

Sworn to me and subscribed before me 06/01/2017  
 CHRISTIE LOU WAYNE  
MY COMMISSION # GG24173  
EXPIRES: September 20, 2020  
Christie Lou Wayne  
NOTARY PUBLIC, STATE OF FLORIDA

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

**HADDEN ENGINEERING, INC.**

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

*ARMSTRONG CDD  
 Recommened Payment  
 by CDD / GMS Services  
 Pay \$22,819.44  
 DOV 6/11/17*

**Invoice**

DATE	INVOICE #
5/24/2017	5641

BILL TO
ARMSTRONG CDD c/o Dean Vincent, P.E./Sr. V.P. 14700 Village Sq Pl, Midlothian, VA 23112 dvincent@eastwestp.com

PERIOD COVERED IN BILLING
April 26 - May 23, 2017

PROJECT NO.	PROJECT
HEI-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	3,750.00	50.00%	25.00%	75.00%	1,875.00
2C - Right of Way Dedication Plats	11,250.00	8,437.50	75.00%	0.00%	75.00%	0.00
2D - Easements	5,500.00	4,125.00	75.00%	0.00%	75.00%	0.00
Task 3 - 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 (SJR WMD)	10,000.00			0.00%	0.00%	0.00
3D - Corps of Engineers Permit	8,100.00	6,075.00	75.00%	25.00%	100.00%	2,025.00
3E - Protected Wildlife Species Surveys	3,000.00			50.00%	50.00%	1,500.00
Task 4 - Engineering, Construction and Bid Documents						0.00
<i>PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT</i>				<b>Total</b>		

**HADDEN ENGINEERING, INC.**

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

**Invoice**

DATE	INVOICE #
5/24/2017	5641

<b>BILL TO</b>
ARMSTRONG CDD c/o Dean Vincent, P.E./Sr. V.P. 14700 Village Sq Pl, Midlothian, VA 23112 dvincent@eastwestp.com

<b>PERIOD COVERED IN BILLING</b>
April 26 - May 23, 2017

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

CONTRACT SERVICES	CONTRAC...	PRIOR AMT	PRIOR %	CURR %	TOTAL %	AMOUNT D...
4A - Horizontal Control	35,000.00	35,000.00	100.00%	0.00%	100.00%	0.00
4B - Drainage Plan	45,000.00	40,500.00	90.00%	10.00%	100.00%	4,500.00
4C - Grading Plan	25,000.00	25,000.00	100.00%	0.00%	100.00%	0.00
4D - Construction Details	8,000.00	4,000.00	50.00%	25.00%	75.00%	2,000.00
4E - Construction Specs	6,000.00			50.00%	50.00%	3,000.00
4F - Geotechnical	20,000.00	20,000.00	100.00%	0.00%	100.00%	0.00
4G - Drainage Calculations	25,000.00	18,750.00	75.00%	0.00%	75.00%	0.00
4H - Water and Wastewater Utilities	20,000.00	20,000.00	100.00%	0.00%	100.00%	0.00
Task 5 - Permit Assistance						0.00
5A - Clay County Engineering Department	20,000.00	10,000.00	50.00%	0.00%	50.00%	0.00
5B - SJRWMD Permit	30,000.00	7,500.00	25.00%	25.00%	50.00%	7,500.00
5C - Submittal	5,000.00			0.00%	0.00%	0.00
Task 8 - Miscellaneous Services - as Requested	0.00					0.00
Reimbursable expenses: Advanced Blueprint Services (2)						419.44
<b>PAYMENT IS DUE FOR SERVICES RENDERED UPON RECEIPT</b>					<b>Total</b>	<b>\$22,919.44</b>

# Advanced

**BLUEPRINT SERVICE & SUPPLY**

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

## Invoice

Date	Invoice #
5/8/2017	22019

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

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
30	Plotted Bond 24 x 36	2.10	63.00T
180	Bond Copies 24 x 36	1.20	216.00T
7	Color Copies 24x36	6.25	43.75T
	Tynes 1B-2		
	Sales Tax	7.00%	22.59

Thank you for your business.

