

ARMSTRONG

Community Development District

SEPTEMBER 14, 2023

AGENDA

Armstrong
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.armstrongcdd.com

September 7, 2023

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held Thursday, September 14, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Acceptance of Resignation from Supervisor O'Reilly
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2024)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Resolution 2023-07, Election of Officers
- IV. Approval of the Minutes of the August 10, 2023 Meeting
- V. Discussion of Amenity Facility Policy Updates
- VI. Consideration of Requisition Regarding Series 2019A Construction Account
- VII. Consideration of Resolution 2023-14, Declaring the Series 2019A Project Complete
- VIII. Staff Reports
 - A. District Counsel

B. District Engineer – Work Authorization no. 11 (General Consulting Engineering Services)

C. District Manager

D. Facility Manager
1. Report

2. Monthly Quality Inspection Report

IX. Supervisor's Requests and Audience Comments

X. Financial Reports

A. Financial Statements as of August 31, 2023

B. Check Register

XI. Next Scheduled Meeting – October 12, 2023 @ 3:30 p.m. at Plantation Oaks Amenity Center

XII. Adjournment

Board Oversight

Amenity Center

Security

Landscape

Ponds/Common Areas

THIRD ORDER OF BUSINESS

A.

From: Liam O'Reilly <loreilly@greenpointellc.com>

Subject: Armstrong CDD

Date: August 11, 2023 at 8:35:33 AM EDT

To: Marilee Giles <mgiles@gmsnf.com>

Marilee,

I'd like to resign effective immediately from the Armstrong CDD.

Liam O'Reilly

Regional President

GreenPointe Communities

LOReilly@GreenPointeLLC.com

904-662-9777

D.

RESOLUTION 2023-07

**A RESOLUTION DESIGNATING OFFICERS OF THE
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Armstrong Community Development District at a regular business meeting held on August 10, 2023 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Marilee Giles</u>	Secretary
<u>Marilee Giles</u>	Treasurer
<u>Daniel Laughlin</u>	Assistant Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Darrin Mossing</u>	Assistant Treasurer
<u>Howard McGaffney</u>	Assistant Treasurer
<u>Daniel Laughlin</u>	Assistant Secretary
<u>James Oliver</u>	Assistant Secretary
<u>Darrin Mossing</u>	Assistant Secretary
<u>Howard McGaffney</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2023.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, August 10, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Supervisor
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor
Cameron Brown	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS, Facility Manager
8 Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-07 Election of Officers

This item tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 13, 2023 Meeting

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the July 13, 2023 meeting were approved as presented.
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FIFTH ORDER OF BUSINESS**Consideration of Vending Machines**

This item tabled.

SIXTH ORDER OF BUSINESS**Consideration of Setting a Spending Limit for Staff**

Ms. Giles stated item six is consideration of setting a spending limit for staff. By setting a spending limit it would allow staff to conduct business between meetings. The board would approve a resolution to establish a policy governing the disbursement of funds. Currently what we have in place for staff covers the continuing expenses that are under a contract or an agreement. Non-continuing expenses would allow them to make purchases between meetings to fix items around the facility that need to be repaired. What I'm asking the board to consider is setting that spending limit so they can make those repairs. I will defer to Jay if he has a recommendation for a dollar amount he would like you to consider. If you approve a spending limit it would also include an emergency expense. Last week the a/c went out and Ryan asked if he could get a proposal. I would consider the a/c going out an emergency. If a hurricane devastates the facility we will file an insurance claim but we would need to make some immediate repairs so those two would allow us to keep business going to take care of the facilities.

Mr. Soriano stated I didn't view the a/c as an emergency and brought a small unit for the office. The a/c company gave me a quote of \$130 per hour, which is not high, but an eight-hour day is close to \$1,000. If your pool motor goes out, we need that pool motor and that may be \$3,000 to \$4,000. I would look at a \$1,500 minimum for him to be able to sign off on things that have to get done. I come in once in a while, but Ryan is there and he will start to know what you truly need and what the residents complain about the most. He is not going to spend \$1,500 on something that doesn't seem that important, but residents are asking for. I would recommend \$1,500 at a minimum.

Ms. Bowen asked communities that are our size, what are their ranges?

Mr. Soriano stated that would be the smallest, everybody starts with \$1,500 at the small end and upward to \$10,000 to \$20,000 a year. It is based not just on your size but your budget.

Mr. Vergara Molero stated a situation such as the timer going out on the lights would be this type of situation.

Mr. Soriano stated yes. Right now we don't have approval for \$100. If it is a \$500 fix on a fitness machine, can we do it or wait until the next meeting and bring it to the board.

Ms. Giles stated under field you have \$5,000 for repair and maintenance for FY24 and under the amenity center it is \$10,000.

Mr. Taylor asked is the \$1,500, per month, per item?

Mr. Soriano stated it would be per issue, safety would be first and after that it would be continued operation.

Ms. Giles stated if approved any invoice that Ryan would fix between meetings would be in the agenda packet.

Mr. Vergara Molero asked is it possible to get records of any expenses we had toward these units?

Mr. Giles stated yes.

Mr. Vergara Molero stated I expect you to give us guidance when it comes to repairs if it is cost effective or better to buy a new machine.

Mr. Soriano stated I agree and that is what we tend to do all the time.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor staff was given a spending limit of \$1,500 for necessary repairs between meetings.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated just a reminder that we previously talked about declaring the project complete once the second lift of asphalt was done. My understanding in speaking with the developer that it is in progress or about to be complete. I expect at the next meeting we will have resolutions that declare the project complete. Part of this process is that there is money in the reserve account so that is the money the district holds back until all the lands are platted to make sure that the district can pay the debt service payment. Once all the land is platted it is very comfortable for the district to make its debt service payments because all the funds are collected via the tax collector. At that point there is a draw down on your reserve account and the bond and that money goes into a construction account and that construction account balance will be used to pay for that second layer of asphalt. At the next meeting we expect that we acknowledge the project is complete and move funds to make a final pay out to the developer for funds it spent on the improvements within the district.

Ms. Bowen stated I know people have said they have issues with their driveways.

Ms. Buchanan stated that is what I think is not complete. The cleanup process is not complete.

Mr. Soriano stated we will check to see if they got it done.

Mr. Vergara Molero asked can we contact the people we know who have problems with the driveways and if you haven't reported any issues with the asphalt, then bring it up now?

Mr. Brown stated there are still issues in Heatherbrook.

B. District Engineer

There being none, the next item followed.

C. District Manager

Ms. Giles stated one of the supervisors asked about doing board oversight and I have given you some ideas that we came up with. As we move forward if there is a particular area that a supervisor wants to work with staff on it helps. No decision is made outside of a meeting. Everything has to be in the sunshine but if it is just to follow-up on the gym equipment or something like that, we can assign a supervisor to work with staff on those things.

Mr. Vergara Molero stated thanks for doing this. That way we will have a single point of contact coming back into these meetings, let's put it in a formal setting.

Ms. Giles asked do you want to put a name to a task today or think about it and do it next month?

Ms. Bowen stated let us look at it and decide at the next meeting.

D. Facility Manager

1. Report

Mr. Soriano distributed his report and stated I missed the deadline to get the report in your agenda package. We are still getting to know your system. Cameron helped out on the IT side and we can upload information without being in that room.

Mr. Wilson stated I have 263 houses that have turned in paperwork so far, issued 27 new fobs due to renters and we have 536 active fobs at the present time. This month we are going to turn off the ones that haven't updated.

The old black and gray fobs, the numbers were counteracting with the blue ones and making both inoperable.

Mr. Vergara Molero stated I suggest you send another remail blast.

Mr. Wilson stated I will send one tomorrow.

Mr. Soriano gave an overview of the rest of the facility management report that included rental policy, events, criteria for food trucks, types of bulletin board and possible location.

Ms. Giles opened the floor for public comment.

Mr. Lopez stated I did signs for five years and the lettering and signage on the top and bottom can easily be added on for \$50. You can buy the letters afterwards and cheaper than going to the vendor. Finding the board is best, blank, solar powered LED lights. Solar lights are \$20 and it illuminates your sign. That can be \$1,500 and you get everything.

A resident asked what is the issue? Are we going to advertise? What is the problem putting it on the side of the road? The amenity center is not a good site. Somewhere in the field would be better.

Ms. Bowen stated you need a county permit to put signs in the right of way and we have speeding issues and signage may be distracting.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor Ms. Bowen was authorized to work with staff on the purchase of a bulletin board in an amount not to exceed \$2,000.00 to be paid from the repair and replacement line item.
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Mr. Soriano stated we went through your policy issues and being able to suspend privileges and we will now be keeping incident reports. We will keep track of the incidents and if the behavior continues their privileges can be suspended.

Mr. Vergara Molero stated at the last meeting a resident brought up a recurring problem with water in front of the amenity center. I would love to get this fixed by the developer because it is a construction issue. Every time it rains or run the sprinklers water pools in that area.

Mr. Taylor stated across the street it happens in the same spot. That area is owned and maintained by the county and Zach was supposed to get with the county to figure out the best fix.

Mr. Vergara Molero stated we had a car crash two years ago that damaged a fence.

Mr. Soriano stated there are two pickets missing on that panel. I've been grabbing parts hoping I could replace it at no cost but the size is different so I ended up getting a panel. We have a lot of extra pool panels that are a little different.

Mr. Vergara Molero stated we have a tree that was staked.

Mr. Soriano stated we are going to take it out and I will get a quote from Tree Amigos to put another one in.

Mr. Brown stated there are some streets where the water stays in the gutter for days.

Mr. Soriano stated I have looked at quite a few culverts and they get a lot of trash in them and I reached out to public works to see if they can schedule it for a cleanup.

Mr. Brown stated Ryan mentioned taking over the Doody Daddy.

Mr. Soriano stated we can but I will leave that up to you. It is a vendor you already have and that service is expensive. We generally don't jump in right away because we tend to charge more for that. Right now you have a regular maintenance cost, it is cheaper than Doody Daddy. We have a guy who lives in Oak Leaf and he does a lot of contracts for the HOAs in the area and he gets \$60 and \$70 hours. I don't know how that contract is written but I leave it to you. We do the janitorial already.

Mr. Cameron stated right now it is \$150 per week for three stations.

Ms. Giles stated it is \$1,860 per year.

Mr. Vergara Molero asked does the board want to do that?

Ms. Giles asked if they terminate with Doody Daddy what happens to the stations that are there?

Mr. Soriano stated as far as I know they are just there to clean and I will check to see if they installed them. We do have to pay for the bags.

Ms. Bowen asked can we get something proposed so we can see the cost for supplies and labor and at the next meeting we can compare apples to apples?

Mr. Vergara Molero asked what is the pond situation?

Mr. Soriano stated we have been in touch with Sitex. Your local guy dealing with the pond was a little dismissive, he indicated they can't do anything more. That is the case when you can't spray anymore, but you can switch to another type of chemical. It costs the CDD for an extra treatment but something more has to be done with the ponds. My concern is that they didn't approach that. They don't go in board and I'm not happy with that. They spray from the ground.

I talked with the owner and he is going to come out and meet with his local manager and look at the two ponds. I want to give him a chance to try to correct that. If you want to see what is out there, I will put together a scope of work and bring it to the next meeting.

2. Monthly Quality Inspection Report

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Additional supervisor comments: The more people contact the county commissioners about the speeding issue the more likely we will get a response, contacted the county about the flooding issue, legal working on security agreement, board's choice as to who is able to review security footage, motion sensor alerts, security video cannot be shared with other individuals, lockbox in front needs to be more secure for vendor access, no vendors should have office or backroom keys, vendors to have fobs, outstanding keys.

Additional resident comments: The trees growing on edge of the lake need to be removed, police chasing kids at night going on private property, sidewalks holding water and collecting dirt occurs on Amberly, grass and foliage area in the back, better definition of pool deck and rules to ensure rules at pool are followed, asphalt on Amberly and Tynes is damaged, grass along Royal Pines on the second section of Tynes looks like a jungle, more guidance on location of food trucks, paint on building, changing forms from old management company to GMS contact info, pool pump door broken, amenity windows should be fixed to be open a little, make video photos available for BOLO, district unable to distribute video or stills that identify the location of cameras, more police presence than before.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 2023

A copy of the financials was included in the agenda package.

B. Check Register

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the check register was approved.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 14, 2023
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting will be held September 14, 2023 at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the meeting adjourned at 5:17 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT



AMENITY FACILITY POLICY

Revised July 13, 2023

TABLE OF CONTENTS

	<u>Page</u>
DEFINITIONS.....	3
ACCESS CARDS	4
NON-RESIDENT ANNUAL USER FEE	4
RATES AND FEES	4
HOMEOWNERS' ASSOCIATION USE OF FACILITIES	4
COMMUNITY CLUB USE OF FACILITIES.....	5
GUEST POLICY... ..	5
RENTER'S PRIVILEGES.....	5
GENERAL FACILITY PROVISIONS	6
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY	8
SERVICE ANIMAL POLICY	8
GENERAL AMENITY FACILITY USAGE POLICY	9
GENERAL SWIMMING POOL RULES	9
SWIMMING POOL THUNDERSTORM POLICY	11
FITNESS CENTER POLICY.....	11
GENERAL FACILITY RESERVATION POLICY	12
BASKETBALL AND TENNIS FACILITY POLICY.....	13
MULTI-PURPOSE FIELD POLICY.	14
PLAYGROUND POLICY... ..	14
DOG PARK POLICY... ..	15
FISHING POLICY	16
SUSPENSION AND TERMINATION OF PRIVILEGES	16
ALCOHOL POLICY.....	20

DEFINITIONS

Amenity Facilities – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with its appurtenant facilities and areas.

Amenities Policies or Policies – shall mean all Amenities Policies of the District, as amended from time to time.

Board of Supervisors or Board – shall mean the Board of Supervisors of the District.

Community Club – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the Board.

District – shall mean the Armstrong Community Development District.

District Manager – shall mean the professional management company with which the District has contracted to provide management services to the District.

Facility Manager – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facilities.

Guest – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

Non-Resident – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

Non-Resident Annual User Fee – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

Patron or Patrons – shall mean Residents, Non-Resident Patrons, and Renters.

Renter – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

Resident – shall mean any person, spouse or registered domestic partner of a person or family owning property within the District.

ACCESS CARDS

1. Access cards may be issued to all members of each Resident's household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two (2) cards. Five (5) generic guest passes may be provided to the Resident and Non-Resident Members.
2. Patrons will be required to sign a waiver of liability before using the Amenity Facilities.
3. Patrons may be required to present their Access card or guest passes upon request by staff at the Amenity Facilities.
4. Non-Transferrable. Access Cards are the property of the District and are non-transferable except in accordance with the District's rules and policies.

NON-RESIDENT ANNUAL USER FEE

The Non-Resident Annual User Fee for any person not owning or renting real property within the District is \$3,000. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board. This membership is not available for commercial purposes.

RATES AND FEES

Non-Resident Annual User Fee	\$3,000.00
Pavilion Rental Fee	\$250.00 for 4 hours, \$75.00 each additional hour
Access Card Replacement Fee	\$25.00
Mailbox Key Replacement Fee	\$30.00
Mailbox Kiosk Lock Replacement Fee	\$90.00

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facilities without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facilities at any time.
2. Any Homeowners Association that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facilities for a function without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Community Club's use of the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facilities shall be responsible for the cost of repairing any damage to the Amenity Facilities occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICY

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Facility Manager's office. Unless otherwise provided for in the Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult Patron unless previously authorized by the Facility Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by a Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Facility Manager's office. All Guests under the age of 18 must have a waiver of liability signed by their parent or legal guardian.
3. Residents, Non-Resident Members and Renters who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Resident's, Non-Resident Member's and Renter's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an Access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the

Resident shall not be entitled to use the Amenity Facilities with respect to that membership.

4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the department of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly-noticed Board meeting, however, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Patrons may be required to present their Access card in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service animals) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees, contractors, or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons must present their Access card or guest passes upon request by staff at any Amenity Facility.
9. The Board (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.

10. All lost or stolen Access cards should be reported immediately to the Facility Manager's office.
11. A fee will be assessed for any replacement cards as set forth herein.
12. Smoking is not permitted at any of the Amenity Facilities except within smoking areas designated by the Facility Manager, if any.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
14. Pool rules that are posted in the appropriate area must be observed.
15. Patrons shall treat all staff members with courtesy and respect.
16. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facilities.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. Performances at the Amenity Facilities, including those by outside entertainers, must be approved in advance by the Facility Manager.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities.
20. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facilities in accordance with Florida Law.
23. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm

or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facilities.

25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lot unless the owner of vehicle notifies the Facility Manager and obtains a 24-hour parking pass. See the Parking and Towing Policy.
27. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and its respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any family member of such Patron.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facilities. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or

the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL AMENITY FACILITY USAGE POLICY

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all District policies and rules governing the Amenity Facilities. Violation of the Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of Amenity Facility privileges with respect to the offending Patron in accordance with Policies set forth herein.

1. Hours: The Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 904-203-7112) and to the office of the District Manager (phone number 904-940-5850).
3. District Equipment: Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.
4. Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons must present their Access cards or verification of registration while in the swimming pool area. All Patrons must also present their Access cards or verification of registration when requested by staff. At any given time, a Resident, Renter or Non- Resident Member may allow up to five (5) Guests to the swimming pool (unless a greater number of

guests has been approved by the Facility Manager).

2. Guests under twelve (12) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.
3. No pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players, televisions or other electronic devices used to play music or other form of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended or terminated from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.

17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool or the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. The District is not responsible for lost or stolen items.
26. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
27. The pool and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SWIMMING POOL THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICY

Eligible Users: Patrons fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without adult supervision.

Food and Beverage: Food is not permitted within the fitness center. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. Use of personal trainers is permitted in the District fitness centers. Personal trainers must be

preapproved by the Facility Manager prior to personal training session.

4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players, CD players or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment. Use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
9. Please be respectful of others. Allow other Patrons to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.

GENERAL FACILITY RESERVATION POLICY

1. Certain portions of the Amenity Facilities may be rented by the following individuals/groups:
 - Residents (includes both events held by the Resident and events sponsored by the Resident);
 - Renters;
 - Non-Resident Members;
 - Homeowners Associations; and
 - Community Clubs.
2. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person by filling out a reservation form. Reservations must be made at least (thirty) 30 days in advance.
3. At the time the reservation is made, two checks or money orders (no cash), one for the deposit (\$500), and one for the room rental, both made out to District must be delivered to the Facility Manager along with completed paperwork and insurances, if necessary. Anyone renting the Amenity Facility must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the

Rental Agreement, which is incorporated herein by this reference.

4. The rental rates and deposits for use of the Amenity Facility are as set forth in the District's rules. The deposit will secure the rental time, location and date. To receive the full refund of the deposit, the renter must:
 - Remove all garbage, place in dumpster and replace garbage liners;
 - Take down all decorations or event displays; and
 - Otherwise clean the rented Amenity Facility and restore them to their pre- rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. Reservations are available for up to six (6) hour increments for all facilities listed in the reservation policy. The rental time period is inclusive of set-up and clean-up time.
6. The capacity limit shall not be exceeded at any time for a party or event.
7. The volume of live or recorded music must not violate applicable Clay County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
8. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
9. Late arrivals or no shows: Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. If the renter wishes to cancel a reservation, the cancellation must be communicated to the District no later than thirty days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 30 days prior to the event 100% of the security deposit and 0% of the rental fee will be returned.
10. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

BASKETBALL AND TENNIS FACILITY POLICY

1. Basketballs and tennis, if available, may be obtained from the office.
2. Proper basketball/tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball/tennis or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball and tennis facilities are for the play of basketball and tennis, respectively.

Pets, roller blades, bikes, skates, skateboards and scooters are prohibited from use at the facility.

5. Beverages are permitted at the basketball and tennis facilities if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball or tennis courts.
7. Please clean up court after use.
8. The basketball and tennis courts may be reserved by the District for District-sponsored events or functions.

MULTI-PURPOSE FIELD POLICY

Our community offers a multi-purpose field. The following policies apply:

1. First Come Basis. The field is available for use by Patrons only on a first come first serve basis.
2. Vehicles. No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. Chalking. Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. Glass Containers. No glass containers or breakable objects of any kind are permitted on the field.
5. Pets. Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. Equipment. Patrons are responsible for bringing their own equipment.
7. Golfing. Golfing is not permitted on the field.
8. Sports Instruction. Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

PLAYGROUND POLICY

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

1. Patrons may use the playground at their own risk.
2. Adult supervision (eighteen years and older) is required for children under the age of eight (8). Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.

3. Proper footwear is required and no loose clothing especially with strings should be worn.
4. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
5. No food, drinks or gum are permitted at the playground.
6. No pets of any kind are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.
10. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

DOG PARK POLICY

The District provides a dog park for Patrons to enjoy with their pets. The following guidelines apply:

1. The park's operating hours are dawn to dusk.
2. The park is not staffed and shall be used at the user's own risk. The Armstrong Community Development District is not responsible for injuries to visiting dogs, their owners, or others using the park.
3. Dispose of trash in proper receptacle.
4. Park for use by residents, patrons and guests only.
5. All owners are responsible for the behavior of their dogs at all times.
6. Dogs must be leashed while entering and exiting dog park.
7. Dog waste must be cleaned up by owner immediately.
8. Owners must be within dog park and supervising their dog with leash readily available.
9. Handler must be at least 16 years of age.
10. Children under 12 must be accompanied by an adult and supervised at all times.
11. Aggressive dogs must be removed immediately.
12. Dogs should be under voice control.

