

ARMSTRONG

Community Development District

NOVEMBER 9, 2023

AGENDA

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

November 2, 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, November 9, 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. Approval of the Minutes of the October 12, 2023 Meeting
- IV. Discussion of Amenity Facility Policy Updates
- V. Ratification of Series 2019 Pay Requisition No. 104
- VI. Consideration of Resolution 2024-02, Declaring Series 2019A Project Complete
- VII. Ratification of Series 2017 Pay Requisitions (81-83)
- VIII. Acceptance of Resignation from District Engineer and Authorization for Staff to Issue an RFQ
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

- D. Facility Manager
 - 1. Report

- 2. Monthly Quality Inspection Report

- X. Supervisor's Requests and Audience Comments

- XI. Financial Reports

- A. Financial Statements as of October 31, 2023

- B. Check Register

- XII. Next Scheduled Meeting – December 14, 2023 @ 3:30 p.m. at Plantation Oaks
Amenity Center

- XIII. Adjournment

Board Oversight

Amenity Center

Security

Landscape

Ponds/Common Areas

THIRD 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, October 12, 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	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor by telephone
Jeffrey Deal	Supervisor

Also present were:

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

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

Organizational Matters

A. Appointment of New Supervisor to Fill Unexpired Term of Office 11/2024

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor Jeff Deal was appointed to fill the vacancy with a term expiring November 2024.

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles being a notary public of the State of Florida administered the oath of office to Mr. Deal.

Ms. Giles reviewed the sunshine law, public records law, and outlined the documents contained in the new supervisor package, being Chapter 190, F.S. and ethics for public officials.

C. Election of Officer, Resolution 2024-01

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2024-01 was approved reflecting the following: Kendrick Taylor chair, Cameron Brown vice chair, Marilee Giles secretary and treasurer, Daniel Laughlin, James Oliver Darrin Mossing assistant secretaries and assistant treasurers, Christine Bowen, Jorge Vergara Molero and Jeffrey Deal assistant secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 14, 2023 Meeting

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the minutes of the September 14, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Discussion of Amenity Policy Updates

Ms. Bowen reviewed the proposed changes to the amenity policies and after discussion of the amount of rental fees and deposit, type of deposit, number of hours for rentals, and capped it at 4 hour rentals at \$100 and deposit of \$250; guest policies, waivers, ages, hours of amenity operation, no smoking at amenity, hours at gym, minimum age at gym and staff will bring back the changes and further discuss the ages at the gym.

SIXTH ORDER OF BUSINESS

Consideration of Requisition Regarding Series 2019A Construction Account (Requisition 106)

Ms. Giles stated I worked with one of the supervisors and Greenpointe, there was a concern about some dirt and sand and asphalt rubble in the gutters. Ryan and I road those specific four streets and the roundabout and gave Greenpointe an update. In the meantime, Greenpointe asked for the name of a streetsweeper and coincidently the county is going to be doing street sweeping

out here and Jay put Greenpointe that point of contact together and Greenpointe has asked for a proposal to street sweep the whole community and specifically the board had asked for those four streets.

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor requisition 106 from the Series 2019A construction account was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Lake Maintenance Proposals

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor staff was authorized to send a termination letter to Sitex Aquatics and to work with Chairman Taylor to negotiate a better price with Lake Doctors and if successful to enter into a contract for fiscal year 2024 services.

B. Air Conditioning Repair Quote

Mr. Soriano stated we had this air conditioner unit repaired last month and they warned us that the condenser was going, and it did go out.

Mr. Vergara Molero left the telephone conference during this item.

On MOTION by Mr. Taylor seconded by Ms. Bowen with four in favor staff was authorized to proceed with the air conditioning repair in an amount not to exceed \$2,750.

C. Pool Tile Repair Quote

On MOTION by Mr. Taylor seconded by Ms. Bowen with four in favor staff was authorized to solicit more proposals and to select the best option for an amount not to exceed \$1,850.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. Facility Manager

1. Report

Mr. Soriano stated the community sign price came in under the proposed amount and the split is \$1,363 each with the location to be to the left of the amenity center entrance.

2. Monthly Quality Inspection Report

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Additional supervisor comments: Sent email to the county on speeding, increased traffic patrols in the last month, assignment of supervisor responsibilities, need of lighted crosswalk.