<b>Total</b>	<b>\$345.34</b>
--------------	-----------------



# Advanced

**BLUEPRINT SERVICE & SUPPLY**

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

## Invoice

Date	Invoice #
5/5/2017	22011

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

		P.O. No.	Terms
			Net 30
Quantity	Description	Rate	Amount
30	Plotted Bond 24 x 36	2.10	63.00T
1	Color Copies 24x36 Tynes 1B-2	6.25	6.25T
	Sales Tax	7.00%	4.85
<b>Thank you for your business.</b>		<b>Total</b>	<b>\$74.10</b>

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 24, 2017

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

Bill Number 93939  
Billed through 04/30/2017

RECEIVED JUN 06 2017

RECEIVED  
MAY 30 2017  
BY: \_\_\_\_\_

**Project Construction**

**ARMCDD 00103 KSB**

**FOR PROFESSIONAL SERVICES RENDERED**

04/28/17	KSB	Confer with Taylor regarding commencement of bidding for Phase 1 sitework.	0.30 hrs
Total fees for this matter			\$76.50

**MATTER SUMMARY**

Buchanan, Katie S.	0.30 hrs	255 /hr	\$76.50
TOTAL FEES			\$76.50
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$76.50</b>

**BILLING SUMMARY**

Buchanan, Katie S.	0.30 hrs	255 /hr	\$76.50
TOTAL FEES			\$76.50
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$76.50</b>

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

# Hopping Green & Sams

Attorneys and Counselors

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

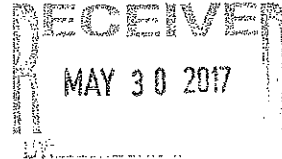
===== STATEMENT =====

May 24, 2017

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

Bill Number 93940  
Billed through 04/30/2017

RECEIVED JUN 06 2017



**Tynes Boulevard**  
**ARMCDD 00104 KSB**

**FOR PROFESSIONAL SERVICES RENDERED**

04/03/17	SSW	Confer with Vincent and Hadden regarding request for qualifications package for construction engineering inspection services.	0.40 hrs
04/05/17	JEM	Prepare correspondence to title examiner regarding update to plat letter.	0.10 hrs
04/06/17	JEM	Review correspondence from Eiland; reply to same.	0.10 hrs
04/10/17	JEM	Review correspondence from title examiner; reply to same; review revised plat letter; prepare correspondence to Eiland.	0.30 hrs
04/14/17	JEM	Prepare correspondence to title examiner regarding status of plat certificates.	0.10 hrs
04/17/17	KSB	Confer with Vincent and district manager regarding request for CEI proposals; finalize notice.	0.80 hrs
04/17/17	JEM	Review correspondence from title examiner regarding status of plat letters.	0.10 hrs
04/17/17	KEM	Prepare request for qualifications.	0.30 hrs
04/19/17	KSB	Review request for qualifications for CEI services.	0.70 hrs
04/20/17	KSB	Confer with Vincent regarding CEI solicitation.	0.20 hrs
04/20/17	JEM	Review issues regarding platting; review correspondence from Eiland; prepare correspondence to title examiner.	0.20 hrs
04/21/17	JEM	Review correspondence from title examiner; prepare correspondence to Eiland.	0.40 hrs
04/24/17	JEM	Review correspondence from Vincent.	0.10 hrs
04/24/17	KSB	Review matters relating to plats and deeds.	0.30 hrs
04/25/17	JEM	Prepare correspondence to title examiner regarding Armstrong plat letter; review Armstrong plat letter; prepare correspondence to Eiland.	1.50 hrs
04/26/17	JEM	Review status of platting; review correspondence from Eiland; reply to same; review correspondence from Vincent; reply to same.	0.30 hrs

04/26/17	KSB	Confer with Vincent regarding ownership of Tynes Phase 1A plans.	0.30 hrs
04/27/17	JEM	Review correspondence from Eiland.	0.10 hrs
04/28/17	JEM	Confer with Vincent and Eiland; review correspondence from Eiland; reply to same; review revisions to Armstrong and Tynes Boulevard plats.	1.30 hrs
04/28/17	KSB	Confer with district manager and engineer regarding CEI solicitation.	0.50 hrs
Total fees for this matter			\$2,290.50

**MATTER SUMMARY**

Merritt, Jason E.	4.60 hrs	315 /hr	\$1,449.00
Ibarra, Katherine E. - Paralegal	0.30 hrs	125 /hr	\$37.50
Buchanan, Katie S.	2.80 hrs	255 /hr	\$714.00
Warren, Sarah S.	0.40 hrs	225 /hr	\$90.00
TOTAL FEES			\$2,290.50

**TOTAL CHARGES FOR THIS MATTER****\$2,290.50****BILLING SUMMARY**

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**TOTAL CHARGES FOR THIS BILL****\$2,290.50****Please include the bill number on your check.**