13. Dogs must wear current county tags and have a current rabies vaccination.
14. Owner must immediately fill in any holes dug by their dogs.
15. Dogs in heat are not allowed in the park.
16. Limit three dogs per adult dog handler.
17. Puppies under four months of age shall not enter the dog park.
18. Human or dog food inside the dog park is prohibited.
19. Dog toys are not permitted inside the dog park.
20. The dog park is designated a “No Smoking” area.

FISHING POLICY

Residents may fish within certain designated District owned lake/retention ponds within the District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a “catch and release” policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities.
2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.
3. Access Cards / Key Fobs. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s Policies and Rules established for the safe operations of the Amenity Facilities.
4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;

- c. Permitting the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District Policies and Rules (e.g., this Amenity Policies, Rules and Rates document);
- g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity Facilities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, and Patrons. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

- 5. **Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- 6. **Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused

the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property (“Property Damage Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District’s best interest to do so.
8. Initial Suspension from Amenities. The District Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person’s access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District’s Policies and Rules violated, the time, date, and location of the next regular Board meeting where the person’s suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.
9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.
 - a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
 - b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of Policies and Rules violated, the person’s escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.
 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.
 12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.
 13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the Amenity Facilities after expiration of a suspension imposed by the District.
 14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

ALCOHOL POLICY

1. Patrons and their guests aged twenty-one (21) or older may bring their own alcoholic beverages for their own consumption at a private event at the Amenity Facilities. Such Patrons and their guests agree to comply with applicable Florida laws and further agree to indemnify and hold harmless the District, Facility Manager and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the consumption of alcohol. Patrons and their guests agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
2. Patrons intending to serve alcohol to other Patrons or guests at a rented facility must so indicate on the Facility Use Application and complete an Alcohol Request Form. Any Patron who does not (1) so indicate at the time the application is submitted, and (2) complete the Alcohol Request Form, shall not be permitted to serve alcohol.
3. Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.
4. Patrons serving alcohol agree to indemnify and hold harmless the District, the Facility Manager and the Board Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
5. Patrons must hire a certified bartender to dispense alcohol.
6. The Facility Manager staff must be present at all private events at which alcohol is served.
7. Patrons shall be required to pay for the staff at a rate to be determined by the Facility Manager.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2019A PROJECT IS COMPLETE; DECLARING THE SERIES 2019A PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019A SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Armstrong Community Development District ("**District**") was established by Ordinance 2016-23 of the Board of County Commissioners of Clay County, Florida, for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on August 27, 2019, the Board of Supervisors ("**Board**") of the District adopted Resolution No. 2019-11, authorizing, among other things, the issuance of not to exceed \$12,000,000 in aggregate principal amount of its Special Assessment Revenue Bonds in order to finance the costs of the design, construction and/or installation of public infrastructure and improvements providing benefit to developable lands within the District; and

WHEREAS, the Board, after due notice and a public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution No. 2020-01 on October 10, 2019 (the "**Assessment Resolution**"), which, among other things:

- (1) Adopted the *Improvement Plan* dated January 11, 2017, as supplemented by the *Supplemental Engineer's Report* dated September 30, 2019, which are attached to this Resolution as **Exhibit A ("Engineer's Report")**, and which describes the components of its Project, as defined in the Indenture (defined below) (the "**Series 2019A Project**"); and
- (2) Adopted the *Special Assessment Methodology Report for Single Family Assessment Area* dated August 16, 2017, as supplemented by the *Supplemental Special Assessment Methodology Report for the Series 2019A Special Assessment Revenue Bonds Assessment Area 2 – Final Numbers*, dated October 9, 2019, which are attached hereto as **Exhibit B ("Methodology Report")**; and
- (3) Authorized the Series 2019A Project, equalized and levied special assessments to defray the portion of the costs of the Series 2019A Project that would be financed with the Series 2019A Bonds (defined below), and provided that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district,

municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, on October 21, 2019, the District issued \$7,500,000 in Armstrong Community Development District Special Assessment Revenue Bonds, Series 2019A Assessment Area 2 (“**Series 2019A Bonds**”) for the purpose of funding the construction, installation, and acquisition of the Series 2019A Project; and

WHEREAS, the Series 2019A Bonds were issued pursuant to that certain *Master Trust Indenture*, dated October 1, 2017, and *Third Supplemental Trust Indenture*, dated September 1, 2019, between the District and U.S. Bank National Association (“**Trustee**”) (collectively, the “**Indenture**”).

WHEREAS, the Series 2019A Project specially benefits the assessable lands in the District, as set forth in the Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Series 2019A Project financed with the Series 2019A Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution and this Resolution; and

WHEREAS, the Series 2019A Project, and all components thereof, have been completed; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer executed and delivered a Certificate of Completion dated [____], 2022 (“**Engineer’s Certification**”), attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2019A Project complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification, the District’s Board desires to certify the Series 2019A Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, total expenditures of \$_____ represents the eligible Costs of the 2019A Project that were subject to the requisition process under the Indenture and paid by the District; and

WHEREAS, the completion of the 2019A Project resulted in a balance of \$0 in the Series 2019A Acquisition and Construction Account (the “**Construction Account**”); and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Series 2019A Project, the District is to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the Series 2019A Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2019A PROJECT. The Board hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, and certifies the Series 2019A Project complete in accordance with the Assessment Resolution and the Indenture. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019A BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, special assessments securing the Series 2019A Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Series 2019A Project. Attached hereto as **Exhibit B**, and incorporated herein by reference, is the Methodology Report which accurately reflects the amount of special assessments securing repayment of the Series 2019A Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolution, the special assessments on parcels specially benefitted by the Series 2019A Project are hereby finalized in the amount of the outstanding debt due on the Series 2019A Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B** and with the Final Assessment Lien Roll attached hereto as **Exhibit D**.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 14th day of September, 2023.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

- Exhibit A: *Improvement Plan* dated January 11, 2017, as supplemented by the *Supplemental Engineer's Report* dated September 30, 2019
- Exhibit B: *Special Assessment Methodology Report for Single Family Assessment Area* dated August 16, 2017, as supplemented by the *Supplemental Special Assessment Methodology Report for Series 2019A Special Assessment Revenue Bonds Assessment Area 2 – Final Numbers*, dated October 9, 2019
- Exhibit C: Engineer's Certification
- Exhibit D: Final Assessment Lien Roll

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ENGINEER'S REPORT SERIES 2019 PROJECT

Prepared for

Board of Supervisors
**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by

ENGLAND-THIMS & MILLER, INC.
John Zachary Brecht, P.E.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904) 642-8990

September 30, 2019

ETM No.: 19-207

PURPOSE

This report has been prepared as a supplement to the original Improvement Plan dated January 11, 2017, for the Armstrong Community Development District ("District") to describe the scope of the portion of the Capital Improvement Plan to be financed with the District's Series 2019 Special Assessment Revenue Bonds ("Series 2019 Project"). ^{FN1}

SERIES 2019 PROJECT

The Series 2019 Project includes infrastructure to serve 283 residential lots that lay within Assessment Area 2 as described in Exhibit A, and depicted on Exhibit "B".

The total development summary for the District is provided in Table 1, below.

TABLE 1				
DEVELOPMENT SUMMARY				
	43' LOTS	53' LOTS	63' LOTS	TOTALS
Assessment Area 1	51	73	76	200
Assessment Area 2	85	147	51	283
TOTALS	136	220	127	483

The Series 2019 Project will consist of a system of roadway improvements, stormwater management systems, utilities, and neighborhood parks. Table 2 below summarizes the improvements and their estimated costs.

TABLE 2	
OPINION OF PROBABLE COSTS – SERIES 2019 PROJECT ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ¹	
ITEM	AMOUNT
Stormwater Management Systems	\$1,370,435
Roadway System	\$2,831,295
Utilities (Water, Sewer, Reuse and Electric)	\$2,742,880
Neighborhood Parks	\$ 300,000
Amenity Center	\$2,530,012
Professional Services	\$ 233,920
Contingency (10%)	\$ 977,462
TOTAL	\$10,986,004

^{FN1} - On August 14, 2018, the District's boundaries were contracted by Clay County Ordinance 2018-40. Now Assessment Area 1 (as previously identified in the Supplement Engineer's Report dated August 17, 2017 and the Supplemental Assessment Methodology Report dated August 17, 2017) and Assessment Area 2 comprises all of the remaining developable land within the District's boundaries.

¹ Refer to Exhibit C for Basis of Opinion of Probable Costs.

The system of improvements includes:

The stormwater management systems will consist of the construction of stormwater management facilities that will collect stormwater runoff from Assessment Area 2 and roadway rights of way, as well as the construction of stormwater pipes and structures that will collect stormwater runoff and convey it into the stormwater management facilities.

An internal roadway system to provide access throughout Assessment Area 2 of the District will be constructed in accordance with Clay County standards. It will include the construction/installation of sidewalks, landscaping, and underdrains. Disturbed areas within the rights of way that are outside of the paved areas will be landscaped, sodded and/or seeded and mulched to provide erosion and sediment control in accordance with the Stormwater Pollution Prevention Plan. The District also intends to construct monuments and signage as part of the system. Site preparation for underground electrical and street lighting is also included within the rights-of-way and utility easements. Upon completion of the improvements, the District expects to dedicate the roadways to Clay County.

Certain park and common area landscape/hardscape improvements are intended to be constructed within the limits of Assessment Area 2. These improvements will be designed and constructed to Clay County standards and will be owned and maintained by the District.

The District has constructed and opened the Amenity Center. The Amenity Center was partially funded with proceeds from the Series 2017 Bonds issued by the District. The developer funded approximately \$2,530,012 of the total cost of the Amenity Center, and anticipates that the District will repay such funds from proceeds from the Series 2019A Bonds as contemplated by the Completion Agreement between the District and the developer dated September 28, 2017. As part of the Series 2019A Project, the District may also construct or install additional amenity enhancements within the District which may include irrigation, shade structures, pavilions, and decorative lighting.

The water, sewer and reuse systems will serve Assessment Area 2. Both potable and reuse water distribution systems will be constructed, as well as sanitary sewer collection systems.

The infrastructure contained in this Report reflects the present intentions of the District. However, the Series 2019 Project may be subject to modification in the future. The implementation of any improvement outlined within the Series 2019 Project requires final approval by the District's Board of Supervisors.

PERMIT STATUS

A permit for Assessment Area 2 has been issued by St. Johns River Water Management District (SJRWMD) and Clay County. The permit application for Clay County Utility Authority is currently under review, with issuance anticipated at the beginning of October, 2019. The current status of the regulatory permits is reflected in Exhibit D. It is our opinion that there are no technical reasons that would prohibit the implementation of the plans presented herein and that all permits/approvals not already issued but are necessary for the Series 2019 Project should be obtained in the ordinary course of development.

CONCLUSION

It is our opinion that: (1) the estimated cost of the Series 2019 Project set forth herein is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) the Series 2019 Project is feasible; and (3) Assessment Area 2 will receive a special benefit from the Series 2019 Project that is at least equal to such costs.

EXHIBIT "A"
ASSESSMENT AREA 2 LEGAL DESCRIPTION

PARCEL "A"

A portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Begin at the southwest corner of said Lot 1; thence on the west line thereof, North 00 degrees 12 minutes 04 seconds West, 1316.82 feet; thence South 72 degrees 33 minutes 02 seconds East, 14.88 feet; thence easterly, along the arc of a curve concave northerly and having a radius of 1030.00 feet, an arc distance of 712.87 feet, said arc being subtended by a chord bearing and distance of North 87 degrees 37 minutes 19 seconds East, 698.73 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 1470.00 feet, an arc distance of 111.03 feet to the westerly line of Tynes Boulevard, according to plat thereof recorded in Plat Book 59, pages 27 through 33 of said public records;,, said arc being subtended by a chord bearing and distance of North 69 degrees 57 minutes 30 seconds East, 111.01 feet thence on said westerly line, run the following 10 courses: 1) North 79 degrees 02 minutes 46 seconds East, 26.26 feet; 2) southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 49.35 feet, said arc being subtended by a chord bearing and distance of South 72 degrees 40 minutes 52 seconds East, 47.37 feet; 3) southeasterly, along the arc of a curve concave northeasterly and having a radius of 116.00 feet, an arc distance of 44.60 feet, said arc being subtended by a chord bearing and distance of South 55 degrees 25 minutes 18 seconds East, 44.32 feet; 4) southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 57.23 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 38 minutes 51 seconds East, 54.15 feet; 5) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 91.83 feet, said arc being subtended by a chord bearing and distance of South 04 degrees 51 minutes 33 seconds West, 91.67 feet; 6) South 10 degrees 34 minutes 41 seconds West, 149.40 feet; 7) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 78.70 feet, said arc being subtended by a chord bearing and distance of South 15 degrees 28 minutes 45 seconds West, 78.60 feet; 8) South 20 degrees 22 minutes 49 seconds West, 140.88 feet; 9) southerly, along the arc of a curve concave easterly and having a radius of 440.00 feet, an arc distance of 269.50 feet, said arc being subtended by a chord bearing and distance of South 02 degrees 50 minutes 00 seconds West, 265.31 feet; 10) South 14 degrees 42 minutes 49 seconds East, 500.93 feet; 11) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 88.50 feet to the south line of said Lot 1, said arc being subtended by a chord bearing and distance of South 09 degrees 12 minutes 07 seconds East, 88.37 feet; thence on said south line, South 88 degrees 58 minutes 49 seconds West, 972.65 feet to the point of beginning.

PARCEL "B"

A portion of Lot 2, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59, pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Commence at the northwest corner of Lot 79, Greyhawk Unit 1, according to plat thereof recorded in Plat Book 60, pages 50 through 61 of the public records of said county; thence on the boundaries of said Greyhawk Unit 1, run the following 36 courses: 1) South 07 degrees 26 minutes 25 seconds East, 381.81 feet; 2) North 74 degrees 18 minutes 55 seconds East, 86.30 feet; 3) South 64 degrees 54 minutes 30 seconds East, 11.95 feet; 4) South 15 degrees 41 minutes 05 seconds East, 13.51 feet; 5) South 28 degrees 08 minutes 32 seconds West, 10.95 feet; 6) South 67 degrees 27 minutes 53 seconds West, 13.37 feet; 7) South 16

degrees 42 minutes 03 seconds West, 2.70 feet; 8) southeasterly, along the arc of a curve concave northeasterly and having a radius of 710.00 feet, an arc distance of 129.66 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 16 minutes 04 seconds East, 129.48 feet; 9) South 44 degrees 29 minutes 57 seconds East, 33.36 feet; 10) southeasterly, along the arc of a curve concave southwesterly and having a radius of 640.00 feet, an arc distance of 174.04 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 42 minutes 31 seconds East, 173.51 feet; 11) South 49 degrees 01 minute 59 seconds East, 33.04 feet; 12) South 15 degrees 03 minutes 28 seconds East, 56.81 feet; 13) South 32 degrees 03 minutes 24 seconds East, 64.97 feet; 14) South 17 degrees 42 minutes 30 seconds East, 27.60 feet; 15) southeasterly, along the arc of a curve concave northeasterly and having a radius of 1055.00 feet, an arc distance of 150.14 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 09 minutes 01 second East, 150.01 feet; 16) South 76 degrees 06 minutes 51 seconds East, 23.87 feet; 17) North 89 degrees 21 minutes 44 seconds East, 47.98 feet; 18) South 58 degrees 19 minutes 30 seconds East, 58.99 feet; 19) South 55 degrees 01 minute 32 seconds East, 38.19 feet; 20) South 76 degrees 30 minutes 46 seconds East, 42.61 feet; 21) South 76 degrees 55 minutes 47 seconds East, 60.65 feet; 22) South 45 degrees 35 minutes 34 seconds East, 109.11 feet; 23) southeasterly, along the arc of a curve concave southwesterly and having a radius of 175.00 feet, an arc distance of 40.67 feet, said arc being subtended by a chord bearing and distance of South 38 degrees 57 minutes 53 seconds East, 40.58 feet; 24) South 13 degrees 51 minutes 33 seconds East, 62.93 feet; 25) South 01 degree 01 minute 13 seconds East, 2.99 feet; 26) South 13 degrees 16 minutes 05 seconds West, 71.73 feet; 27) South 65 degrees 02 minutes 43 seconds West, 4.41 feet; 28) South 80 degrees 12 minutes 08 seconds West, 87.51 feet; 29) South 87 degrees 58 minutes 33 seconds West, 61.91 feet; 30) North 84 degrees 39 minutes 04 seconds West, 79.56 feet; 31) North 82 degrees 17 minutes 36 seconds West, 65.84 feet; 32) South 88 degrees 28 minutes 44 seconds West, 63.57 feet; 33) South 45 degrees 08 minutes 39 seconds West, 57.44 feet; 34) South 45 degrees 02 minutes 15 seconds West, 41.12 feet; 35) South 21 degrees 46 minutes 07 seconds West, 83.30 feet; 36) South 12 degrees 48 minutes 36 seconds East, 38.35 feet to the south line of said Lot 2, Armstrong Plat; thence on said south line, South 88 degrees 58 minutes 49 seconds West, 906.45 feet to the east line of Tynes Boulevard; thence on said east line, run the following 7 courses: 1) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 107.62 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 00 minutes 16 seconds West, 107.44 feet; 2) North 14 degrees 42 minutes 49 seconds West, 500.93 feet; 3) northerly, along the arc of a curve concave easterly and having a radius of 360.00 feet, an arc distance of 220.50 feet, said arc being subtended by a chord bearing and distance of North 02 degrees 50 minutes 00 seconds East, 217.07 feet; 4) North 20 degrees 22 minutes 49 seconds East, 140.88 feet; 5) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 92.38 feet, said arc being subtended by a chord bearing and distance of North 15 degrees 28 minutes 45 seconds East, 92.27 feet; 6) North 10 degrees 34 minutes 41 seconds East, 149.40 feet; 7) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 132.94 feet, said arc being subtended by a chord bearing and distance of North 03 degrees 31 minutes 31 seconds East, 132.61 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 44.36 feet, said arc being subtended by a chord bearing and distance of North 21 degrees 53 minutes 20 seconds East, 42.92 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 116.00 feet, an arc distance of 55.33 feet, said arc being subtended by a chord bearing and distance of North 33 degrees 38 minutes 22 seconds East, 54.81 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 52.02 feet to the southerly line of Royal Pines Drive, said arc being subtended by a chord bearing and distance of North 49 degrees 46 minutes 48 seconds East, 49.71 feet; thence on said southerly line of Royal Pines Drive, run

the following 2 courses: 1) easterly, along the arc of a curve concave southerly and having a radius of 960.00 feet, an arc distance of 97.18 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 29 minutes 11 seconds East, 97.14 feet; 2) North 85 degrees 23 minutes 11 seconds East, 345.18 to the point of beginning.