Additional audience comments: Light poles no longer in use should be removed.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2023

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

B. Check Register

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

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 9, 2023
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting is scheduled for November 9, 2023 at 3:30 p.m. in the same location.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the meeting adjourned at 5:23 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A

The undersigned, a Responsible Officer of Armstrong Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2017, as supplemented by a Third Supplemental Trust Indenture, dated as of October 1, 2019 (collectively, the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- (a) Requisition Number: 104
- (b) Name of Payee: **Greyhawk Venture, LLC**
- (c) Amount Payable: **\$356,044.00**
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable):
Payment for acquisition of roadway improvements per bill of sale attached as Exhibit A.
- (e) Fund or Account from which disbursement to be made:
\$211,643.23 (or account balance not to exceed \$356,044.00) from the Series 2019A Acquisition and Construction Account.

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of issuance that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund or the 2019A Cost of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid, and
- 5. The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the

Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

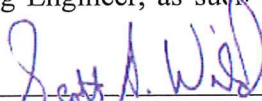
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer



Jax Utilities Management, Inc.
5465 Verna Boulevard
Jacksonville, Florida 32205

Estimate

Date	Estimate #
8/8/2023	070732

Greyhawk Venture, LLC
7807 Baymeadows Rd E
Suite 205
Jacksonville, FL 32256

Project
23-2025 Greyhawk Asphalt

Description	Qty	Rate	Total
GreyHawk Asphalt and Curb			
Royal Pines Dr - Phase 2 1" SP-9.5 Final Lift per SY	12,920	13.25	171,190.00
Royal Pines Dr - Phase 3 1" SP-9.5 Final Lift per SY	10,700	13.25	141,775.00
Concrete Curb Replacement per LF	523	73.00	38,179.00
Curb Crack Repairs - Each	98	50.00	4,900.00
Actual Billed Quantities Measured at Completion May Vary from Estimate			
Charles Freshwater 904-813-3534	Total		\$356,044.00

Terms and Conditions: Payment due upon completion of work, or at the option of Jax Utilities Management, Inc. (JUM) 30 days after invoice for completed job or interim progress billing. It is understood and agreed by the parties that JUM is entitled to receive payment for all work, labor, materials, and equipment furnished and performed hereunder when invoiced to customer. In the event any payment is not paid when due, JUM reserves the right to terminate this agreement and shall be entitled to recover all charges for which payment is sought. Customer hereby authorizes any Attorney at Law for JUM in an action on this agreement in any court of law in the county where contractor resides for the recovery of any amount due hereunder together with interest at the rate of 1 ½ % per month plus attorney fees and court costs
THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE SPECIFIED ABOVE

Signature

Joe Cornelison

8/9/23

Armstrong Community Development District
Governmental Management Services – North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Sent Via email

August 17, 2023

Scott Schuhle
U.S. Bank Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, FL 33309

Re: Armstrong Community Development District
Special Assessment Revenue Bonds, Series 2019A (Assessment Area 2) (the "Series 2019A Bonds")
Reserve Account Release Conditions

Dear Mr. Schuhle:


With regard to the above referenced Series 2019A Bonds, the undersigned hereby certifies on behalf of Armstrong Community Development District that (i) all of the single-family residential lots planned for Assessment Area 2 are developed and platted, as certified below by the Consulting/District Engineer, (ii) all of the platted single-family residential lots within Assessment Area 2 have closed with homebuilders and (iii) to the best of the knowledge of the undersigned Responsible Officer, no Event of Default has occurred and is continuing with respect to any Outstanding Series 2019A Bonds. Pursuant to the terms of the Third Supplemental Trust Indenture for the Series 2019A Bonds, upon satisfaction of the Reserve Account Release Conditions, the Debt Service Reserve Requirement shall be reduced to 50% of the maximum Debt Service Requirement for the Series 2019A Bonds and any excess amount held in the Series 2019A Debt Service Reserve Account as the result of the Reserve Account Release Conditions being satisfied shall be released from the Series 2019A Debt Service Reserve Account and transferred to the Series 2019A Acquisition and Construction Account. Please accept this certificate as confirmation of the satisfaction of the Reserve Account Release Conditions and release and transfer the related excess amount (\$205,500.00) as described herein.

Should you have any questions, please do not hesitate to call me at (904)940-5850.

Sincerely,



Marilee Giles
District Manager and Responsible Officer
Armstrong Community Development District


England, Thims & Miller, Inc.
Consulting/District Engineer
With respect to item (i) above

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE SERIES 2019A PROJECT

September 14, 2023

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

Re: Certification of Completion
Armstrong Community Development District
Series 2019A Project

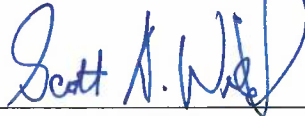
This certificate is furnished in accordance with the *Master Trust Indenture* dated September 1, 2017 (the “**Master Indenture**”), between the Armstrong Community Development District (the “**District**” or “**Issuer**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the Series 2019A Project, as both terms are defined in the Master Indenture, as supplemented by that certain *Third Supplemental Trust Indenture* dated October 1, 2019 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Supplemental Engineer's Report Series 2019 Project* dated September 30, 2019 and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Series 2019A Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2019A Project have been paid.
- II. All other facilities necessary in connection with the Series 2019A Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2019A Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2019A Project was greater than the amount deposited in the Series 2019A Acquisition and Construction Account within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: September 14, 2023


ENGLAND-THIMS & MILLER, INC.