PARCEL "C"

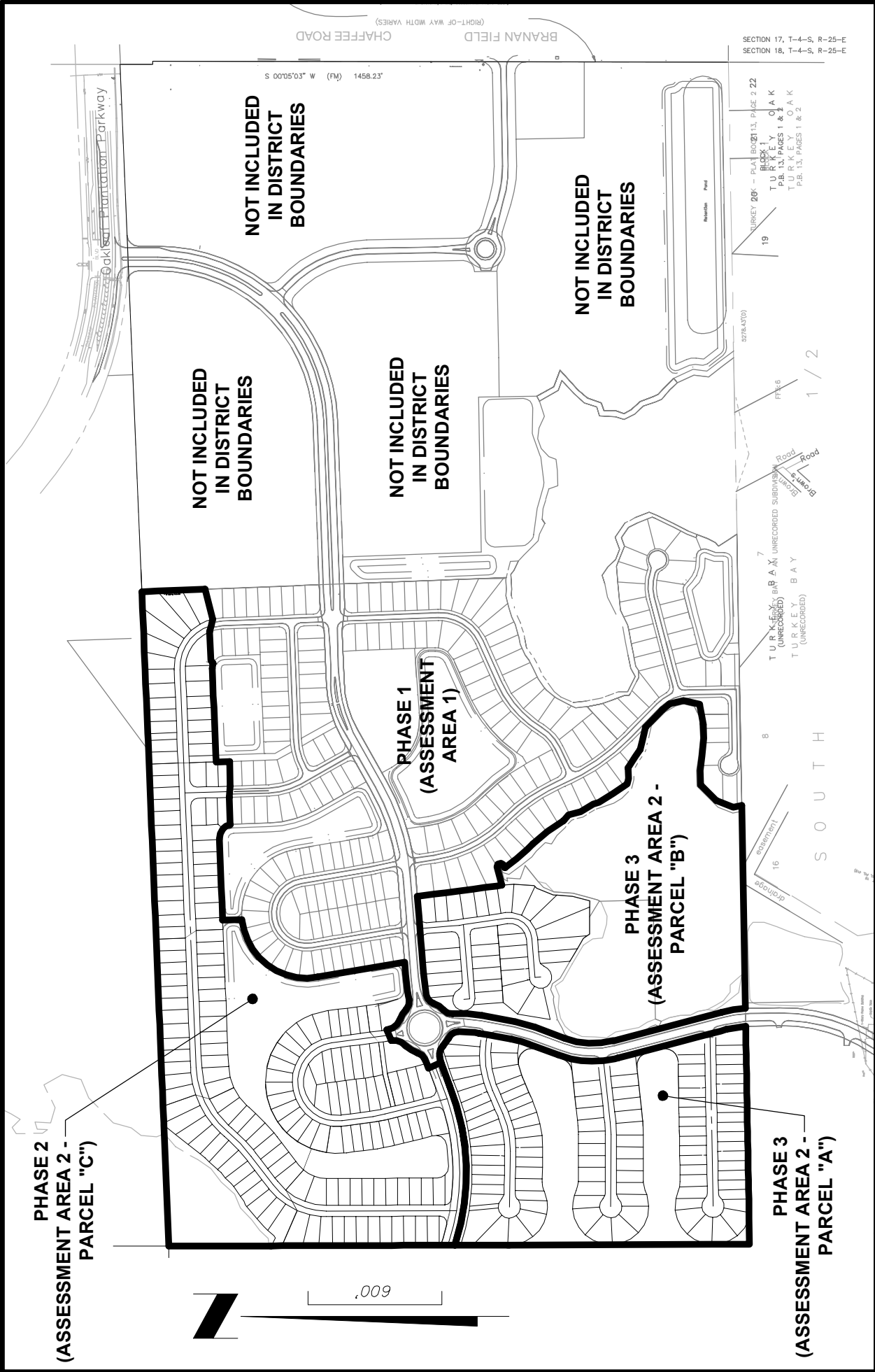
A portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Begin at the northwest corner of said Lot 1; thence on the north line thereof, North 87 degrees 38 minutes 38 seconds East, 2924.57 feet to the east line thereof; thence on said east line, South 02 degrees 14 minutes 51 seconds East, 283.24 feet to the north line of Greyhawk Unit 1, according to plat thereof recorded in Plat Book 60, pages 50 through 61 of the public records of said county; thence on the boundaries thereof, run the following 15 courses: 1) South 76 degrees 16 minutes 03 seconds West, 137.18 feet; 2) North 77 degrees 01 minute 38 seconds West, 58.12 feet; 3) South 87 degrees 49 minutes 35 seconds West, 127.71 feet; 4) South 53 degrees 04 minutes 15 seconds West, 17.54 feet; 5) northwesterly, along the arc of a curve concave southwesterly and having a radius of 55.00 feet, an arc distance of 23.12 feet, said arc being subtended by a chord bearing and distance of North 80 degrees 19 minutes 05 seconds West, 22.95 feet; 6) South 87 degrees 38 minutes 13 seconds West, 416.86 feet; 7) South 01 degree 46 minutes 00 seconds East, 60.16 feet; 8) South 88 degrees 14 minutes 00 seconds West, 110.00 feet; 9) North 84 degrees 37 minutes 42 seconds West, 50.39 feet; 10) South 88 degrees 14 minutes 00 seconds West, 121.68 feet; 11) northwesterly, along the arc of a curve concave southwesterly and having radius of 65.00 feet, an arc distance of 87.95 feet, said arc being subtended by a chord bearing and distance of North 53 degrees 36 minute 01 second West, 81.39 feet; 12) South 87 degrees 38 minutes 13 seconds West, 362.10 feet; 13) South 02 degrees 21 minutes 47 seconds East, 86.36 feet; 14) southwesterly, along the arc of a curve concave southeasterly and having a radius of 290.00 feet, an arc distance of 476.87 feet, said arc being subtended by a chord bearing and distance of South 37 degrees 19 minutes 08 seconds West, 424.93 feet; 15) South 09 degrees 47 minutes 21 seconds East, 394.98 feet to the north line of Royal Pines Drive, according to plat thereof recorded in Plat Book 59 pages 27 through 33 of the public records of said county; thence on the boundaries thereof, run the following 11 courses: 1) South 85 degrees 23 minutes 11 seconds West, 56.83 feet; 2) westerly, along the arc of a curve concave southerly and having a radius of 1040.00 feet, an arc distance of 112.69 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 16 minutes 56 seconds West, 112.64 feet;

3) northwesterly, along the arc of a curve concave northeasterly and having a radius of 50.00 feet, an arc distance of 48.06 feet, said arc being subtended by a chord bearing and distance of North 73 degrees 17 minutes 03 seconds West, 46.23 feet; 4) northwesterly, along the arc of a curve concave southwesterly and having a radius of 116.00 feet, an arc distance of 49.30 feet, said arc being subtended by a chord bearing and distance of North 57 degrees 55 minutes 16 seconds West, 48.93 feet; 5) northwesterly, along the arc of a curve concave northeasterly and having a radius of 75.00 feet, an arc distance of 81.79 feet, said arc being subtended by a chord bearing and distance of North 38 degrees 51 minutes 24 seconds West, 77.79 feet; 6) South 66 degrees 13 minutes 36 seconds West, 52.06 feet; 7) southwesterly, along the arc of a curve concave northwesterly and having a radius of 75.00 feet, an arc distance of 70.93 feet, said arc being subtended by a chord bearing and distance of South 19 degrees 28 minutes 47 seconds West, 68.32 feet; 8) southwesterly, along the arc of a curve concave southeasterly and having a radius of 116.00 feet, an arc distance of 62.59 feet, said arc being subtended by a chord bearing and distance of South 31 degrees 07 minutes 16 seconds West, 61.83 feet; 9) southwesterly, along the arc of a curve concave northwesterly and having a radius of 50.00 feet, an arc distance of 45.43 feet, said arc being subtended by a chord bearing and distance of

South 41 degrees 41 minutes 35 seconds West, 43.88 feet; 10) South 67 degrees 43 minutes 16 seconds West, 42.24 feet; 11) South 25 degrees 32 minutes 47 seconds East, 60.52 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 1470.00 feet, an arc distance of 111.03 feet, said arc being subtended by a chord bearing and distance of South 69 degrees 57 minutes 30 seconds West, 111.01 feet; thence westerly, along the arc of a curve concave northerly and having a radius of 1030.00 feet, an arc distance of 712.87 feet, said arc being subtended by a chord bearing and distance of South 87 degrees 37 minutes 19 seconds West, 698.73 feet; thence North 72 degrees 33 minutes 02 seconds West, 14.88 feet to the west line of said Lot 1; thence on said west line, North 00 degrees 12 minutes 04 seconds West, 1277.78 feet to the point of beginning; all of the above being 105.47 acres, more or less, in area.

EXHIBIT 'B'



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

EXHIBIT B

ASSESSMENT AREA 2

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

ETM NO. 18-111

DRAWN BY: D.G.S.

DATE: AUGUST 2018

DRAWING NO. 1 OF 1

EXHIBIT "C"

BASIS OF COST ESTIMATES

The following is the basis for the opinion of probable costs:

- Water, Sewer and Reuse Facilities are designed in accordance with CCUA and FDEP Standards.
- Master Stormwater design was prepared in accordance with Clay County and SJRWMD requirements.
- Jurisdictional wetland determinations have been completed for this project.
- Costs utilized for paving, grading, water, sewer, and stormwater were obtained from the actual bids received for this Series 2019 Project.
- No costs have been included for relocating any existing utilities, which may be encountered during construction, or any offsite improvements.
- Cost estimates for the roadway system, stormwater management systems, and utility systems contained in this report have been prepared based on actual bids received for this Series 2019 Project. England-Thims & Miller, Inc. believes these estimates to be accurate based upon the available information, however, actual costs may vary based on final approvals from regulatory agencies.

EXHIBIT “D”
PERMIT
STATUS
Greyhawk - Phases 2 and 3
10/1/2019

Item #	Permit Agency	File Number / Permit Number	Description	Grantor	Grantee	Issue Date	Expiration
1	ACOE	SAJ-2016-03476 (NW-RPR)	Nationwide Permit	ACOE	East West Partners	03/22/17	03/18/22
2	Florida Fish & Wildlife	CLA-045 / Clay County	Incidental Takings Permit (ITP) - 322.27 acres	Florida Fish & Wildlife	East West Partners	09/09/04	
3	SJRWMD	Eagle Landing PH 6 - 65850-121	Original Permit	SJRWMD	East West Partners	04/10/07	
4	SJRWMD	40-019-65850-121	General Permit Eagle Landing PH 6	SJRWMD	East West Partners	11/16/10	
5	SJRWMD	40-019-65850-121	General Permit Eagle Landing PH 6 - Correction	SJRWMD	East West Partners	09/27/11	
6	SJRWMD	Eagle Landing PH 6 - 65850-121 (Item 1316063)	Permit Extension per Executive Order 16-205 (Hermine)	SJRWMD	East West Partners	11/08/16	01/10/23
7	SJRWMD	Eagle Landing PH 6 - 65850-159	ERP Permit Modification	SJRWMD	Armstrong Ventures, LLC	8/25/19	8/25/24
8	SJRWMD	ORB 2937 Page 184-199	Conservation Easement - Upland Buffers	Armstrong Venture, LLC	SJRWMD	08/20/06	
9	SJRWMD	ORB 3882 Page 305-313	Conservation Easement	Armstrong Venture, LLC	SJRWMD	07/05/16	
10	SJRWMD	ERP 40-019-65850-183	Individual Permit	SJRWMD	Armstrong CDD	05/21/19	05/21/24
11	Clay County	No. RES-SP-2019-003	Phases 2 and 3 - Construction Plan Approval	Clay County	Greyhawk	09/27/19	09/27/21
12	Clay County Utility Authority (CCUA)	No. RES-SP-2019-003	Phases 2 and 3 - Construction Plan Approval	Clay County Utility Authority	Greyhawk		
13	Florida State of Historic Preservation Office	40-019-65850-121	SHPO Clearance Letter - Eagle Landing PH 5 and PH 6	SHPO	SJRWMD	11/19/10	
14	FDEP		Water Distribution System Permit	FDEP			
15	FDEP		Sanitary Sewer Collection System Permit	FDEP			

Armstrong Community Development District

**Supplemental Special Assessment Methodology Report
for the Series 2019A Special Assessment Revenue Bonds
Assessment Area 2 – Final Numbers**

October 9, 2019

Prepared by

Governmental Management Services, LLC

Table of Contents

1.0	Introduction	
1.1	Executive Summary	3
1.2	Special Benefits and General Benefits	4
1.3	Requirements of a Valid Assessment Methodology	4
2.0	The Series 2019A Special Assessment Revenue Bonds	
2.1	Development Plan Overview	4
2.2	Bond Description	5
3.0	Assessment Allocation	
3.1	Structure	5
3.2	Assessment Allocation.....	5
4.0	True Up Mechanism	6
5.0	Final Assessment Rolls	6
6.0	Additional Stipulations.	6
7.0	Appendix	
	Table 1 Development Program	8
	Table 2 Series 2019A Special Assessment Revenue Bonds	9
	Table 3 Par Debt and Debt Service Assessments Series 2019A Special Assessment Revenue Bonds	10
	Table 4 Assessment Roll Series 2019A Special Assessment Revenue Bonds.	11

Exhibit A Assessment Area 2 - Legal description

Exhibit B Map Assessment Area 2

1.0 Introduction

1.1 Executive Summary

1.1.1 The District

Armstrong Community Development District (the "District"), a local unit of special-purpose government, was established by Clay County Florida on July 15, 2016 and contracted by boundary amendment on August 14, 2018. The District encompasses approximately 201.04 acres of land located within the unincorporated area of Clay County, Florida, and was established for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of major infrastructure necessary for development to occur within the District.

The single family development planned within the District is a master planned, amenitized, residential community. The planned development will include 483 single family residential units.

1.1.2 Assessment Areas

The District has created two (2) separate single family Assessment Areas to carry out its financing program.

Assessment Area 1, which is subject to the levy of the 2017 Assessments, securing the 2017 Bonds, consists of approximately 62.28 acres and is planned for 200 residential lots.

Assessment Area 2, will be made subject to the levy of the 2019 Assessments, securing the 2019 Bonds, consists of approximately 105.47 acres and is planned for 283 residential lots.

1.2 Special Benefits and General Benefits

Improvements undertaken by the District as described in the Capital Improvement Plan ("CIP") create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

As contained in the 9/30/19 Supplemental Engineers Report the benefit from the CIP is \$10,986,004 of construction costs for the Series 2019 Project. Because the CIP is a system of improvements, the additional improvements increase the overall benefit to all developable lands within the Assessment Area 2 of the District.

1.3 Requirements of a Valid Assessment Methodology

Special assessments under Florida law, to be valid, must meet two requirements. The first requirement is that the properties assessed must receive a special benefit from the improvements paid for by the assessments. The second requirement is that the assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

2.0 The Series 2019 Special Assessment Bonds

2.1 Development Plan - Overview

The developer of the property within the District has defined the lot sizes for the property. The land uses are described in Table 1 (Appendix) ("Development Plan") associated with the Series 2019 Bonds. The Development Plan may change dependent upon future market conditions. The lands securing the 2019 Bonds are referred to as "Assessment Area 2" and is planned to include 283 lots.

2.2 Bond Description

The 2019 Bonds will be issued as a Series 2019A Bond with a thirty-year term. The 2019A Bonds are to be issued at a par amount of \$7,500,000 with an average coupon interest rate of 3.96%. See bond terms on **Table 2**.

3.0 Assessment Allocation

3.1 Structure

The debt required to finance the CIP is allocated to the benefited lands within the District consistent with the Special Assessment Methodology Report for Single Family Assessment Area dated August 17, 2017. The Series 2019 Project costs are estimated at \$10,986,004. The Series 2019A Bonds will provide for construction funds in the amount of \$6,370,217 for the Series 2019 Project.

3.2 Assessment Allocation

Based upon the CIP, the District's assessment consultant and underwriter determined the amount of bonds required to fund a portion of the infrastructure costs.

The CIP consists of roadway improvements, stormwater, potable water, wastewater, landscaping, monumentation, signage and community recreation improvements that benefit all lands within the Assessment Area 2 of the District. The Series 2019A Bonds are being issued to fund a portion of the Series 2019 Project, which makes up a portion of the CIP.

Assessments securing the Series 2019A Bonds are levied on the 105.47 undeveloped acres in Assessment Area 2. As land is developed and platted, the Series 2019A Assessments will be allocated on a first platted basis to developed and platted lots with an identifiable folio number. The Series 2019A Bonds are expected to be allocated to and fully absorbed by the 283 lots in Assessment Area 2 see **Table 3**.

4.0 True – Up Mechanism

In order to assure that the District's debt will not build up on undeveloped and unplatted acres, and to assure that the requirements for the non-ad valorem assessments to be constitutionally lienable on the property will continue to be met, the District shall implement the true-up mechanism set forth in this section.

To assure that there will always be sufficient development potential in the undivided property to assure payment of debt service after plat approval. The par debt per acre remaining on the unplatted land within Assessment Area 2 will never allowed to increase above its maximum per acre level.

The Series 2019A Bonds will be issued at par for \$7,500,000. Assessment Area 2 , planned for 283 units as contained on Table 1, is 105.47 acres. The maximum debt per acre is, therefore, \$71,110 for the 2019A Bonds. Therefore, at the time of platting, if only a portion of the Assessment Area 2 parcel is platted, then the remaining unplatted developable acres within the Assessment Area 2 parcel cannot exceed a per acre debt of \$71,110. If the remaining developable acres have debt in excess of \$71,110 per acre, a true-up payment will be due upon platting approval. If the entire parcel is platted and the assignment of debt to the platted lots is not sufficient to absorb the total debt, a true-up payment will be due upon platting approval.

5.0 Final Assessment Rolls

Final assessment rolls reflecting the allocation of special assessments securing repayment of the 2019A Bonds are attached hereto as the lands to be developed into the 283 lots in Assessment Area 2.

6.0 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner.

The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2019A Bonds, please refer to the Indentures.

<p align="center">Table 1</p> <p align="center">Armstrong Community Development District</p> <p align="center">Development Program Series 2019A Capital Improvement Bonds</p>
--

<u>Land Use</u>	<u>2019A Units</u>
------------------------	---------------------------

**Single Family
Residential:**

Phase 2

43' lot	85
53' lot	147
63' lot	51

Sub Total

<u>283</u>

Prepared By: Governmental Management Services, LLC

<p align="center">Table 2</p> <p align="center">Armstrong Community Development District</p> <p align="center">Series 2019A Capital Improvement Bonds- Sources and Uses of Funds</p>

Sources:

2019A

Bond Proceeds - Par Amount	\$7,500,000
Original Issue Discount	-\$65,924

Total Sources of Funds

\$7,434,076

Uses:

Construction Funds	\$6,370,217
Debt Service Reserve Fund MADS	\$433,600
Interest Reserve	\$297,657
Cost of Issuance	\$332,602

Total Uses of Funds

\$7,434,076

Average Coupon Interest Rate

3.96%

Term

30 years

CAP period (thru 11/1/20)

one year

Prepared By: Governmental Management Services, LLC

<p align="center">Table 3 Armstrong Community Development District Par Debt and Debt Service Allocations Series 2019A Special Assessment Revenue Bonds</p>

Land Use						
Single Family Residential:	No. of Units	Par Debt per Unit 2019A Bond	Total Par Debt 2019A Bond	2019A Bond Net per Unit Annual Debt Service	2019A Bond Total Annual Net Debt Service	2019A Bond Gross per Unit Annual Debt Service (1)
43' lot	85	\$21,997	\$1,869,750	\$1,272	\$108,096	\$1,353
53' lot	147	\$27,117	\$3,986,250	\$1,568	\$230,458	\$1,668
63' lot	51	\$32,235	\$1,644,000	\$1,864	\$95,045	\$1,983
Total	<u>283</u>		<u>\$7,500,000</u>		<u>\$433,600</u>	

(1) Include 4% provision for early payment discount and 2% collection costs for Clay County.

Prepared By: Governmental Management Services, LLC

<p align="center">Table 4 Armstrong Community Development District Assessment Roll Series 2019A Special Assessment Revenue Bonds</p>

		Annual Assessments					
Account #	Lot Type	Asmnt Units	2019A Gross Asmnt Per Unit (1)	2019A Net Asmnt Per Unit	2019A Total Net Assessments	2019A Bond Debt Per Unit	Total 2019A Bond Debt
029010-0000	43'	85	\$1,353	\$1,272	\$108,096	\$21,997	\$1,869,750
	53'	147	\$1,668	\$1,568	\$230,458	\$27,117	\$3,986,250
	63'	51	\$1,983	\$1,864	\$95,045	\$32,235	\$1,644,000
Total		<u>283</u>			<u>\$433,600</u>		<u>\$7,500,000</u>

(1) Gross assessment per unit includes 4% for early payment discount and 2% for Clay County collection costs.

Prepared By: Governmental Management Services, LLC

EXHIBIT "A"
ASSESSMENT AREA 2 LEGAL DESCRIPTION

PARCEL "A"

A portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Begin at the southwest corner of said Lot 1; thence on the west line thereof, North 00 degrees 12 minutes 04 seconds West, 1316.82 feet; thence South 72 degrees 33 minutes 02 seconds East, 14.88 feet; thence easterly, along the arc of a curve concave northerly and having a radius of 1030.00 feet, an arc distance of 712.87 feet, said arc being subtended by a chord bearing and distance of North 87 degrees 37 minutes 19 seconds East, 698.73 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 1470.00 feet, an arc distance of 111.03 feet to the westerly line of Tynes Boulevard, according to plat thereof recorded in Plat Book 59, pages 27 through 33 of said public records; said arc being subtended by a chord bearing and distance of North 69 degrees 57 minutes 30 seconds East, 111.01 feet thence on said westerly line, run the following 10 courses: 1) North 79 degrees 02 minutes 46 seconds East, 26.26 feet; 2) southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 49.35 feet, said arc being subtended by a chord bearing and distance of South 72 degrees 40 minutes 52 seconds East, 47.37 feet; 3) southeasterly, along the arc of a curve concave northeasterly and having a radius of 116.00 feet, an arc distance of 44.60 feet, said arc being subtended by a chord bearing and distance of South 55 degrees 25 minutes 18 seconds East, 44.32 feet; 4) southeasterly, along the arc of a curve concave southwesterly and having a radius of 50.00 feet, an arc distance of 57.23 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 38 minutes 51 seconds East, 54.15 feet; 5) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 91.83 feet, said arc being subtended by a chord bearing and distance of South 04 degrees 51 minutes 33 seconds West, 91.67 feet; 6) South 10 degrees 34 minutes 41 seconds West, 149.40 feet; 7) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 78.70 feet, said arc being subtended by a chord bearing and distance of South 15 degrees 28 minutes 45 seconds West, 78.60 feet; 8) South 20 degrees 22 minutes 49 seconds West, 140.88 feet; 9) southerly, along the arc of a curve concave easterly and having a radius of 440.00 feet, an arc distance of 269.50 feet, said arc being subtended by a chord bearing and distance of South 02 degrees 50 minutes 00 seconds West, 265.31 feet; 10) South 14 degrees 42 minutes 49 seconds East, 500.93 feet; 11) southerly, along the arc of a curve concave westerly and having a radius of 460.00 feet, an arc distance of 88.50 feet to the south line of said Lot 1, said arc being subtended by a chord bearing and distance of South 09 degrees 12 minutes 07 seconds East, 88.37 feet; thence on said south line, South 88 degrees 58 minutes 49 seconds West, 972.65 feet to the point of beginning.

PARCEL "B"

A portion of Lot 2, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59, pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Commence at the northwest corner of Lot 79, Greyhawk Unit 1, according to plat thereof recorded in Plat Book 60, pages 50 through 61 of the public records of said county; thence on the boundaries of said Greyhawk Unit 1, run the following 36 courses: 1) South 07 degrees 26 minutes 25 seconds East, 381.81 feet; 2) North 74 degrees 18 minutes 55 seconds East, 86.30 feet; 3) South 64 degrees 54 minutes 30 seconds East, 11.95 feet; 4) South 15

degrees 41 minutes 05 seconds East, 13.51 feet; 5) South 28 degrees 08 minutes 32 seconds West, 10.95 feet; 6) South 67 degrees 27 minutes 53 seconds West, 13.37 feet; 7) South 16 degrees 42 minutes 03 seconds West, 2.70 feet; 8) southeasterly, along the arc of a curve concave northeasterly and having a radius of 710.00 feet, an arc distance of 129.66 feet, said arc being subtended by a chord bearing and distance of South 39 degrees 16 minutes 04 seconds East, 129.48 feet; 9) South 44 degrees 29 minutes 57 seconds East, 33.36 feet; 10) southeasterly, along the arc of a curve concave southwesterly and having a radius of 640.00 feet, an arc distance of 174.04 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 42 minutes 31 seconds East, 173.51 feet; 11) South 49 degrees 01 minute 59 seconds East, 33.04 feet; 12) South 15 degrees 03 minutes 28 seconds East, 56.81 feet; 13) South 32 degrees 03 minutes 24 seconds East, 64.97 feet; 14) South 17 degrees 42 minutes 30 seconds East, 27.60 feet; 15) southeasterly, along the arc of a curve concave northeasterly and having a radius of 1055.00 feet, an arc distance of 150.14 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 09 minutes 01 second East, 150.01 feet; 16) South 76 degrees 06 minutes 51 seconds East, 23.87 feet; 17) North 89 degrees 21 minutes 44 seconds East, 47.98 feet; 18) South 58 degrees 19 minutes 30 seconds East, 58.99 feet; 19) South 55 degrees 01 minute 32 seconds East, 38.19 feet; 20) South 76 degrees 30 minutes 46 seconds East, 42.61 feet; 21) South 76 degrees 55 minutes 47 seconds East, 60.65 feet; 22) South 45 degrees 35 minutes 34 seconds East, 109.11 feet; 23) southeasterly, along the arc of a curve concave southwesterly and having a radius of 175.00 feet, an arc distance of 40.67 feet, said arc being subtended by a chord bearing and distance of South 38 degrees 57 minutes 53 seconds East, 40.58 feet; 24) South 13 degrees 51 minutes 33 seconds East, 62.93 feet; 25) South 01 degree 01 minute 13 seconds East, 2.99 feet; 26) South 13 degrees 16 minutes 05 seconds West, 71.73 feet; 27) South 65 degrees 02 minutes 43 seconds West, 4.41 feet; 28) South 80 degrees 12 minutes 08 seconds West, 87.51 feet; 29) South 87 degrees 58 minutes 33 seconds West, 61.91 feet; 30) North 84 degrees 39 minutes 04 seconds West, 79.56 feet; 31) North 82 degrees 17 minutes 36 seconds West, 65.84 feet; 32) South 88 degrees 28 minutes 44 seconds West, 63.57 feet; 33) South 45 degrees 08 minutes 39 seconds West, 57.44 feet; 34) South 45 degrees 02 minutes 15 seconds West, 41.12 feet; 35) South 21 degrees 46 minutes 07 seconds West, 83.30 feet; 36) South 12 degrees 48 minutes 36 seconds East, 38.35 feet to the south line of said Lot 2, Armstrong Plat; thence on said south line, South 88 degrees 58 minutes 49 seconds West, 906.45 feet to the east line of Tynes Boulevard; thence on said east line, run the following 7 courses: 1) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 107.62 feet, said arc being subtended by a chord bearing and distance of North 09 degrees 00 minutes 16 seconds West, 107.44 feet; 2) North 14 degrees 42 minutes 49 seconds West, 500.93 feet; 3) northerly, along the arc of a curve concave easterly and having a radius of 360.00 feet, an arc distance of 220.50 feet, said arc being subtended by a chord bearing and distance of North 02 degrees 50 minutes 00 seconds East, 217.07 feet; 4) North 20 degrees 22 minutes 49 seconds East, 140.88 feet; 5) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 92.38 feet, said arc being subtended by a chord bearing and distance of North 15 degrees 28 minutes 45 seconds East, 92.27 feet; 6) North 10 degrees 34 minutes 41 seconds East, 149.40 feet; 7) northerly, along the arc of a curve concave westerly and having a radius of 540.00 feet, an arc distance of 132.94 feet, said arc being subtended by a chord bearing and distance of North 03 degrees 31 minutes 31 seconds East, 132.61 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 44.36 feet, said arc being subtended by a chord bearing and distance of North 21 degrees 53 minutes 20 seconds East, 42.92 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 116.00 feet, an arc distance of 55.33 feet, said arc being subtended by a chord bearing and distance of North 33 degrees 38 minutes 22

seconds East, 54.81 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 50.00 feet, an arc distance of 52.02 feet to the southerly line of Royal Pines Drive, said arc being subtended by a chord bearing and distance of North 49 degrees 46 minutes 48 seconds East, 49.71 feet; thence on said southerly line of Royal Pines Drive, run the following 2 courses: 1) easterly, along the arc of a curve concave southerly and having a radius of 960.00 feet, an arc distance of 97.18 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 29 minutes 11 seconds East, 97.14 feet; 2) North 85 degrees 23 minutes 11 seconds East, 345.18 to the point of beginning.

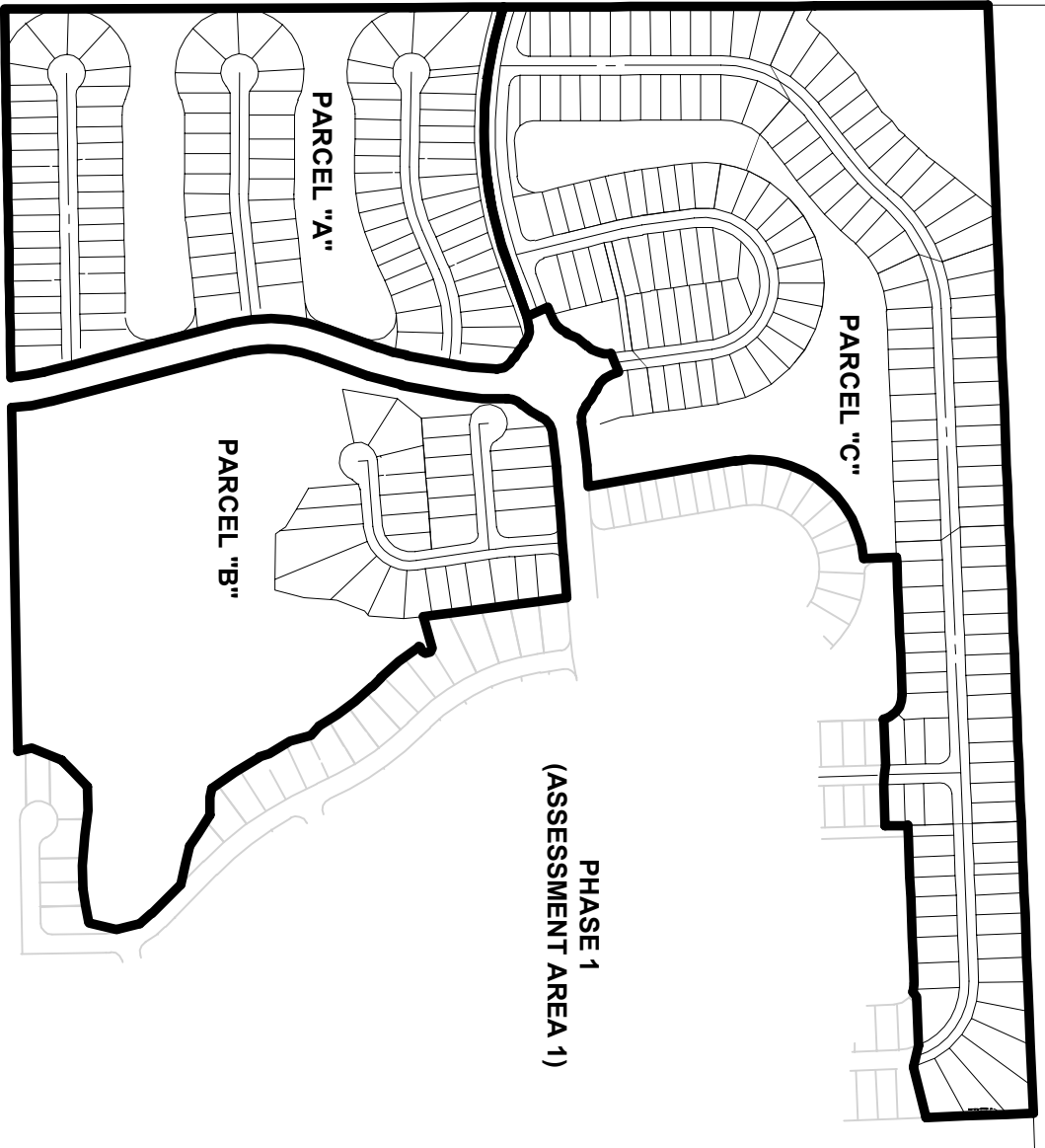
PARCEL "C"

A portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

Begin at the northwest corner of said Lot 1; thence on the north line thereof, North 87 degrees 38 minutes 38 seconds East, 2924.57 feet to the east line thereof; thence on said east line, South 02 degrees 14 minutes 51 seconds East, 283.24 feet to the north line of Greyhawk Unit 1, according to plat thereof recorded in Plat Book 60, pages 50 through 61 of the public records of said county; thence on the boundaries thereof, run the following 15 courses: 1) South 76 degrees 16 minutes 03 seconds West, 137.18 feet; 2) North 77 degrees 01 minute 38 seconds West, 58.12 feet; 3) South 87 degrees 49 minutes 35 seconds West, 127.71 feet; 4) South 53 degrees 04 minutes 15 seconds West, 17.54 feet; 5) northwesterly, along the arc of a curve concave southwesterly and having a radius of 55.00 feet, an arc distance of 23.12 feet, said arc being subtended by a chord bearing and distance of North 80 degrees 19 minutes 05 seconds West, 22.95 feet; 6) South 87 degrees 38 minutes 13 seconds West, 416.86 feet; 7) South 01 degree 46 minutes 00 seconds East, 60.16 feet; 8) South 88 degrees 14 minutes 00 seconds West, 110.00 feet; 9) North 84 degrees 37 minutes 42 seconds West, 50.39 feet; 10) South 88 degrees 14 minutes 00 seconds West, 121.68 feet; 11) northwesterly, along the arc of a curve concave southwesterly and having radius of 65.00 feet, an arc distance of 87.95 feet, said arc being subtended by a chord bearing and distance of North 53 degrees 36 minute 01 second West, 81.39 feet; 12) South 87 degrees 38 minutes 13 seconds West, 362.10 feet; 13) South 02 degrees 21 minutes 47 seconds East, 86.36 feet; 14) southwesterly, along the arc of a curve concave southeasterly and having a radius of 290.00 feet, an arc distance of 476.87 feet, said arc being subtended by a chord bearing and distance of South 37 degrees 19 minutes 08 seconds West, 424.93 feet; 15) South 09 degrees 47 minutes 21 seconds East, 394.98 feet to the north line of Royal Pines Drive, according to plat thereof recorded in Plat Book 59 pages 27 through 33 of the public records of said county; thence on the boundaries thereof, run the following 11 courses: 1) South 85 degrees 23 minutes 11 seconds West, 56.83 feet; 2) westerly, along the arc of a curve concave southerly and having a radius of 1040.00 feet, an arc distance of 112.69 feet, said arc being subtended by a chord bearing and distance of South 82 degrees 16 minutes 56 seconds West, 112.64 feet;

3) northwesterly, along the arc of a curve concave northeasterly and having a radius of 50.00 feet, an arc distance of 48.06 feet, said arc being subtended by a chord bearing and distance of North 73 degrees 17 minutes 03 seconds West, 46.23 feet; 4) northwesterly, along the arc of a curve concave southwesterly and having a radius of 116.00 feet, an arc distance of 49.30 feet, said arc being subtended by a chord bearing and distance of North 57 degrees 55 minutes 16 seconds West, 48.93 feet; 5) northwesterly, along the arc of a curve concave northeasterly and having a radius of 75.00 feet, an arc distance of 81.79 feet, said arc being subtended by a chord bearing and distance of North 38 degrees 51 minutes 24 seconds West, 77.79 feet; 6) South 66 degrees 13 minutes 36 seconds West, 52.06 feet; 7) southwesterly, along the arc of a curve concave northwesterly and having a radius of 75.00 feet, an arc distance of 70.93 feet,

said arc being subtended by a chord bearing and distance of South 19 degrees 28 minutes 47 seconds West, 68.32 feet; 8) southwesterly, along the arc of a curve concave southeasterly and having a radius of 116.00 feet, an arc distance of 62.59 feet, said arc being subtended by a chord bearing and distance of South 31 degrees 07 minutes 16 seconds West, 61.83 feet; 9) southwesterly, along the arc of a curve concave northwesterly and having a radius of 50.00 feet, an arc distance of 45.43 feet, said arc being subtended by a chord bearing and distance of South 41 degrees 41 minutes 35 seconds West, 43.88 feet; 10) South 67 degrees 43 minutes 16 seconds West, 42.24 feet; 11) South 25 degrees 32 minutes 47 seconds East, 60.52 feet; thence southwesterly, along the arc of a curve concave southeasterly and having a radius of 1470.00 feet, an arc distance of 111.03 feet, said arc being subtended by a chord bearing and distance of South 69 degrees 57 minutes 30 seconds West, 111.01 feet; thence westerly, along the arc of a curve concave northerly and having a radius of 1030.00 feet, an arc distance of 712.87 feet, said arc being subtended by a chord bearing and distance of South 87 degrees 37 minutes 19 seconds West, 698.73 feet; thence North 72 degrees 33 minutes 02 seconds West, 14.88 feet to the west line of said Lot 1; thence on said west line, North 00 degrees 12 minutes 04 seconds West, 1277.78 feet to the point of beginning; all of the above being 105.47 acres, more or less, in area.



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584, LC - 0000316

EXHIBIT B

ASSESSMENT AREA 2

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

ETM NO. 18-111

DRAWN BY: D.G.S.

DATE: AUGUST 2018

DRAWING NO. 1 OF 1

EIGHTH ORDER OF BUSINESS

B.

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 11
2023/2024 GENERAL CONSULTING ENGINEERING SERVICES**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Armstrong Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

- | | |
|---|---|
| 1. Attending Meetings | 5. Development and Analysis of District Projects |
| 2. Preparation of Engineering Reports and Studies | 6. Operation and Maintenance Inspections |
| 3. Preparation of Cost Estimates and Budgets | 7. Prepare Presentation Documents for District Meetings |
| 4. Technical Support for Community Development District Staff | |

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE\$6,000.00

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE – 2023***

<u>POSITION</u>	<u>HOURLY RATE</u>
CEO/CSO.....	\$400.00 /Hr.
President.....	\$350.00 /Hr.
Executive Vice President.....	\$335.00 /Hr.
Vice President	\$260.00 /Hr.
Senior Engineer/ Senior Project Manager.....	\$215.00 /Hr.
Project Manager.....	\$200.00 /Hr.
Director.....	\$185.00 /Hr.
Engineer.....	\$175.00 /Hr.
Assistant Project Manager	\$155.00 /Hr.
Senior Planner /Planning Manager.....	\$200.00 /Hr.
Senior Environmental Scientist.....	\$215.00 /Hr.
Planner.....	\$163.00 /Hr.
CEI Senior Project Engineer.....	\$230.00 /Hr.
CEI Project Manager/Project Administrator.....	\$184.00 /Hr.
CEI Senior Inspector.....	\$163.00 /Hr.
CEI Inspector	\$132.00 /Hr.
Senior Landscape Architect.....	\$184.00 /Hr.
Landscape Architect.....	\$165.00 /Hr.
Senior Technician/Senior Specialist.....	\$163.00 /Hr.
GIS Program Manager.....	\$180.00 /Hr.
GIS Analyst	\$140.00 /Hr.
GIS Consultant.....	\$150.00 /Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00 /Hr.
Engineering Intern	\$140.00 /Hr.
Engineering/Landscape Designer.....	\$140.00 /Hr.
CADD/GIS Technician.....	\$132.00 /Hr.
Project Coordinator / CSS.....	\$100.00 /Hr.
Administrative Support.....	\$95.00 /Hr.

*ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2024.

Approval

Submitted by: 
England, Thims & Miller, Inc.

Date: 9/7/2023

Approved by: 
Armstrong Community Development District

Date: Sep 7, 2023






Armstrong CDD - Work Auth No. 11 Gen Cons 2023-2024

Final Audit Report

2023-09-07

Created:	2023-09-07
By:	Shelley Blair (blairs@etminc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALnNGCbYIkL0Jt1ecwzWJ6ekDSwV5-wc2

"Armstrong CDD - Work Auth No. 11 Gen Cons 2023-2024" History

-  Document created by Shelley Blair (blairs@etminc.com)
2023-09-07 - 6:11:11 PM GMT- IP address: 73.104.179.217
-  Document emailed to Carolina Aristimuno (gkern@greenpointellc.com) for signature
2023-09-07 - 6:11:27 PM GMT
-  Email viewed by Carolina Aristimuno (gkern@greenpointellc.com)
2023-09-07 - 9:09:47 PM GMT- IP address: 12.18.33.170
-  Document e-signed by Carolina Aristimuno (gkern@greenpointellc.com)
Signature Date: 2023-09-07 - 9:10:31 PM GMT - Time Source: server- IP address: 12.18.33.170
-  Agreement completed.
2023-09-07 - 9:10:31 PM GMT



Adobe Acrobat Sign

D.



Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065
(904) 203-7112; Greyhawkmanager@gmsnf.com

Memorandum

Date: September 2023
To: Board of Supervisors
From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- *Total Facilities Usage – overall / individual residents*
- *Average daily usage –*

Card counts:

New Owners	
Replacements	2
Total	534

Room Rentals

- *rentals in month of August - 0*

Operations:

- Meet with Tree Amigos – request mapping of valve boxes, need to clarify and detail roadside bed maintenance and contract specs.
- Fixed the drainage issue in for the Gym AC unit.
- Had AC company come out and fix the Bathroom and office AC
- Started the process for painting the Amenity Center
- Had an onboarding meeting with S3 security.
- Tree removed from behind home on Heatherbrook
- Fixed the patio windows so now they open 6 Inches.
- Fixed the pickets on the broken fence panel.
- Contacted lake companies for proposals.
- Waiting for proposals from Tree Amigos for the overgrown areas on Royal pines
- During the hurricane I cleared the pool deck of all loose items. Once we were clear I put everything back in its original spots. No issues to report from the hurricane.