By: Scott A. Wild, P.E.

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2023, by Scott A. Wild, P.E., as EVP England-Thims & Miller, Inc, as District Engineer for the Armstrong Community Development District.



(Official Notary Signature)

Name: Alex Jacobs

Personally Known ☒

OR Produced Identification ☐

Type of Identification _____

[notary seal]

ALEX JACOBS
Notary Public, State of Florida
My Comm. Expires 02/19/2025
Commission No. HH79522

Shelley Blair

From: Zach Brecht
Sent: Thursday, September 14, 2023 1:26 PM
To: Shelley Blair
Cc: Scott Wild
Subject: RE: Armstrong CDD - September 14, 2023 Agenda Package
Attachments: Armstrong - 2019 Final Requisition.docx

Shelley,

Can you coordinate to have Scott sign the attached and return it to me as well?

Thank you,

Zach Brecht, P.E.
Senior Project Manager / Shareholder
England-Thims & Miller, Inc.
d: 904.265.3223
m: 904.568.7489

From: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>
Sent: Thursday, September 14, 2023 12:21 PM
To: Zach Brecht <BrechtZ@etminc.com>; Gregg Kern <gkern@greenpointellc.com>
Cc: Rachael Greenstein <rgreenstein@mlawgroup.com>; Marilee Giles <mgiles@gmsnf.com>; Scott Wild <WildS@etminc.com>
Subject: RE: Armstrong CDD - September 14, 2023 Agenda Package

You are correct. To the extent more money flows into the construction fund (which is unlikely), this serves as an IOU.

Katie S. Buchanan
KUTAKROCK

From: Zach Brecht <BrechtZ@etminc.com>
Sent: Thursday, September 14, 2023 11:46 AM
To: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>; Gregg Kern <gkern@greenpointellc.com>
Cc: Rachael Greenstein <rgreenstein@mlawgroup.com>; Marilee Giles <mgiles@gmsnf.com>; Scott Wild <WildS@etminc.com>
Subject: RE: Armstrong CDD - September 14, 2023 Agenda Package

[CAUTION - EXTERNAL SENDER]

Katie,

Just to make sure I understand, the attached requisition is requesting payment of \$356,044 out of the 2019 Project fund. Which, as shown on the requisition, only has a remaining balance of \$211,643.23.

Am I reading that correctly?

Thank you,

Zach Brecht, P.E.

Senior Project Manager / Shareholder

England-Thims & Miller, Inc.

d: 904.265.3223

m: 904.568.7489

From: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>

Sent: Thursday, September 14, 2023 10:11 AM

To: Gregg Kern <gkern@greenpointellc.com>

Cc: Rachael Greenstein <rgreenstein@mlawgroup.com>; Zach Brecht <BrechtZ@etminc.com>; Marilee Giles <mgiles@gmsnf.com>

Subject: RE: Armstrong CDD - September 14, 2023 Agenda Package

Gregg, see proposed bill of sale and form of requisition. Please execute the bill of sale and return via email.

Zach, please review the attached requisition. If you're comfortable with it, please execute and return via email.

This requisition will exhaust the 2019 Project funds. And with that, the District can declare the 2019 Project complete by resolution which is included in the agenda package.

I didn't include the 2017 project completion resolution because I'm waiting on Peter to bless the use of the money. It's less than \$20,000. But we'll shoot for next month so you can wrap this up.

Katie S. Buchanan

KUTAKROCK

From: Gregg Kern <gkern@greenpointellc.com>

Sent: Wednesday, September 13, 2023 5:39 PM

To: Buchanan, Katie S. <Katie.Buchanan@KutakRock.com>

Cc: Rachael Greenstein <rgreenstein@mlawgroup.com>

Subject: FW: Armstrong CDD - September 14, 2023 Agenda Package

[CAUTION - EXTERNAL SENDER]

Is there anything needed from our end for this meeting? Regarding the release of construction funds and reimbursement to Greyhawk Ventures.