Landscaping

- *Monthly reports for August. submitted and filed at Operations office*

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

(904) 203-7112; Greyhawkmanager@gmsnf.com

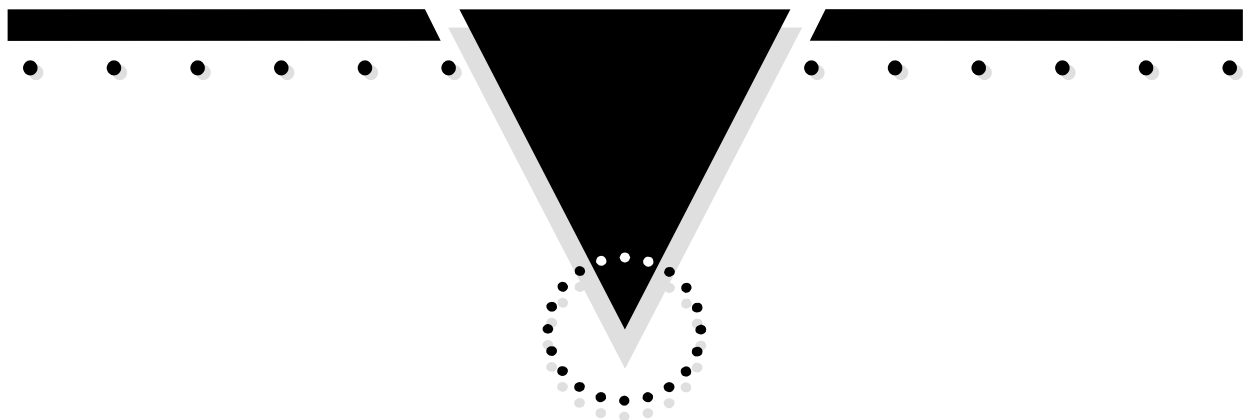
Memorandum

For questions, comments, or clarification, please contact:

- *Ryan Wilson, Greyhawk Amenity Manager (904) 203-7112* greyhawkmanager@gmsnf.com
- *Jay Soriano, GMS Operations Manager (904) 274-2450* jsoriano@gmsnf.com

TENTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
August 31, 2023**



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Series 2017A/B</u>
5	<u>Debt Service Fund Series 2019</u>
6	<u>Capital Projects Fund Series 2017A/B</u>
7	<u>Capital Projects Fund Series 2019</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Long Term Debt</u>
12-15	<u>Series 2017A/B Construction Schedule</u>
16-18	<u>Series 2019 Construction Schedule</u>

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2023

	Governmental Fund Types			Totals (Memorandum Only) 2023
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$70,126	---	---	\$70,126
Investments:				
Custody Account	\$194,061	---	---	\$194,061
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$187,495	---	\$187,495
Acquisition/Construction	---	---	\$17,027	\$17,027
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$98	---	\$98
Acquisition/Construction	---	---	\$436	\$436
<u>Series 2019</u>				
Reserve	---	\$205,500	---	\$205,500
Revenue	---	\$292,346	---	\$292,346
Prepayment	---	\$351	---	\$351
Acquisition/Construction	---	---	\$209,757	\$209,757
Due from Armstrong Owners' Association	\$1,227	---	---	\$1,227
TOTAL ASSETS	\$265,415	\$967,501	\$227,220	\$1,460,135
<u>LIABILITIES:</u>				
Accounts Payable	\$15,719	---	---	\$15,719
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$967,501	---	\$967,501
Restricted for Capital Projects	---	---	\$227,220	\$227,220
Unassigned	\$249,696	---	---	\$249,696
TOTAL LIABILITIES & FUND BALANCES	\$265,415	\$967,501	\$227,220	\$1,460,135

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$504,612	\$505,502	\$890
Cost Share - Tynes Blvd.	\$14,500	\$13,292	\$17,765	\$4,473
Interest	\$0	\$0	\$7,219	\$7,219
Miscellaneous Income	\$0	\$0	\$925	\$925
Rental Income	\$0	\$0	\$500	\$500
TOTAL REVENUES	\$519,112	\$517,904	\$531,910	\$14,006
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$8,800	\$7,400	\$1,400
FICA Expense	\$734	\$673	\$566	\$107
Engineering Fees	\$6,000	\$5,500	\$3,276	\$2,224
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$6,417	\$6,417	\$0
Attorney Fees	\$12,000	\$11,000	\$16,728	(\$5,728)
Annual Audit	\$4,050	\$4,050	\$4,050	\$0
Trustee Fees	\$7,800	\$7,800	\$7,758	\$42
Management Fees	\$47,250	\$43,313	\$43,313	\$0
Information Technology	\$1,800	\$1,650	\$1,650	\$0
Telephone	\$350	\$321	\$258	\$62
Postage	\$600	\$550	\$572	(\$22)
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$1,375	\$909	\$466
Legal Advertising	\$2,500	\$2,292	\$1,525	\$767
Other Current Charges	\$600	\$550	\$64	\$486
Website Administration	\$1,250	\$1,146	\$1,146	(\$0)
Office Supplies	\$250	\$229	\$699	(\$469)
Travel Per Diem	\$350	\$321	\$0	\$321
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$109,621	\$109,193	\$428
<u>Field</u>				
Security	\$45,000	\$41,250	\$44,337	(\$3,087)
Electric	\$2,000	\$1,833	\$1,290	\$543
Water & Sewer/Irrigation	\$36,000	\$33,000	\$30,833	\$2,167
Repairs & Maintenance	\$5,000	\$4,583	\$3,360	\$1,223
Landscape Contract	\$93,217	\$85,449	\$83,668	\$1,781
Landscape Contingency	\$5,000	\$4,583	\$0	\$4,583
Landscape Pond Banks	\$15,248	\$13,977	\$13,362	\$615
Lake Maintenance	\$12,537	\$11,492	\$10,945	\$547
Irrigation Repairs	\$10,000	\$9,167	\$5,573	\$3,594
Doggie Pot Stations	\$0	\$0	\$1,705	(\$1,705)
Total Field	\$224,002	\$205,335	\$195,073	\$10,262

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>Amenity Center</u>				
Property/Amenity Manager	\$0	\$0	\$12,500	(\$12,500)
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$2,750	\$2,303	\$448
Electric	\$16,000	\$14,667	\$15,008	(\$341)
Water/Irrigation	\$7,500	\$6,875	\$6,412	\$463
Gas	\$1,500	\$1,375	\$1,040	\$335
Refuse Service	\$3,500	\$3,208	\$3,401	(\$192)
Access Cards	\$2,500	\$2,292	\$4,633	(\$2,341)
Landscape Contract	\$33,259	\$30,487	\$29,035	\$1,452
Fitness Equipment Lease	\$12,737	\$12,737	\$11,322	\$1,415
Janitorial Services	\$13,016	\$11,931	\$12,372	(\$441)
Janitorial Supplies	\$4,000	\$3,667	\$975	\$2,691
Pool Maintenance	\$17,300	\$15,858	\$19,827	(\$3,969)
Repairs & Maintenance	\$10,000	\$9,167	\$804	\$8,362
Fitness Center Repairs/Supplies	\$2,500	\$2,292	\$3,588	(\$1,296)
Office Supplies	\$500	\$458	\$60	\$398
ASCAP/BMI License Fees	\$500	\$458	\$0	\$458
Pest Control	\$800	\$733	\$405	\$328
Contingency	\$3,000	\$2,750	\$3,476	(\$726)
Operating Reserve	\$17,529	\$16,068	\$0	\$16,068
Total Amenity Center	\$177,841	\$166,474	\$152,872	\$13,602
TOTAL EXPENDITURES	\$519,112	\$481,430	\$457,138	\$24,292
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$36,474	\$74,772	\$38,298
Net change in Fund Balance	(\$0)	\$36,474	\$74,772	\$38,298
FUND BALANCE - BEGINNING	\$0		\$174,924	
FUND BALANCE - ENDING	(\$0)		\$249,696	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,287	\$469
Interest Income	\$0	\$0	\$12,348	\$12,348
<i>TOTAL REVENUES</i>	\$265,819	\$265,819	\$278,635	\$12,816
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
Interest Expense - 11/1	\$95,259	\$95,259	\$95,259	\$0
Principal Expense - 11/1	\$75,000	\$75,000	\$75,000	\$0
Interest Expense - 5/1	\$93,900	\$93,900	\$93,900	\$0
<i>TOTAL EXPENDITURES</i>	\$264,159	\$264,159	\$264,159	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,659	\$1,659	\$14,476	\$12,816
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$7,150)	(\$7,150)
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	(\$7,150)	(\$7,150)
Net change in Fund Balance	\$1,659	\$1,659	\$7,326	\$5,666
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$469,304	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$411,185	\$411,185	\$411,592	\$407
Interest Income	\$0	\$0	\$18,403	\$18,403
TOTAL REVENUES	\$411,185	\$411,185	\$429,995	\$18,810
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$135,144	\$135,144	\$135,144	\$0
Principal Expense - 11/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense - 5/1	\$132,956	\$132,956	\$132,956	\$0
TOTAL EXPENDITURES	\$408,100	\$408,100	\$408,100	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,085	\$3,085	\$21,895	\$18,810
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$216,262)	(\$216,262)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$216,262)	(\$216,262)
Net change in Fund Balance	\$3,085	\$3,085	(\$194,367)	(\$197,452)
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$498,197	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS
SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2023

	ADOPTED BUDGET	PRORATED THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$337	\$337
<i>TOTAL REVENUES</i>	\$0	\$0	\$337	\$337
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	337	337
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$7,150	\$7,150
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$7,150	\$7,150
Net change in Fund Balance	\$0	\$0	\$7,487	\$7,487
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$17,463	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS
SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2023

	ADOPTED BUDGET	PRORATED THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$873	\$873
Developer Subsidy	\$0	\$0	\$24,235	\$24,235
TOTAL REVENUES	\$0	\$0	\$25,108	\$25,108
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$75,993	(\$75,993)
TOTAL EXPENDITURES	\$0	\$0	\$75,993	(\$75,993)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$50,885)	(\$50,885)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$216,262	\$216,262
TOTAL SOURCES/(USES)	\$0	\$0	\$216,262	\$216,262
Net change in Fund Balance	\$0	\$0	\$165,378	\$165,378
FUND BALANCE - BEGINNING	\$0		\$44,379	
FUND BALANCE - ENDING	\$0		\$209,757	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<u>Revenues:</u>													
Special Assessments - Net	\$0	\$18,590	\$471,148	\$3,326	\$6,016	\$2,969	\$1,129	\$0	\$2,325	\$0	\$0	\$0	\$505,502
Cost Share - Tynes Blvd.	\$1,100	\$1,646	\$1,832	\$1,725	\$1,923	\$1,834	\$1,610	\$1,670	\$1,945	\$1,252	\$1,227	\$0	\$17,765
Interest	\$150	\$112	\$21	\$522	\$907	\$731	\$880	\$1,029	\$986	\$906	\$975	\$0	\$7,219
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720	\$205	\$0	\$925
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250	\$0	\$0	\$500
Total Revenues	\$1,250	\$20,348	\$473,001	\$5,573	\$8,846	\$5,534	\$3,618	\$2,949	\$5,257	\$3,128	\$2,407	\$0	\$531,910

Expenditures:

Administrative

Supervisor Fees	\$600	\$0	\$0	\$800	\$800	\$800	\$800	\$1,000	\$1,000	\$800	\$800	\$0	\$7,400
FICA Expense	\$46	\$0	\$0	\$61	\$61	\$61	\$61	\$77	\$77	\$61	\$61	\$0	\$566
Engineering Fees	\$0	\$0	\$0	\$190	\$1,132	\$1,042	\$95	\$0	\$568	\$250	\$0	\$0	\$3,276
Arbitrage	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination Agent	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$6,417
Attorney Fees	\$2,449	\$1,285	\$215	\$998	\$1,084	\$1,962	\$1,131	\$2,922	\$2,496	\$2,188	\$0	\$0	\$16,728
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,050	\$0	\$0	\$4,050
Trustee Fees	\$3,717	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$43,313
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,650
Telephone	\$28	\$0	\$19	\$0	\$3	\$23	\$36	\$46	\$19	\$44	\$41	\$0	\$258
Postage	\$0	\$7	\$9	\$10	\$12	\$4	\$5	\$14	\$457	\$32	\$22	\$0	\$572
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$13	\$44	\$8	\$43	\$70	\$30	\$70	\$494	\$55	\$74	\$0	\$909
Legal Advertising	\$156	\$0	\$43	\$44	\$44	\$86	\$121	\$44	\$887	\$0	\$100	\$0	\$1,525
Other Current Charges	\$0	\$0	\$0	\$0	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Website Administration	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$1,146
Office Supplies	\$0	\$1	\$1	\$1	\$1	\$0	\$0	\$0	\$81	\$614	\$0	\$0	\$699
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$23,540	\$7,181	\$9,146	\$6,886	\$8,019	\$8,823	\$7,053	\$8,947	\$10,853	\$12,869	\$5,874	\$0	\$109,193

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Field													
Security	\$3,498	\$4,145	\$3,950	\$4,223	\$3,498	\$4,223	\$3,573	\$3,848	\$5,713	\$5,268	\$2,399	\$0	\$44,337
Electric	\$100	\$102	\$103	\$101	\$172	\$84	\$104	\$103	\$105	\$113	\$203	\$0	\$1,290
Water & Sewer/Irrigation	\$2,861	\$3,144	\$2,964	\$2,806	\$2,633	\$2,479	\$2,111	\$2,374	\$4,970	\$2,555	\$1,935	\$0	\$30,833
Repairs & Maintenance	\$40	\$2,388	\$0	\$0	\$305	\$0	\$45	\$0	\$0	\$582	\$0	\$0	\$3,360
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$8,037	\$9,048	\$0	\$83,668
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Pond Banks	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$0	\$13,362
Lake Maintenance	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$995	\$0	\$10,945
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,295	\$0	\$0	\$1,278	\$0	\$5,573
Doggie Pot Stations	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$0	\$1,705
Total Field	\$16,357	\$19,487	\$16,726	\$16,988	\$16,317	\$16,494	\$15,692	\$20,329	\$20,497	\$19,015	\$17,173	\$0	\$195,073
Amenity Center													
Property/Amenity Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250	\$6,250	\$0	\$12,500
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$186	\$186	\$186	\$187	\$374	\$0	\$389	\$0	\$405	\$202	\$0	\$2,303
Electric	\$1,809	\$1,542	\$1,516	\$1,548	\$1,437	\$1,265	\$1,214	\$1,144	\$1,237	\$1,106	\$1,190	\$0	\$15,008
Water/Irrigation	\$634	\$699	\$659	\$704	\$727	\$488	\$461	\$455	\$645	\$551	\$389	\$0	\$6,412
Gas	\$103	\$76	\$184	\$86	\$85	\$141	\$101	\$104	\$78	\$83	\$0	\$0	\$1,040
Refuse Service	\$262	\$262	\$262	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$0	\$3,401
Access Cards	\$0	\$991	\$3,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,633
Landscape Contract	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$0	\$29,035
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$11,322
Janitorial Services	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,131	\$1,107	\$1,085	\$0	\$12,372
Janitorial Supplies	\$145	\$0	\$0	\$142	\$212	\$231	\$245	\$0	\$0	\$0	\$0	\$0	\$975
Pool Maintenance	\$2,160	\$1,150	\$5,293	\$1,150	\$1,150	\$1,150	\$1,500	\$1,325	\$1,650	\$1,650	\$1,650	\$0	\$19,827
Repairs & Maintenance	\$225	\$141	\$0	\$438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$804
Fitness Center Repairs/Supplies	\$395	\$175	\$0	\$395	\$415	\$0	\$1,552	\$268	\$388	\$0	\$0	\$0	\$3,588
Office Supplies	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$45	\$0	\$0	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$0	\$405
Contingency	\$18	\$266	\$0	\$44	\$2	\$1,031	\$2,116	\$0	\$0	\$0	\$0	\$0	\$3,476
Total Amenity Center	\$36,939	\$10,674	\$16,928	\$10,251	\$9,773	\$10,237	\$12,747	\$9,242	\$8,141	\$7,913	\$7,528	\$0	\$140,372
Total Expenditures	\$76,836	\$37,343	\$42,800	\$34,125	\$34,109	\$35,554	\$35,491	\$38,518	\$39,491	\$39,797	\$30,575	\$0	\$444,638
Excess Revenues (Expenditures)	(\$75,586)	(\$16,995)	\$430,201	(\$28,552)	(\$25,263)	(\$30,020)	(\$31,873)	(\$35,569)	(\$34,234)	(\$36,670)	(\$28,167)	\$0	\$87,272

**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

Long Term Debt

I. Bond Issue: **Series 2017A Special Assessment Bonds**
Original Issue Amount: \$4,035,000

Assessment Area 1-A		Maturity Date	Interest Rate
Term 1	\$355,000.00	11/1/23	3.625%
Term 2	\$430,000.00	11/1/28	4.500%
Term 3	\$665,000.00	11/1/34	5.000%
Term 4	<u>\$2,585,000.00</u>	11/1/48	5.125%
	\$4,035,000.00		

Bonds outstanding - 9/30/17		\$4,035,000
Less:	11/1/19	(\$65,000)
	11/1/20	(\$70,000)
	11/1/21	(\$70,000)
	11/1/22	<u>(\$75,000)</u>

Current Bonds Outstanding: \$3,755,000

Reserve Requirement: \$265,819
Reserve Fund Balance: \$265,819

II. Bond Issue: **Series 2017B Special Assessment Bonds**
Original Issue Amount: \$2,890,000

Assessment Area 1-B \$2,890,000.00 11/1/29 5.250%

Bonds outstanding - 9/30/17		\$2,890,000
Less:	11/1/18	(\$365,000)
	2/1/19	(\$185,000)
	5/1/19	(\$1,375,000)
	8/1/19	(\$180,000)
	11/1/19	<u>(\$785,000)</u>

Current Bonds Outstanding: \$0

Reserve Requirement: \$0
Reserve Fund Balance: \$15,889

Reserve Fund Requirement: Lesser of:
(i) Max Annual Debt Service for Bonds Outstanding
(ii) 125% of Average Debt Service for Bonds Outstanding
(iii) 10% of Original proceeds

III. Bond Issue: **Series 2019A Special Assessment Bonds (Area 2)**
Original Issue Amount: \$7,500,000

Assessment Area 2		Maturity Date	Interest Rate
Term 1	\$590,000.00	11/1/24	3.125%
Term 2	\$1,045,000.00	11/1/30	3.550%
Term 3	\$2,365,000.00	11/1/40	4.000%
Term 4	<u>\$3,500,000.00</u>	11/1/50	4.100%
	\$7,500,000.00		

Bonds outstanding - 10/31/19		\$7,500,000
Less:	2/1/21	(\$140,000)
	5/1/21	(\$10,000)
	8/1/21	(\$90,000)
	11/1/21	(\$130,000)
	11/1/21	(\$140,000)
	2/1/22	(\$10,000)
	5/1/22	(\$5,000)
	11/1/22	<u>(\$140,000)</u>

Current Bonds Outstanding: \$6,835,000

Reserve Requirement: \$205,500
Reserve Fund Balance: \$205,500

Reserve Fund Requirement: (i) Max Annual Debt Service for Bonds Outstanding
(ii) 50% of MADS upon satisfaction of Reserve Acct Release Conditions

Armstrong
Community Development District
Series 2017A/B Special Assessment Revenue Bonds

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1. Recap of Capital Project Fund Activity Through August 31, 2023

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,762.17
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$8,572.01
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
Adjusted Balance in Construction Account at August 31, 2023	<u><u>\$17,463.34</u></u>

2. Funds Available For Construction at August 31, 2023

Book Balance of Construction Fund at August 31, 2023	\$17,463.34
Contracts in place at August 31, 2023	

3. Investments - US Bank

August 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$17,463.34
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$17,463.34</u></u>

Armstrong Community Development District
Series 2017

						B	C	A	D	F	E	E	E	E	E	E	E
REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74									
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00												
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88									
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13								
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68				\$8,107.68								
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00						\$2,200.00						
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00						\$4,400.00						
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00						\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00									\$9,000.00			
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00							\$1,285.00					
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00									\$500.00			
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81				\$2,520.00					
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00											\$445.00	
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75					\$1,011.75							
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70							\$1,432.70					
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40							\$4,965.40					
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60							\$4,369.60					
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58					\$24,363.58							
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78						\$43,149.06		
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00								\$325.00				
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81						\$38,072.70		
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40						\$1,604.40						
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00											\$1,800.00	
Grand Total			\$8,792,939.41	\$409,225.50	\$8,383,713.88	\$1,745,453.37	\$2,181,215.35	\$1,370,377.54	\$2,457,555.82	\$68,494.30	\$79,180.75	\$202,477.88	\$49,839.35	\$5,110.00	\$12,500.00	\$110,255.76	\$101,253.80

Armstrong Community Development District Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,762.16
TRANS FROM DEBT SERVICE	\$8,572.01
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$17,463.34

RECONCILIATION	
TRUST STATEMENT	\$17,463.34
O/S REQ.	\$0.00
ADJ BALANCE	\$17,463.34
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

Developer Contributions:			
2/28/19	\$186,863.26	\$73,848.09	
3/20/19	\$258,769.58	\$135,875.16	
4/23/19	\$224,376.94	\$166,737.87	
5/13/19	\$337,241.90	\$244,209.64	
6/19/19	\$216,938.82	\$157,093.62	
7/24/19	\$386,918.02		
8/15/19	\$210,143.92		
9/17/19	\$7,561.10		
6/24/21	(\$7,561.10)		
\$2,599,016.82	\$1,821,252.44	\$777,764.38	

Prepaid CEC Fees:

\$16,826.67
\$23,789.43
\$40,616.10
\$81,232.20

INT REC'D	A	B	COI	
Oct-17	\$54.56	\$39.18	\$2.28	
Nov-17	\$563.76	\$404.90	\$9.57	
Dec-17	\$545.58	\$391.84	\$0.01	
Jan-18	\$563.94	\$405.03	\$0.01	
Feb-18	\$528.11	\$379.09	\$0.01	
Mar-18	\$466.85	\$335.05	\$0.01	
Apr-18	\$468.11	\$335.63	\$0.01	
May-18	\$492.70	\$352.76	\$0.00	
Jun-18	\$370.12	\$263.83		
Jul-18	\$260.98	\$184.94		
Aug-18	\$256.31	\$180.61		
Sep-18	\$209.82	\$146.91		
\$4,780.84	\$3,419.77	\$11.90	Transfer In	
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.85		
Dec-18	\$138.72	\$95.58	\$106.38	
Jan-19	\$123.60	\$84.47	\$109.93	
Feb-19	\$60.39	\$50.15	\$109.93	
Mar-19	\$2.38	\$15.36	\$99.29	
Apr-19	\$6.39	\$0.01	\$109.93	
May-19	\$14.20	\$0.32	\$106.38	
Jun-19	\$14.41	\$0.02	\$99.03	
Jul-19	\$1.87	\$1.32	\$95.83	
Aug-19	\$0.27	\$0.03	\$82.52	
Sep-19	\$8.96	\$0.03	\$53.76	
\$699.41	\$475.07		\$972.98	
Oct-19	\$9.28	\$0.03	\$46.83	
Nov-19	\$2.48	\$0.01	\$40.31	
Dec-19	\$2.11	\$1.96	\$32.77	
Jan-20	\$2.19	\$2.02	\$33.86	
Feb-20	\$2.19	\$2.02	\$33.77	
Mar-20	\$1.81	\$1.67	\$27.96	
Apr-20	\$0.82	\$0.75	\$12.60	
May-20	\$0.14	\$0.13	\$2.18	
Jun-20	\$0.15	\$0.13	\$2.25	
Jul-20	\$0.09	\$0.08	\$1.31	
Aug-20	\$0.08	\$0.07	\$1.23	
Sep-20	\$0.07	\$0.07	\$1.13	
\$21.41	\$8.94		\$236.20	

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
\$0.77	\$0.00		\$14.12	
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
\$6.88	\$0.01		\$198.73	
Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
Apr-23	\$30.91	\$0.45		\$685.36
May-23	\$40.47	\$0.68		\$855.15
Jun-23	\$44.68	\$0.86		\$885.26
Jul-23	\$47.15	\$1.01		\$879.86
Aug-23	\$57.87	\$1.35		\$1,025.34
\$331.89	\$5.27		\$7,149.98	

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through August 31, 2023

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$2,311.45
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$216,262.36
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,357,468.68)
Water, Sewer, Reuse & Electric	(\$1,879,033.13)
Stormwater Management System	(\$2,030,236.05)
Amenity Area	(\$2,671,439.84)
Neighborhood Parks	(\$589,575.62)
Contingency	\$0.00
Professional Fees	(\$481,800.70)
Adjusted Balance in Construction Account at August 31, 2023	<u><u>\$209,756.59</u></u>

2. Funds Available For Construction at August 31, 2023

Book Balance of Construction Fund at August 31, 2023	\$209,756.59
Contracts in place at August 31, 2023	

3. Investments - US Bank

August 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$209,756.59
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$209,756.59</u></u>

Armstrong Community Development District
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60		\$387,219.60	\$252,219.60		\$135,000.00				
4	11/15/19	CCUA	\$65,630.75		\$65,630.75	\$65,630.75						
5	11/15/19	Eisman & Russo	\$2,934.80		\$2,934.80							\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60		\$363,774.60	\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43		\$192,478.43							\$192,478.43
8	1/14/20	England Thims & Miller	\$3,000.00		\$3,000.00							\$3,000.00
9	1/14/20	England Thims & Miller	\$7,521.25		\$7,521.25							\$7,521.25
10	1/14/20	Hopping Green	\$111.65		\$111.65							\$111.65
11	12/16/19	Hadden Engineering	\$3,150.00		\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$600,869.78		\$600,869.78		\$67,500.00	\$533,369.78				
13	1/14/20	Eisman & Russo	\$5,285.64		\$5,285.64							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20		\$544,336.20		\$310,500.00	\$86,400.00	\$147,436.20			
15	2/20/20	England Thims & Miller	\$7,710.68		\$7,710.68							\$7,710.68
16	2/20/20	Eisman & Russo	\$1,430.72		\$1,430.72							\$1,430.72
17	2/20/20	Eisman & Russo	\$7,153.58		\$7,153.58							\$7,153.58
18	2/20/20	England Thims & Miller	\$9,965.73		\$9,965.73							\$9,965.73
19	2/20/20	Hopping Green	\$1,420.00		\$1,420.00							\$1,420.00
20	2/20/20	Besch and Smith	\$668,766.60		\$668,766.60	\$82,866.60	\$234,000.00	\$351,900.00				
21	3/20/20	Eisman & Russo	\$4,255.46		\$4,255.46							\$4,255.46
22	4/17/20	Besch and Smith	\$498,794.03		\$498,794.03	\$115,320.39	\$265,500.00	\$117,973.64				
23	3/20/20	England Thims & Miller	\$8,151.95		\$8,151.95							\$8,151.95
24	3/20/20	England Thims & Miller	\$450.00		\$450.00							\$450.00
25	3/20/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
26	6/24/20	Clay Electric	\$143,385.44		\$143,385.44		\$143,385.44					
27	5/20/20	England Thims & Miller	\$13,460.28		\$13,460.28							\$13,460.28
28	5/20/20	England Thims & Miller	\$1,582.04		\$1,582.04							\$1,582.04
29	5/20/20	England Thims & Miller	\$3,750.00		\$3,750.00							\$3,750.00
30	5/20/20	England Thims & Miller	\$2,650.00		\$2,650.00							\$2,650.00
31	5/20/20	Besch and Smith	\$184,270.26		\$184,270.26		\$184,270.26					
32	5/20/20	Eisman & Russo	\$8,584.29		\$8,584.29							\$8,584.29
33	5/20/20	CCUA	\$4,237.64		\$4,237.64		\$4,237.64					
34	5/20/20	CCUA	\$6,896.92		\$6,896.92		\$6,896.92					
35	6/24/20	Besch and Smith	\$265,109.40		\$265,109.40			\$265,109.40				
36	6/16/20	Eisman & Russo	\$7,483.74		\$7,483.74							\$7,483.74
37	6/16/20	England Thims & Miller	\$225.00		\$225.00							\$225.00
38	6/16/20	England Thims & Miller	\$3,250.00		\$3,250.00							\$3,250.00
39	7/28/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
40	7/28/20	Besch and Smith	\$199,339.24		\$199,339.24	\$199,339.24						
41	7/28/20	Scherer Construction	\$109,415.79		\$109,415.79					\$109,415.79		
42	7/28/20	Eisman & Russo	\$5,869.60		\$5,869.60							\$5,869.60
43	7/28/20	England Thims & Miller	\$7,272.39		\$7,272.39							\$7,272.39
44	7/28/20	England Thims & Miller	\$3,150.00		\$3,150.00							\$3,150.00
45	8/25/20	Besch and Smith	\$354,774.60		\$354,774.60	\$354,774.60						
46	8/25/20	England Thims & Miller	\$5,750.00		\$5,750.00							\$5,750.00
47	8/25/20	England Thims & Miller	\$1,965.00		\$1,965.00							\$1,965.00
48	9/23/20	England Thims & Miller	\$6,889.75		\$6,889.75							\$6,889.75
49	9/23/20	Besch and Smith	\$178,900.83		\$178,900.83	\$9,000.00	\$19,000.00			\$150,900.83		
50	10/15/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
51	10/15/20	England Thims & Miller	\$524.00		\$524.00							\$524.00
52	10/15/20	England Thims & Miller	\$532.00		\$532.00							\$532.00
53	10/15/20	Besch and Smith	\$98,610.30		\$98,610.30		\$27,000.00	\$68,910.30				\$2,700.00
54	10/15/20	Eisman & Russo	\$4,989.16		\$4,989.16							\$4,989.16
55	12/3/20	Clay Electric	\$72,940.00		\$72,940.00		\$72,940.00					
56	12/3/20	Besch and Smith	\$39,470.50		\$39,470.50	\$19,660.31		\$19,155.30				\$654.89
57	12/3/20	Eisman & Russo	\$7,043.52		\$7,043.52							\$7,043.52
58	12/3/20	ECS Florida, LLC	\$850.00		\$850.00							\$850.00
59	12/3/20	Eisman & Russo	\$5,649.49		\$5,649.49							\$5,649.49
60	12/3/20	England Thims & Miller	\$3,626.20		\$3,626.20							\$3,626.20
61	12/3/20	England Thims & Miller	\$2,196.34		\$2,196.34							\$2,196.34

Armstrong Community Development District

62	1/27/21	Besch and Smith	\$192,841.01		Series 2019	\$84,613.31	\$27,000.00					
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00						\$62,283.00			
64	1/27/21	ECS Florida, LLC	\$950.00							\$950.00		
65	1/27/21	Eisman & Russo	\$7,630.48							\$7,630.48		
66	1/27/21	Eisman & Russo	\$6,750.04							\$6,750.04		
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00						\$97,267.00			
68	1/27/21	England Thims & Miller	\$2,119.72							\$2,119.72		
69	1/27/21	Besch and Smith	\$279,255.93		\$114,300.00	\$65,549.89	\$99,406.04					
70	1/27/21	ECS Florida, LLC	\$1,000.00							\$1,000.00		
71	3/1/21	Besch and Smith	\$558,487.01		\$306,272.19	\$144,018.28	\$108,196.54					
72	3/2/21	Armstrong CDD	\$202.40							\$202.40		
73	3/2/21	England Thims & Miller	\$202.40							\$202.40		
74	4/1/21	England Thims & Miller	\$4,906.50							\$4,906.50		
75	4/1/21	England Thims & Miller	\$800.00							\$800.00		
76	4/1/21	Eisman & Russo	\$5,796.23							\$5,796.23		
77	4/1/21	Besch and Smith	\$260,102.21		\$185,440.93	\$36,861.28	\$37,800.00					
78	4/1/21	England Thims & Miller	\$1,933.61							\$1,933.61		
79	4/27/21	Eisman & Russo	\$3,375.02							\$3,375.02		
80	4/27/21	Besch and Smith	\$109,490.42		\$39,806.71	\$54,766.90	\$14,916.81					
80A	5/28/21	England Thims & Miller	\$4,726.50							\$4,726.50		
81	5/28/21	Armstrong CDD	\$6,000.08			\$6,000.08						
82	5/28/21	England Thims & Miller	\$414.93							\$414.93		
83	5/28/21	England Thims & Miller	\$75.27							\$75.27		
84	5/28/21	England Thims & Miller	\$1,284.75							\$1,284.75		
85	5/28/21	Eisman & Russo	\$953.81							\$953.81		
	6/15/21	Reimbursement - Req.81	(\$1,126.24)			(\$1,126.24)						
87	6/18/21	Besch and Smith	\$6,272.81				\$6,272.81					
88	6/18/21	Armstrong CDD	\$2,500.00			\$2,500.00						
89	6/18/21	Armstrong CDD	\$5,892.00					\$5,892.00				
90	6/18/21	England Thims & Miller	\$5,791.00							\$5,791.00		
91	7/30/21	Besch and Smith	\$319,589.71		\$120,804.91	\$93,959.37	\$104,825.43					
92	7/31/21	England Thims & Miller	\$155.25							\$155.25		
93	7/30/21	Eisman & Russo	\$143.74							\$143.74		
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00						\$125,336.00			
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00						\$7,800.00			
96	9/10/21	VOID	\$0.00						\$0.00			
97	9/10/21	Security Engineering and Design	\$1,473.00							\$1,473.00		
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00						\$17,240.00			
99	3/25/22	Onsight Industries	\$10,569.45		\$10,569.45							
100	3/25/22	Onsight Industries	\$1,070.00		\$1,070.00							
101	2/14/23	Eisman & Russo	\$220.11							\$220.11		
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00						\$19,333.00			
103	6/21/23	Jax Utilities Management	\$56,660.00			\$56,660.00						
Grand Total			\$10,406,862.16	\$397,308.14	\$10,009,555.02	\$2,357,468.68	\$1,879,033.13	\$2,030,236.05	\$2,671,439.84	\$589,575.62	\$0.00	\$481,800.70

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,629,302.23
INT REC'D TO DATE	\$2,311.45
TRANSFER FROM DEBT SERVICE	\$216,262.36
LESS: REQ. PAID	<u>(\$10,406,862.16)</u>
BALANCE	\$209,756.59

RECONCILIATION	
TRUST STATEMENT	\$209,756.59
O/S REQ.	\$0.00
ADJ BALANCE	\$209,756.59
VARIANCE	(\$0.00)

Add'l Revenue/Developer Contributions:

6/23/20	\$328,037.36	
7/27/20	\$330,623.14	
7/29/20	\$34,813.80	Prepaid CEC Fees from FY19
7/29/20	\$65,154.00	Agmt# 19 - Media
7/29/20	\$6,863.03	Trans from Acq 2019 A1
8/20/20	\$255,658.30	
9/21/20	\$185,790.58	
9/28/20	\$157,645.00	Clay Electric
10/22/20	\$12,833.40	
12/3/20	\$71,528.16	Greyhawk Venture
12/14/20	\$53,900.28	
12/16/20	\$41,066.88	
1/27/21	\$555,129.53	
3/1/21	\$558,891.81	
4/1/21	\$273,538.55	
4/5/21	\$16,041.75	Feldman & Mahoney Chk#1744
4/26/21	\$112,865.44	
5/27/21	\$13,455.34	Greyhawk Venture
6/18/21	\$20,455.81	
6/28/21	\$57,750.30	
7/30/21	\$453,024.70	
6/21/23	\$24,235.07	
	\$3,629,302.23	

INT REC'D	A	COI
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$345.21	\$0.16
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.48	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$1.95	\$0.00
Jul-20	\$0.38	\$0.00
Aug-20	\$0.09	\$0.00
Sep-20	\$0.52	\$0.00

	\$1,401.96	\$2.02
Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
Aug-21	\$0.32	\$0.00
Sep-21	\$0.32	\$0.00
	\$2.25	\$0.00
Oct-21	\$0.24	\$0.00
Nov-21	\$0.22	\$0.00
Dec-21	\$0.21	\$0.00
Jan-22	\$0.27	\$0.00
Feb-22	\$0.27	\$0.00
Mar-22	\$0.22	\$0.00
Apr-22	\$0.23	\$0.00
May-22	\$0.18	\$0.00
Jun-22	\$0.19	\$0.00
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
	\$31.80	\$0.00

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
Jan-23	\$83.69	\$0.00
Feb-23	\$89.18	\$0.00
Mar-23	\$80.84	\$0.00
Apr-23	\$109.06	\$0.00
May-23	\$131.04	\$0.00
Jun-23	\$101.75	\$0.00
Jul-23	\$74.24	\$0.00
Aug-23	\$9.45	\$0.00

\$873.42	\$0.00
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10

B.

Armstrong Community Development District

Summary of Check Register

August 1, 2023 to August 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	8/8/23	981-985	\$ 15,937.32
	8/14/23	986-991	\$ 5,274.82
	8/22/23	992-994	\$ 4,352.40
	8/28/23	995-997	\$ 4,124.30
			<hr/>
			\$ 29,688.84

			<hr/>
			\$ 29,688.84

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/08/23	00007	8/03/23 2023-257	202308 310-51300-48000		*	44.00	
		NOT.OF MEETING 08/10/23		OSTEEN MEDIA GROUP			44.00 000981
8/08/23	00054	8/01/23 2308	202308 330-57200-47700		*	155.00	
		PET STATION MAINT AUG23		DOODY DADDY			155.00 000982
8/08/23	00001	8/01/23 104	202308 320-53800-12200		*	6,250.00	
		PROPERTY MANAGER AUG23					
		8/01/23 104	202308 330-57200-46300		*	1,084.67	
		JANITORIAL SERVICES AUG23					
		8/01/23 105	202308 310-51300-34000		*	3,937.50	
		MANAGEMENT FEES AUG23					
		8/01/23 105	202308 310-51300-49500		*	104.17	
		WEBSITE ADMIN AUG23					
		8/01/23 105	202308 310-51300-35100		*	150.00	
		INFORMATION TECH AUG23					
		8/01/23 105	202308 310-51300-31300		*	583.33	
		DISSEMINATION FEE AUG23					
		8/01/23 105	202308 310-51300-51000		*	.03	
		OFFICE SUPPLIES					
		8/01/23 105	202308 310-51300-42000		*	22.23	
		POSTAGE					
		8/01/23 105	202308 310-51300-42500		*	74.10	
		COPIES					
		8/01/23 105	202308 310-51300-41000		*	41.11	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			12,247.14 000983
8/08/23	00061	7/31/23 3254263	202306 310-51300-31500		*	2,496.18	
		CDD MTG/MNGR PROP/AUDIT		KUTAK ROCK LLP			2,496.18 000984
8/08/23	00019	8/01/23 7681B	202308 320-53800-46800		*	995.00	
		LAKE MAINTENANCE AUG23		SITEX AQUATICS			995.00 000985
8/14/23	00034	8/07/23 505	202307 330-57200-34500		*	1,332.57	
		SCRTY 07/24/23 - 07/31/23					
		8/07/23 505A	202308 330-57200-34500		*	999.43	
		SCRTY 08/01/23 - 08/06/23		BUSINESS INVESTMENT HOLDINGS DBA			2,332.00 000986
8/14/23	00016	8/04/23 567729AU	202308 320-53800-43100		*	254.22	
		3518 ROYAL PINES DR IRRG					

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		8/04/23	568411AU 202308 320-53800-43100 3682 ROYAL PINES DR IRRG		*	547.89	
		8/04/23	574046AU 202308 330-57200-43100 3645 ROYAL PINES DR POOL		*	68.32	
		8/04/23	574047AU 202308 330-57200-43100 3645 ROYAL PINES DR CLBHS		*	320.62	
		8/04/23	574048AU 202308 320-53800-43100 3645 ROYAL PINES DR IRRG		*	88.51	
		8/04/23	577060AU 202308 320-53800-43100 875 TYNES BLVD IRRG-AUG23		*	357.13	
		8/04/23	577061AU 202308 320-53800-43100 705 TYNES BLVD IRRG-AUG23		*	219.08	
		8/04/23	586607AU 202308 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	61.67	
		8/04/23	586608AU 202308 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	72.72	
		8/04/23	588041AU 202308 320-53800-43100 3846 SUNBERRY LANE IRRG		*	93.37	
		8/04/23	594522AU 202308 320-53800-43000 4173 HEATHERBROOK PLACE		*	90.05	
		8/04/23	596272AU 202308 320-53800-43100 1980 AMBERLY DR - AUG23		*	171.39	
		8/04/23	596274AU 202308 320-53800-43100 544 TYNES BLVD - AUG23		*	69.32	
CLAY COUNTY UTILITY AUTHORITY						2,414.29	000987
8/14/23	00007	8/10/23	2023-257 202308 310-51300-48000 NOT.OF FY24 MEETING DATES		*	56.00	
OSTEEN MEDIA GROUP						56.00	000988
8/14/23	00038	5/04/23	208050 202304 310-51300-31100 GEN.CONSLT.ENG.SRVC(WA#9)		*	95.00	
		8/02/23	209392 202307 310-51300-31100 GEN.CONSLT.ENG.SRVC(WA#9)		*	250.00	
ENGLAND-THIMS AND MILLER, INC.						345.00	000989
8/14/23	00070	7/24/23	52541444 202307 330-57200-46500 MTHLY PEST CONTROL JUL23		*	45.00	
ARROW EXTERMINATORS INC DBA						45.00	000990
8/14/23	00027	8/04/23	22100762 202307 330-57200-43200 3645 ROYAL PINES DR-JUL23		*	82.53	
TECO						82.53	000991
8/22/23	00034	8/21/23	507 202308 330-57200-34500 SCRTY 08/07/23 - 08/14/23		*	1,399.20	
BUSINESS INVESTMENT HOLDINGS DBA						1,399.20	000992
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/22/23	00100	8/11/23 9054872A	202308 320-53800-43000	3599 ROYAL PINES DR IRRG	*	44.00	
		8/11/23 9082120A	202308 330-57200-43000	3645 ROYAL PINES DR AMNTY	*	1,190.00	
		8/11/23 9082351A	202308 320-53800-43000	705 TYNES BLVD IRRG-AUG23	*	35.00	
		8/11/23 9143346A	202308 320-53800-43000	3814 ROYAL PINES - AUG23	*	34.20	
CLAY ELECTRIC COOPERATIVE, INC.							1,303.20 000993
8/22/23	00072	7/01/23 1708242	202307 330-57200-46700	POOL CHEM & CLEAN JUL23	*	1,650.00	
POOL TROOPERS							1,650.00 000994
8/28/23	00001	8/21/23 106	202307 320-53800-46000	DESKTOP/GYMWIPE/MOP/KEYS	*	582.02	
		8/21/23 106	202307 310-51300-51000	CONSTANT CONTRACT ANNUAL	*	614.28	
GOVERNMENTAL MANAGEMENT SERVICES							1,196.30 000995
8/28/23	00072	8/01/23 1729445	202308 330-57200-46700	POOL CHEM & CLEAN AUG23	*	1,650.00	
POOL TROOPERS							1,650.00 000996
8/28/23	00021	8/23/23 201113	202308 320-53800-46500	RPR NOZZLES/ROTORS/SPRAY	*	1,278.00	
TREE AMIGOS OUTDOOR SERVICES INC.							1,278.00 000997
TOTAL FOR BANK A						29,688.84	
TOTAL FOR REGISTER						29,688.84	

ARMS ARMSTRONG TVISCARRA

CLAY TODAY

A Division of Osteen Media Group

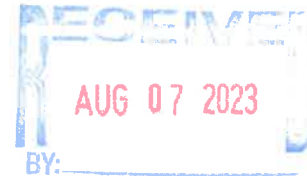
INVOICE

Invoice Number: 2023-257119

Invoice Date: 8/3/2023

Due Date: 9/2/2023

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200



BILL TO

Accounts Payable
Armstrong CDD C/O GMS, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

#7
310-57-418

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 77644	Notice of Meeting August 10, 2023	CT - Clay Today	Aug 3	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

Total:	\$44.00
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Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

Affidavit attached to this invoice.

Please call the office at 904-264-3200 if you would like to pay by credit card.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a Armstrong CDD Notice of Meeting

In the matter of August 10, 2023

LEGAL: 77644

Was published in said newspaper in the issues:

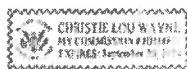
8/3/2023

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, 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 08/03/2023

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@ostecnmediagroup.com

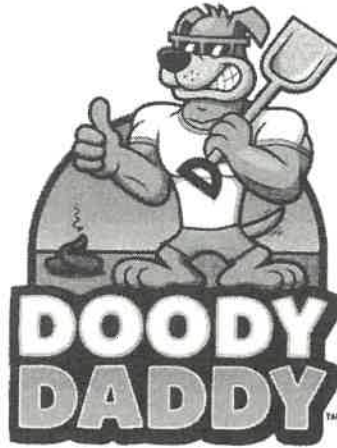
Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, August 10, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation 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 those 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.

Marlene Gillos
District Manager
Legal 77644 Published 8/3/2023 in Clay
County's Clay Today newspaper



August 1, 2023

Invoice No. 2308

Armstrong CDD
182 Holly Forest Dr. St. Aug, FL 32092

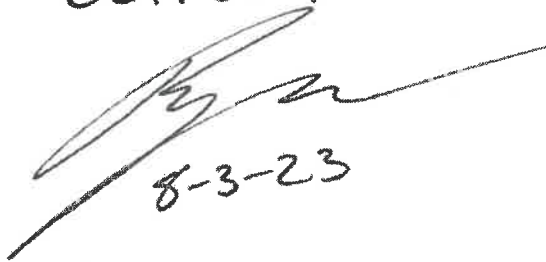
DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - <u>August</u>	3 stations	1 X Week	\$155

- Pet Waste Station Maintenance

#54

Pet waste station Maintenance

001.330.57200.47700


8-3-23

TOTAL: \$155

PAID:

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 104

Invoice Date: 8/1/23

Due Date: 8/1/23

Case:

P.O. Number:

Bill To:Armstrong CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092
AUG 02 2023
BY:

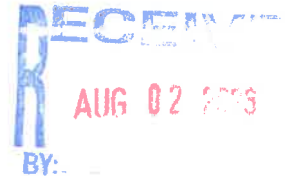
Description	#1	Hours/Qty	Rate	Amount
Property Manager - August 2023	320-538-122		6,250.00	6,250.00
Janitorial August 2023	376-572-463		1,084.67	1,084.67
Total				\$7,334.67
Payments/Credits				\$0.00
Balance Due				\$7,334.67

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 105**Invoice Date:** 8/1/23**Due Date:** 8/1/23**Case:****P.O. Number:****Bill To:**

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



Description	#1	Hours/Qty	Rate	Amount
Management Fees - August 2023	310-513-74		3,937.50	3,937.50
Website Administration - August 2023	495		104.17	104.17
Information Technology - August 2023	331		150.00	150.00
Dissemination Agent Services - August 2023	213		583.33	583.33
Office Supplies	51		0.03	0.03
Postage	42		22.23	22.23
Copies	425		74.10	74.10
Telephone	41		41.11	41.11
Total				\$4,912.47
Payments/Credits				\$0.00
Balance Due				\$4,912.47

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3254263

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

Ms. Marilee Giles
Armstrong CDD
Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

61
216-07-05



Invoice No. 3254263

1323-1

Re: General Counsel

For Professional Legal Services Rendered

06/02/23	K. Buchanan	1.00	335.00	Review property manager proposals
06/08/23	K. Buchanan	5.00	1,675.00	Prepare for and attend CDD meeting
06/09/23	K. Buchanan	0.40	134.00	Perform meeting follow up
06/27/23	K. Buchanan	0.40	134.00	Conference with district manager regarding auditor inquiry

TOTAL HOURS 6.80

TOTAL FOR SERVICES RENDERED \$2,278.00

DISBURSEMENTS

Meals	15.28
Travel Expenses	202.90

TOTAL DISBURSEMENTS 218.18TOTAL CURRENT AMOUNT DUE \$2,496.18

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Armstrong CDD (Greyhawk Jax)

Bill to

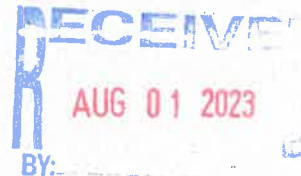
Armstrong CDD
Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771
Attn: Teresa Viscarra

Ship to

Armstrong CDD (Greyhawk Jax)
Armstrong CDD
Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
Attn: Teresa Viscarra
St. Cloud, FL 34771

Invoice details

Invoice no.: 7681B
Terms: Net 30
Invoice date: 08/01/2023
Due date: 08/31/2023



Product or service	Amount
1. LM- Armstrong CDD Monthly <u>Lake Maintenance</u> - 9 Waterways-August	1 unit x \$995.00 \$995.00
Total	\$995.00

Lake Maintenance

#19

001. 320. 53800. 46800

8-1-23



INVOICE

Viewpoint Security - BIHC
1348 Beach Blvd
P.O. Box 50014
Jacksonville Beach, Florida 32240
United States

904-254-1474

BILL TO

Armstrong CDD
Teresa Viscarra
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771
United States

9042996115
tviscarra@gmscfl.com

Invoice Number: 505

Invoice Date: August 7, 2023

Payment Due: August 7, 2023

Amount Due (USD): \$2,332.00

Pay Securely Online



Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice - 7 days a week at 6 hours a day 42 hours a week (x2) SUMMER BREAK (May 29th start date)	80	\$29.15	\$2,332.00

#261
Security Monitoring

001.330.57200.34500

Subtotal: \$2,332.00

Total: \$2,332.00

Amount Due (USD): \$2,332.00

VISA



DISCOVER

link.waveapps.com/d2hm9e-wndyyh

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

July 24th, 2023 - July 30th, 2023 \$1772.57

July 31st, 2023 - August 6th, 2023 \$559.43



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[2/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	0.00			\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
82100744	1	07/31/23	31	3800	3914	114
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	38.2	X	0.85		\$32.47
Proration Factor: 1.0333	Tier 2	13.5	X	1.66		\$22.41
	Tier 3	62.3	X	2.51		\$156.37

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$254.22
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$254.22

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

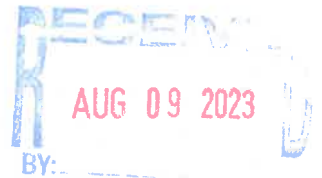
Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/ watering restrictions to learn more.

Please pay \$254.22 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$304.14 was posted to your account on 07/24/2023.

#16
320 538 431



Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #: 00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

Route Group: 27

ADDRESSEE:

AYC0804A 2000000835 22/2

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$254.22
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$254.22

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00567729 6 MC05533398 0000025422 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[3/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	0.00			\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

83801396	1	07/31/23	31	3610	3841	231
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Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	38.2	X	0.85		\$32.47
Proration Factor: 1.0333	Tier 2	13.5	X	1.66		\$22.41
	Tier 3	179.3	X	2.51		\$450.04

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$547.89
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$547.89
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Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$547.89 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$735.86 was posted to your account on 07/24/2023.

H16
320-578-431



Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC0804A 2000000836 22/3

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$547.89
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$547.89

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00568411 3 MC05530006 0000054789 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[4/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00574046

Service Address: 3645 Royal Pines Drive Pool

Route #: MC05560400

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	07/31/23	31	4539	4555	16

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$28.48
Consumption Charges	Tier 1	16.0	X	2.35		\$37.60
Proration Factor: 1.0333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.15

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	X	4.69		\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$68.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$68.32

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

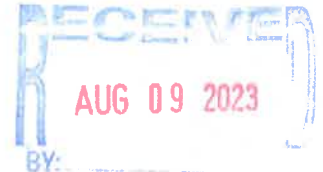
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$68.32 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$237.52 was posted to your account on 07/24/2023.

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999

#16
370592.119



Please return this portion with payment



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC0804A 2000000837 22/4

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Summary

Bill Date	08/04/23
Current Charges	\$68.32
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$68.32

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00574046 9 MC05560400 0000006832 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[5/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00574047

Service Address: 3645 Royal Pines Drive Clubhouse

Route #: MC05560402

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	07/31/23	31	149	152	3

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$91.06
Consumption Charges	Tier 1	3.0	X	2.35		\$7.05
Proration Factor: 1.0333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.15

Sewer

Base Charges (Prepaid)						\$206.20
Consumption Charges		3.0	X	4.69		\$14.07

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$320.62
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$320.62

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$320.62 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$313.58 was posted to your account on 07/24/2023.

Water Quality Reports are sent by email, online at www.clayutility.org/wqr/WQR.pdf, or at our office. To receive a copy by mail, contact 904-272-5999

#16
200 572 471



Please return this portion with payment

Bill Summary

Bill Date	08/04/23
Current Charges	\$320.62
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$320.62



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC0804A 2000000838 22/5

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00574047 3 MC05560402 0000032062 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[6/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	X	0.00		\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

76205390	1.5	07/31/23	31	7831	7834	3
Base Charges (Prepaid)						\$85.96
Consumption Charges	Tier 1	3.0	X	0.85		\$2.55
Proration Factor: 1.0333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$88.51
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$88.51

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$88.51 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$374.15 was posted to your account on 07/24/2023.

#16
320-578-421

Please return this portion with payment

Bill Summary

Bill Date	08/04/23
Current Charges	\$88.51
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$88.51



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

ADDRESSEE:

AYC0804A 2000000839 22/6

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00574048 6 MC05560404 0000008851 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[8/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00577060

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	X	0.00		\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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86278202	1	08/03/23	31	5787	5942	155
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	38.2	X	0.85		\$32.47
Proration Factor: 1.0333	Tier 2	13.5	X	1.66		\$22.41
	Tier 3	103.3	X	2.51		\$259.28

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$357.13
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$357.13
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Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

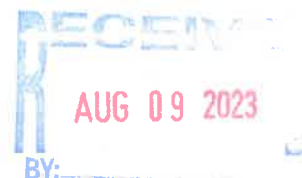
Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$357.13 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$143.41 was posted to your account on 07/24/2023.

#16
220-78-431



Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AYC0804A 2000000841 22/8

ARMSTRONG CDD
C/O GMS, LLC, ANTHONY PEREGRINO
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$357.13
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$357.13

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00577060 0 MC05560359 0000035713 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[7/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00577061

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Route #: MC05560361

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X		0.00		\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	07/31/23	31	6573	6673	100
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	38.2	X	0.85		\$32.47
Proration Factor: 1.0333	Tier 2	13.5	X	1.66		\$22.41
	Tier 3	48.3	X	2.51		\$121.23

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$219.08
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$219.08

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$219.08 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$467.29 was posted to your account on 07/24/2023.

#16
220.58.42



Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0804A 2000000840 22/7

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$219.08
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$219.08

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00577061 9 MC05560361 0000021908 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[9/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00586607

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560323



Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	0.00			\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137737	1	07/31/23	31	1839	1861	22
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	22.0	X	0.85		\$18.70
Proration Factor: 1.0333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$61.67
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$61.67

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$61.67 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$55.72 was posted to your account on 07/24/2023.

#16
320 538 431



Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

ADDRESSEE:

AYC0804A 2000000842 22/9

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$61.67
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$61.67

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00586607 5 MC05560323 0000006167 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[10/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00586608

Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560249

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	0.00			\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

87137740	1	07/31/23	31	1350	1385	35
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	35.0	X	0.85		\$29.75
Proration Factor: 1.0333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$72.72
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$72.72

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$72.72 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$70.17 was posted to your account on 07/24/2023.

#16
220-578-47

RECEIVED
AUG 09 2023
BY:

Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0804A 2000000843 22/10

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$72.72
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$72.72

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00586608 5 MC05560249 0000007272 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[11/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 08/04/23 to 09/08/23 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

Sewer

Base Charges (Prepaid) \$0.00						
Consumption Charges 0.0 X 0.00 \$0.00						

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	07/31/23	31	1568	1617	49
Base Charges (Prepaid) \$42.97						
Consumption Charges Tier 1 38.2 X 0.85 \$32.47						
Proration Factor: 1.0333 Tier 2 10.8 X 1.66 \$17.93						
Tier 3 0.0 X 2.51 \$0.00						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$93.37						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE \$93.37						

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$93.37 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$89.73 was posted to your account on 07/24/2023.

#16
320-538-431

RECEIVED
AUG 09 2023
BY:

Please return this portion with payment



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC0804A 2000000844 22/11

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Summary

Bill Date	08/04/23
Current Charges	\$93.37
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$93.37

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00588041 & MC05560097 0000009337 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[12/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	X	0.00		\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

87777245	1	07/31/23	31	652	699	47
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	38.2	X	0.85		\$32.47
Proration Factor: 1.0333	Tier 2	8.8	X	1.66		\$14.61
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$90.05
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$90.05
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Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

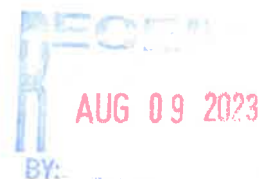
Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/ watering restrictions to learn more.

Please pay \$90.05 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$84.75 was posted to your account on 07/24/2023.

#16
320-538-413



Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC0804A 2000000845 22/12

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$90.05
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$90.05

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00594522 9 MC05560399 0000009005 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[13/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge	\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	0.00			\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187072	1	07/31/23	31	1186	1267	81
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	38.2	X	0.85		\$32.47
Proration Factor: 1.0333	Tier 2	13.5	X	1.66		\$22.41
	Tier 3	29.3	X	2.51		\$73.54

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$171.39
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$171.39

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$171.39 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$161.07 was posted to your account on 07/24/2023.

#16
2005560415

RECEIVED
AUG 09 2023
BY:

Please return this portion with payment

Bill Summary



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

ADDRESSEE:

AYC0804A 2000000846 22/13

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Date	08/04/23
Current Charges	\$171.39
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$171.39

MAIL PAYMENT TO:



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00596272 9 MC05560415 0000017139 0000000 08252023 0 0



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

[14/14]

Customer Name: ARMSTRONG CDD

Bill Date: 08/04/2023

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	08/04/23 to 09/08/23					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
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Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	0.00			\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

89187071	1	07/31/23	31	878	909	31
Base Charges (Prepaid)						\$42.97
Consumption Charges	Tier 1	31.0	X	0.85		\$26.35
Proration Factor: 1.0333	Tier 2	0.0	X	1.66		\$0.00
	Tier 3	0.0	X	2.51		\$0.00

Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$69.32
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$69.32

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 12, 2023, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Water lawns before 10 AM and after 4 PM when temperature and wind speed are at their lowest to reduce loss from evaporation and wind. This allows better absorption, promoting healthier lawns and plants.

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/ watering restrictions to learn more.

Please pay \$69.32 by 8/25/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$68.47 was posted to your account on 07/24/2023.

#16
720-538-431

REC'D
AUG 09 2023
BY:

Please return this portion with payment



Clay County Utility Authority
3176 Old Jennings Road
Middleburg, Florida 32068

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC0804A 2000000847 22/14

ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

Bill Summary

Bill Date	08/04/23
Current Charges	\$69.32
Current Charges Past Due After	08/25/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$69.32

MAIL PAYMENT TO:



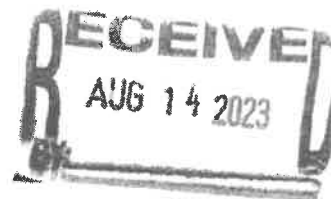
CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

00596274 3 MC05560677 0000006932 0000000 08252023 0 0



INVOICE

Invoice Number: 2023-257465
Invoice Date: 8/10/2023
Due Date: 9/9/2023



Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

BILL TO

Accounts Payable
Armstrong CDD C/O GMS, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

#7
216-573,48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 77645	Notice of Meetings Fiscal Year 2024	CT - Clay Today	Aug 10	2023		Column Inch	Black & White	5.6000	\$56.00
									\$56.00

Total:	\$56.00
--------	---------

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

Affidavit attached to this invoice.

Please call the office at 904-264-3200 if you would like to pay by credit card.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a Armstrong CDD/ Notice of Meetings

In the matter of Fiscal Year 2024

LEGAL: 77645

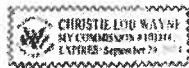
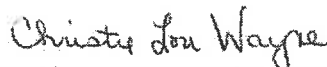
Was published in said newspaper in the issues:

8/10/2023

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, 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 08/10/2023



3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

NOTICE OF MEETINGS ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Armstrong Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2024 at 3:30 p.m. at the Plantation Oaks Armenty Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 12, 2023
November 9, 2023
December 14, 2023
January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024 at 6:00 p.m.
June 13, 2024
July 11, 2024 at 6:00 p.m.
August 8, 2024
September 12, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32082 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. 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 the 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.

Marilee Giles

Manager

Legal 77645 Published 8/10/2023 In Clay County's Clay Today newspaper

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

± 38
210.517.711

May 04, 2023
Project No: 22401.00000
Invoice No: 0208050

Project 22401.00000 Armstrong CDD-2022/2023 General Consulting Engineering Services
(WA#9)

Professional Services rendered through April 29, 2023

Task 01 General Consulting

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Brecht, John	4/22/2023	.50	190.00	95.00
Totals		.50		95.00
Total Labor				95.00

	Current	Prior	To-Date
Total Billings	95.00	2,329.50	2,424.50
Contract Limit			6,000.00
Remaining			3,575.50

Total this Task \$95.00

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$95.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel: 904-842-0990 • Fax: 904-846-9485
CA-00902584 LC-0000316



ENGLAND-THIMS & MILLER



14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

#38
210-817-311

August 02, 2023

Invoice No: 209392

Total This Invoice \$250.00

Project 22401.00000 Armstrong CDD-2022/2023 General Consulting Engineering Services (WA#9)

Professional Services rendered through July 29, 2023

Phase 01 General Consulting

Labor

			Hours	Rate	Amount
Project Manager					
Brecht, John	7/8/2023		.50	190.00	95.00
CEI Sr. Inspector					
Brooks, Jeffrey	7/22/2023		1.00	155.00	155.00
Totals			1.50		250.00
Total Labor					250.00

Billing Limits

	Current	Prior	To-Date
Total Billings	250.00	2,992.00	3,242.00
Limit			6,000.00
Remaining			2,758.00

Total this Phase \$250.00

Phase XP Expenses

Total this Phase 0.00**Total This Invoice \$250.00****Outstanding Invoices**

Number	Date	Balance
208050	5/4/2023	95.00
Total		95.00

Total Now Due \$345.00



Orange Park Office 904-771-5566
PO Box 7835
Jacksonville, FL 32238-0835
www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 2634163 Statement Date: 08/02/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
07/24/23	52541444	Pest Control Service	\$45.00	\$0.00	\$45.00

RECEIVED
AUG 07 2023
BY: _____

Current: \$45.00

Past Due: \$0.00

Total Amount Due: \$45.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 7835 • Jacksonville, FL 32238-0835

You can pay your bill online at www.naderspestraiders.com

*****AUTO**MIXED AADC 270



ARMSTRONG CDD 6
1408 HAMLIN AVE UNIT E 1364
SAINT CLOUD FL 34771-8588



Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input checked="" type="checkbox"/>	52541444	\$45.00	
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS
PO BOX 7835
JACKSONVILLE FL 32238-0835



Statement Date: 08/02/23
Customer Number: 2634163

Balance Forward: \$0.00

Amount: \$45.00

Amount Due: \$45.00

Check # 990



ARMSTRONG CDD
3645 ROYAL PINES DR - J1123
MIDDLEBURG, FL 32068-4177

Statement Date: August 04, 2023

Amount Due: \$82.53

Due Date: August 25, 2023

Account #: 221007627575

Account Summary

Current Service Period: June 29, 2023 - July 28, 2023

Previous Amount Due \$78.46

Payment(s) Received Since Last Statement -\$78.46

Current Month's Charges \$82.53

Amount Due by August 25, 2023 \$82.53

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily THMS used was **63.64% lower** than the same period last year.



Your average daily THMS used was **0% higher** than it was in your previous period.



Scan here to view your account online.

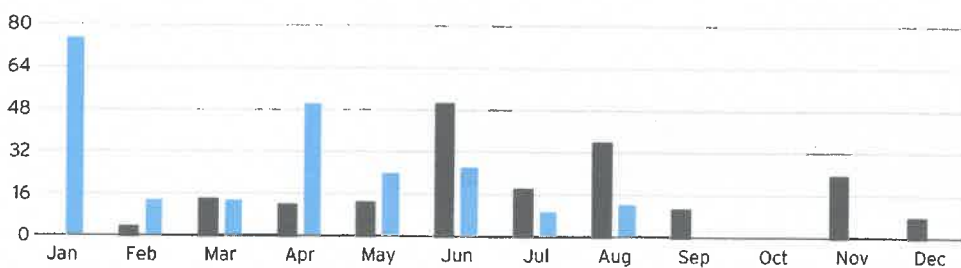
One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



PeoplesGas.com/Paperless

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007627575

Due Date: August 25, 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$82.53

Payment Amount: \$ 82.53

642742039637

00002695 FTECO108042322224910 00000 04 01000000 20144 002

ARMSTRONG CDD
1408 HAMLIN AVE, UNIT E
SAINT CLOUD, FL 34771-8588

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6427420396372210076275750000000082534



Service For:
3645 ROYAL PINES DR
MIDDLEBURG, FL 32068-4177

Account #: 221007627575
Statement Date: August 04, 2023
Charges Due: August 25, 2023

Meter Read

Service Period: Jun 29, 2023 - Jul 28, 2023

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX50502	07/28/2023	636	624	12 CCF	1.045	1.0000	12.5 Therms	30 Days

Charge Details



Natural Gas Charges

Customer Charge		\$30.60
Distribution Charge	12.5 THMS @ \$0.46951	\$5.87
PGA	12.5 THMS @ \$0.85000	\$10.63
Florida Gross Receipts Tax		\$0.36
Natural Gas Service Cost		\$47.46
Municipal Public Service Tax		\$1.51
State Tax		\$3.56
Total Natural Gas Cost, Local Fees and Taxes		\$52.53



Other Fees and Charges

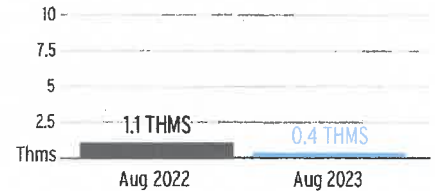
Miscellaneous Charges

Gas Management	1 X \$30.0000	\$30.00
Total Miscellaneous Charges		\$30.00

Total Current Month's Charges

\$82.53

Avg THMS Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:

Commercial Customer Care:

866-832-6249

Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

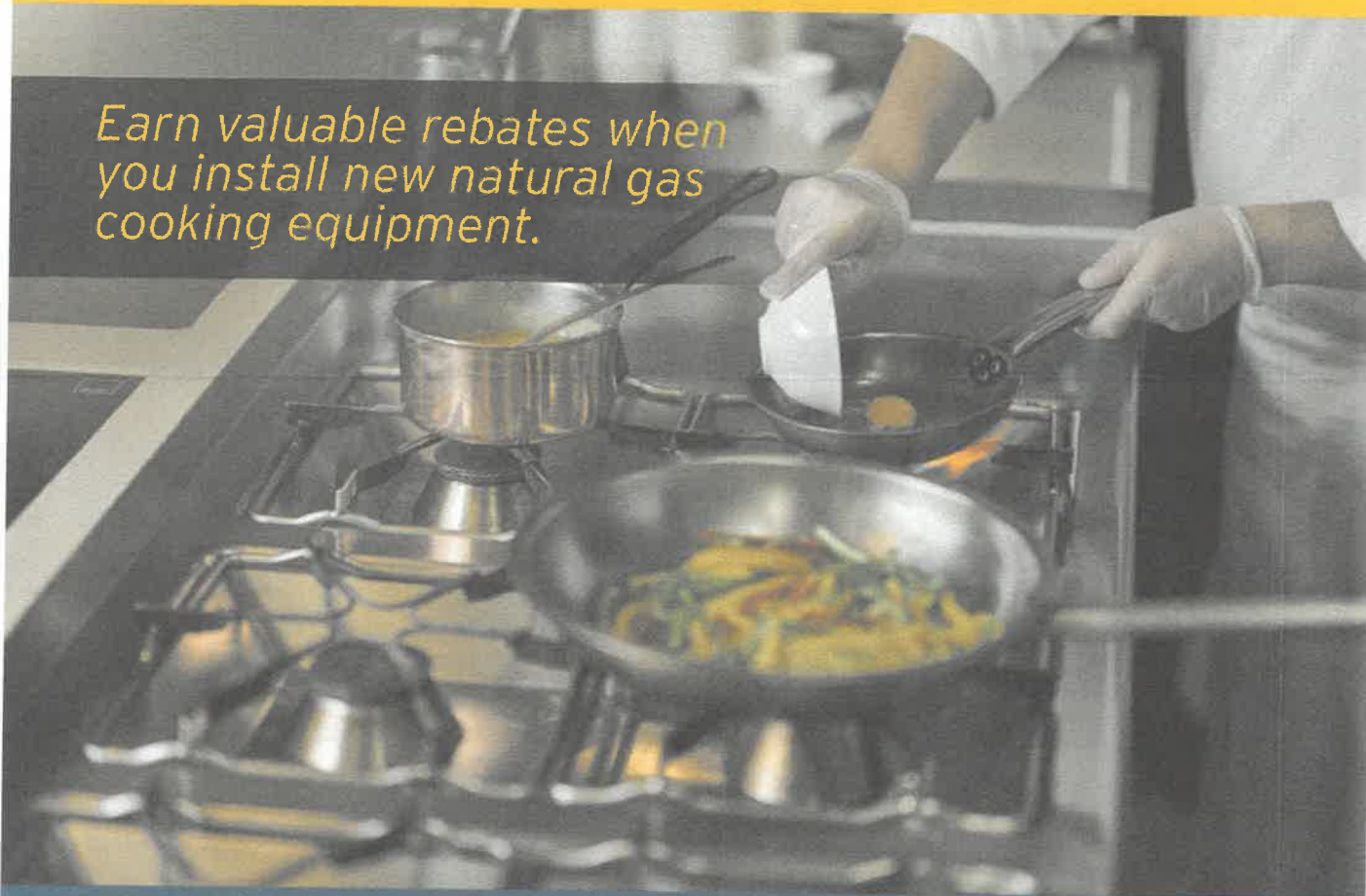
Conservation Rebates:

877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Faster cooking times, plus cash back.

Earn valuable rebates when you install new natural gas cooking equipment.



Installing new energy-efficient cooking equipment will save your business money in energy costs while you provide your customers with perfectly cooked dishes, every time. Peoples Gas energy conservation program rebates are available to help you offset your purchase and installation costs. Best of all, you'll continue to enjoy enhanced efficiency for years to come.

Available cooking rebates:

Natural Gas Appliance	Potential Rebate
Cooking Equipment	Up to \$2,000
Fryer	Up to \$3,500

For more information and full details on eligibility visit PeoplesGas.com/BizRebates.





**GONNA DIG?
GOTTA CALL.**

811

CALL 811. IT'S THE LAW.

TECO
PEOPLES GAS
AN EMERA COMPANY

We're always working to keep our system safe for you

Safety is our #1 priority



Our team members and trusted contractors are always working to maintain our system and ensure all aspects are functioning properly and safely.

We regularly conduct inspections of meters and other equipment, and this work may require us to be on or near your property. All of our workers carry a photo ID, so you can be sure they're part of our team.

We'll let you know if we have trouble gaining access to any equipment or if we identify any necessary follow-up work.

Should you have any questions about your service, please call us at **877-832-6747**.





INVOICE

Viewpoint Security - BIHC
1348 Beach Blvd
P.O. Box 50014
Jacksonville Beach, Florida 32240
United States

904-254-1474

BILL TO

Armstrong CDD
Teresa Viscarra
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771
United States

9042996115
tviscarra@gmscfl.com



Invoice Number: 507

Invoice Date: August 21, 2023

Payment Due: August 21, 2023

Amount Due (USD): \$1,399.20

Pay Securely Online

Items	Quantity	Price	Amount
Amenity Guard Services 1 week invoice - 7 days a week at 6 hours a day End of Summer and End of Contract #34	48	\$29.15	\$1,399.20
Security Monitoring 001.330.57200.34500			
 8-22-23			
Subtotal:			\$1,399.20
Total:			\$1,399.20
Amount Due (USD):			\$1,399.20

Pay Securely Online

VISA



DISCOVER

link.waveapps.com/xgx5ub-km439c

Notes / Terms

Invoice for previous 1 week of service (7 days)
August 7th, 2023 - August 14th, 2023

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 08/11/2023
Current Bill Due Date: 09/01/2023

Previous Balance \$44.00
Payment Received 07/27/23 -\$44.00
Balance Forward \$0.00
Current Charges Due 09/01/23 \$44.00

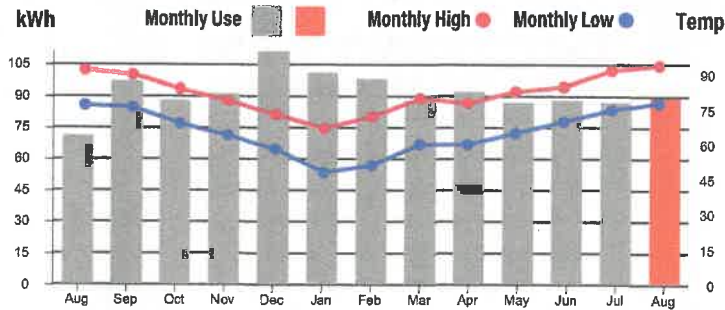
Important Messages

Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements. Visit ClayElectric.com/scholarships for details. Five scholarships are available.

Total Amount Due
\$44.00
Due Date:
09/01/2023

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	07/10/23	08/10/23	4360	4449	1	89

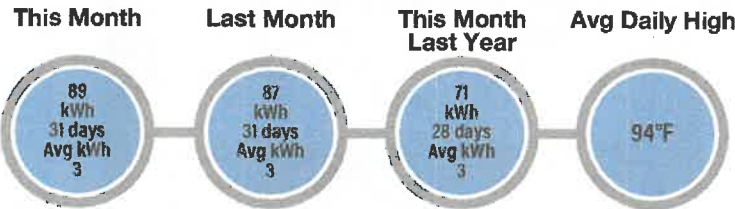


Current Service Detail

Access Charge		\$32.00
Energy Charge	89 kWh @ 0.0813	\$7.24
Power Cost Adjustment	89 kWh @ 0.0185	\$1.65
FLA Gross Receipts Tax		\$1.05
Clay Co Public Ser Utility Tax		\$1.52
Operation Round Up		\$0.54
Total Current Charges for this Location		\$44.00

#100
320-398-413

Please visit MyClayElectric for detailed usage history



RECEIVED
AUG 16 2023
BY:

KEEP SEND

Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



5574 2 MB 0.561
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5574
C-22

Account Number	9054872
Current Charges Due 09/01/23	\$44.00
Total Amount Due	\$44.00

Checks must be in U.S. funds and drawn on a U.S. bank.



CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308



09054872 0000044001

Previous Balance	\$1,106.00
Payment Received 07/27/23	-\$1,106.00
Balance Forward	\$0.00
Current Charges Due 09/01/23	\$1,190.00

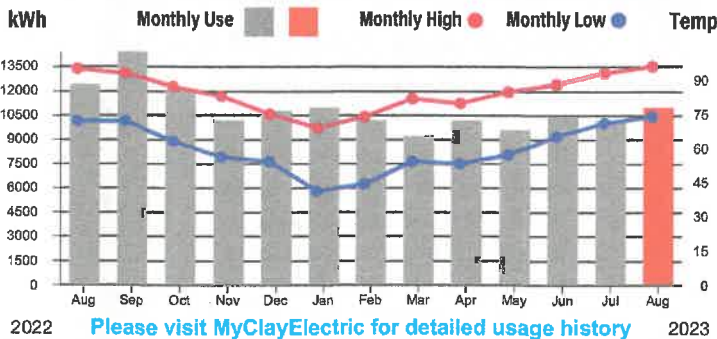
Important Messages

Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements. Visit ClayElectric.com/scholarships for details. Five scholarships are available.



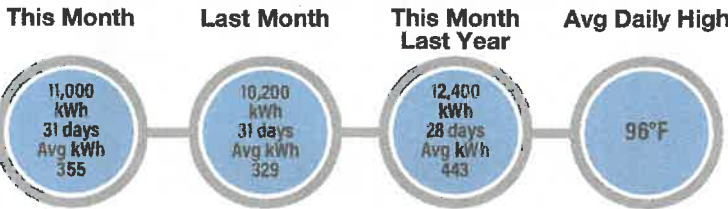
Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	07/10/23	08/10/23	2563	2618	200	11,000



Current Service Detail

Access Charge		\$32.00
Energy Charge	11,000 kWh @ 0.0813	\$894.30
Power Cost Adjustment	11,000 kWh @ 0.0185	\$203.50
FLA Gross Receipts Tax		\$28.96
Clay Co Public Ser Utility Tax		\$31.05
Operation Round Up		\$0.19
Total Current Charges for this Location		\$1,190.00



RECEIVED
AUG 16 2023
BY: [Signature]

KEEP SEND

Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



Account Number	9082120
Current Charges Due 09/01/23	\$1,190.00
Total Amount Due	\$1,190.00

Checks must be in U.S. funds and drawn on a U.S. bank.



CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308



Important Messages

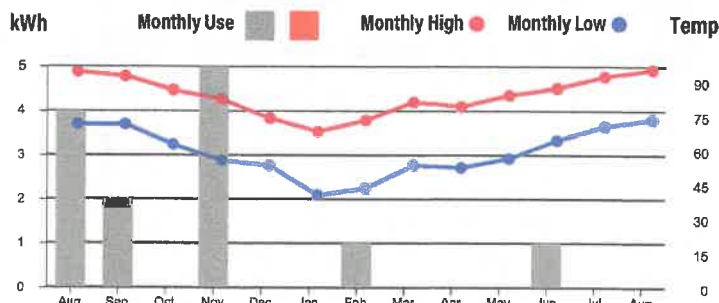
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements. Visit ClayElectric.com/scholarships for details. Five scholarships are available.



Previous Balance	\$35.00
Payment Received 07/27/23	-\$35.00
Balance Forward	\$0.00
Current Charges Due 09/01/23	\$35.00

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	07/10/23	08/10/23	35	35	1	0

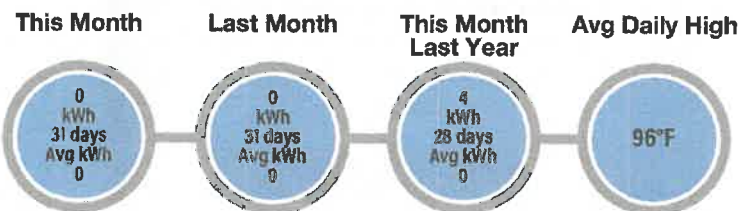


Current Service Detail

Access Charge	\$32.00
FLA Gross Receipts Tax	\$0.82
Clay Co Public Ser Utility Tax	\$1.28
Operation Round Up	\$0.90
Total Current Charges for this Location	\$35.00

#100
320-538-43

2022 Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history 2023



REC'D
AUG 16 2023
BY:

KEEP SEND Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



Important Messages

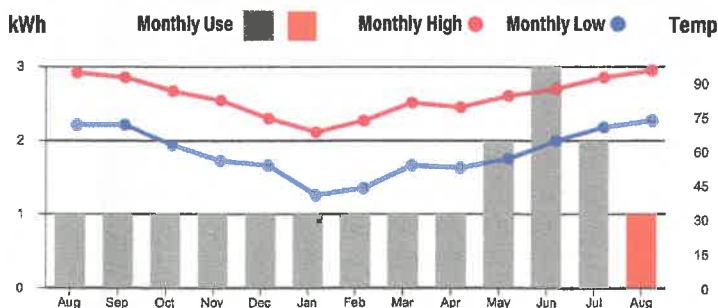
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements. Visit ClayElectric.com/scholarships for details. Five scholarships are available.



Previous Balance	\$34.32
Payment Received 07/27/23	-\$34.32
Balance Forward	\$0.00
Current Charges Due 09/01/23	\$34.20

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	07/10/23	08/10/23	71	72	1	1

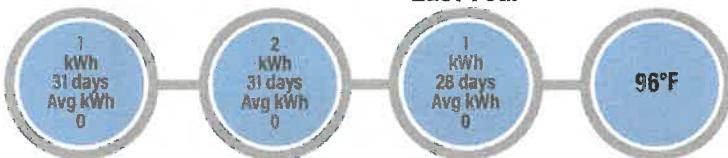


Current Service Detail		
Access Charge		\$32.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0185	\$0.02
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.28
Total Current Charges for this Location		\$34.20

#100
220-598-43

Please visit MyClayElectric.com for detailed usage history

This Month **Last Month** **This Month Last Year** **Avg Daily High**



REC
AUG 16 2023
BY:

KEEP SEND

Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



Account Number	9143346
Current Charges Due 09/01/23	\$34.20
Total Amount Due	\$34.20

Checks must be in U.S. funds and drawn on a U.S. bank.



CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308





INVOICE#: 1708242
INVOICE DATE: 7/1/2023
SERVICE MONTH: JULY
CUST ID: 196869

5015 W. Waters Avenue
Tampa, Florida 33634
(813) 889-9091
FL Lic: CPC056833
TX Lic: TICL742
AZ Lic: R6311341

Billing Address:
Armstrong CDD
475 West Town Place Suite 114
St. Augustine, FL 32092



Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068 \$1,650.00

Pool \$1,650.00

Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,650.00

Taxes \$0.00

Payments/Credits \$0.00

Effective immediately, please send all payments to the below remit-to address: Pool Troopers PO Box 160726
Altamonte Springs, FL 32716-0726

MONTHLY POOL/SPA MAINTENANCE

Amount Due
\$1,650.00
Payment Due: 7/1/2023

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

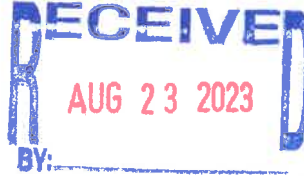
Invoice #: 106

Invoice Date: 8/21/23

Due Date: 8/21/23

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies #1 Repairs + Maint. #582 ⁰² 320.53800.46000 Office Supplies #614 ²⁸ 310.51300.51000		1,196.30	1,196.30
<i>Jerry Lambert</i> 8-23-23			

Total	\$1,196.30
Payments/Credits	\$0.00
Balance Due	\$1,196.30

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/23

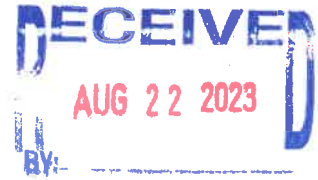
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong	6/28/23	Schlage Keys (5)	22.83	J.S.
	6/28/23	Wrist Coil Keyring (2)	6.14	J.S.
	7/11/23	Constant Contact Annual	614.28	R.W.
	7/11/23	Machine Screws 3pk (3)	4.76	J.S.
	7/11/23	Safety Hasp	12.57	J.S.
	7/17/23	Mop Bucket	63.22	J.S.
	7/17/23	Mop Combo	20.67	J.S.
	7/17/23	6" Telescope Pole	27.57	J.S.
	7/17/23	Surface/Glass Squeegee	9.17	J.S.
	7/17/23	Ceiling Fan Duster	18.37	J.S.
	7/21/23	Fish Fertilizer	16.64	J.S.
	7/21/23	9" Large Tree Stakes	11.25	J.S.
	7/21/23	1 Cu Ft Black Kow	7.44	J.S.
	7/21/23	1 Cu Ft Top Soil	3.99	J.S.
	8/1/23	HP 800 G3 Mini Business Desktop	139.70	J.S.
	8/1/23	D-Vour Clean Up Kit & Disposal of Spilled Bodily Fluids	63.92	R.W.
	8/2/23	Gym Wipes 4 rolls of 800	103.83	R.W.
	8/2/23	Multifold Paper Towels 16 packs of 125	49.97	R.W.
TOTAL			<u>\$1,196.30</u>	



5015 W. Waters Avenue
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Billing Address:
Armstrong CDD
475 West Town Place Suite 114
St. Augustine, FL 32092

INVOICE#: 1729445
INVOICE DATE: 8/1/2023
SERVICE MONTH: AUGUST
CUST ID: 196869



Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068

\$1,650.00

Pool

\$1,650.00

Item	Type	Description	Charges
1	Service	AM - Commercial <u>Chemical</u> and <u>Cleaning</u>	\$1,650.00

Taxes

\$0.00

Payments/Credits

\$0.00

Effective immediately, please send all payments to the below remit-to address: Pool Troopers PO Box 160726
#72 Altamonte Springs, FL 32716-0726

Pool Maintenance

001.330.57200.46700

8-22-23

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 8/1/2023



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201113

Date: 08/23/2023

Billed To: Armstrong CDD
475 West Town Place suite 114
St. Augustine FL 32092

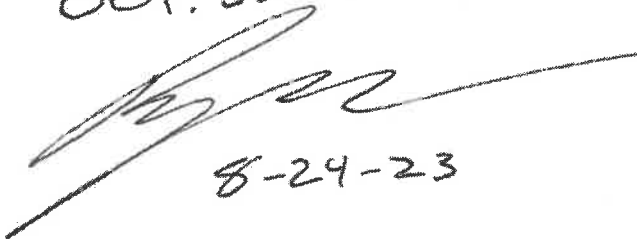
Project: Armstrong CDD Enhancements
475 West Town Place Suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
Inspected Irrigation and made all necessary repairs			
(4) 6" Sprays	4.00		
(4) 1/2" Zone line	4.00		
(1) Valve	1.00		
(38) Nozzles	38.00		
(6) Rotors	6.00		
Labor	1.00		
Total	1.00	1,278.00	1,278.00

Notes:

Invoice Total: \$1,278.00

Irrigation Repairs
#21
001.320.53800.46500


8-24-23