Gregg F. Kern | Vice President of Development

GreenPointe Developers, LLC
7807 Baymeadows Road East | Ste 205
Jacksonville, FL 32256

O: (904.996.2485)

C: (904.323.7732)

GKern@GreenPointeLLC.com

www.GreenPointeLLC.com

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-02

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 September 14, 2023 (“**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 9th day of November, 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"

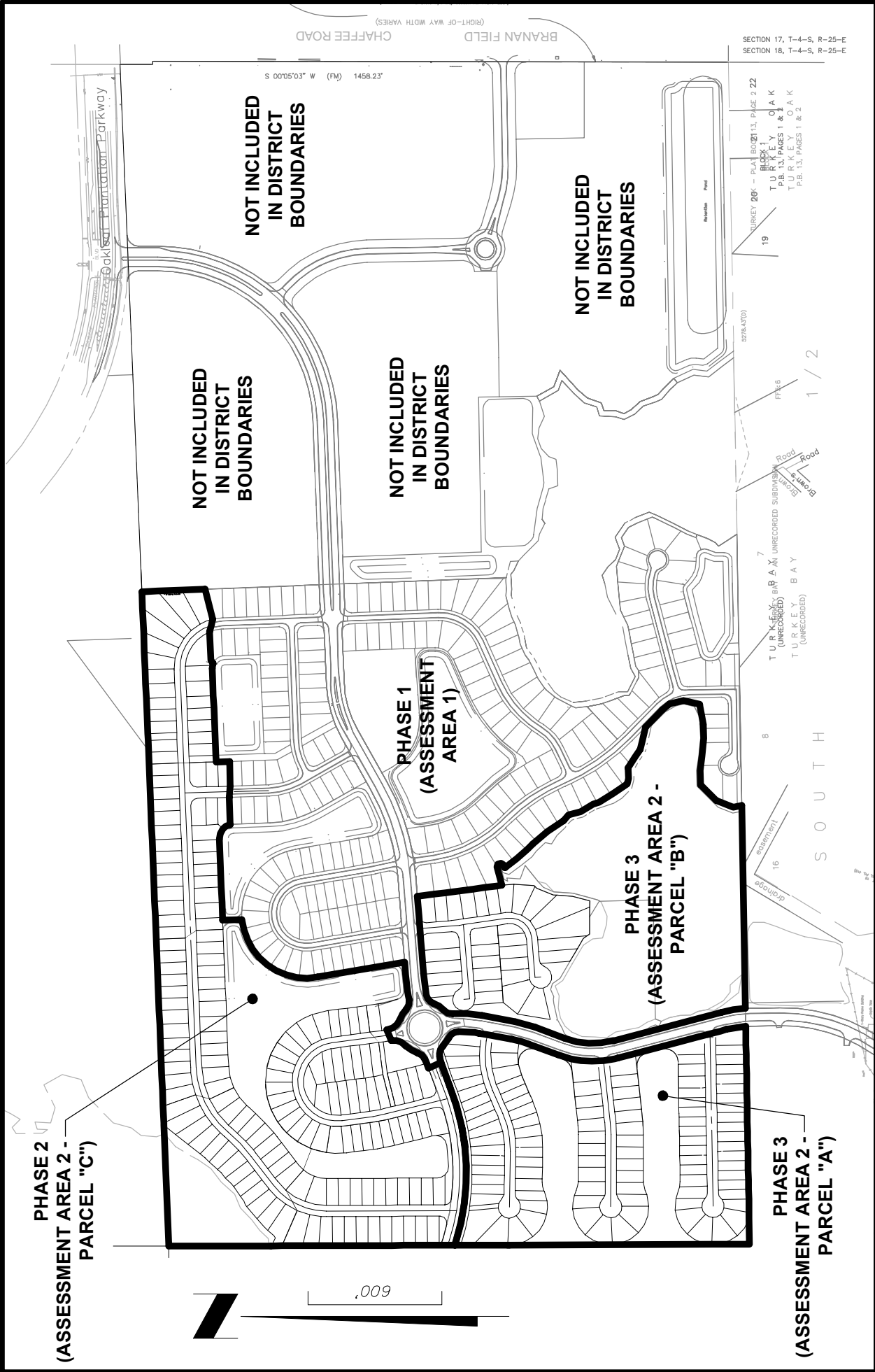
A portion of Lot 1, Armstrong Plat, Clay County, Florida, according to plat thereof recorded in Plat Book 59 pages 34 through 38 of the public records of said county, said portion being more particularly described as follows:

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'



ETM 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		ETM NO. 18-111	
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT		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 Armstrong Community Development District 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 I 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.

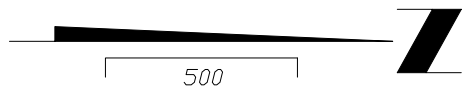
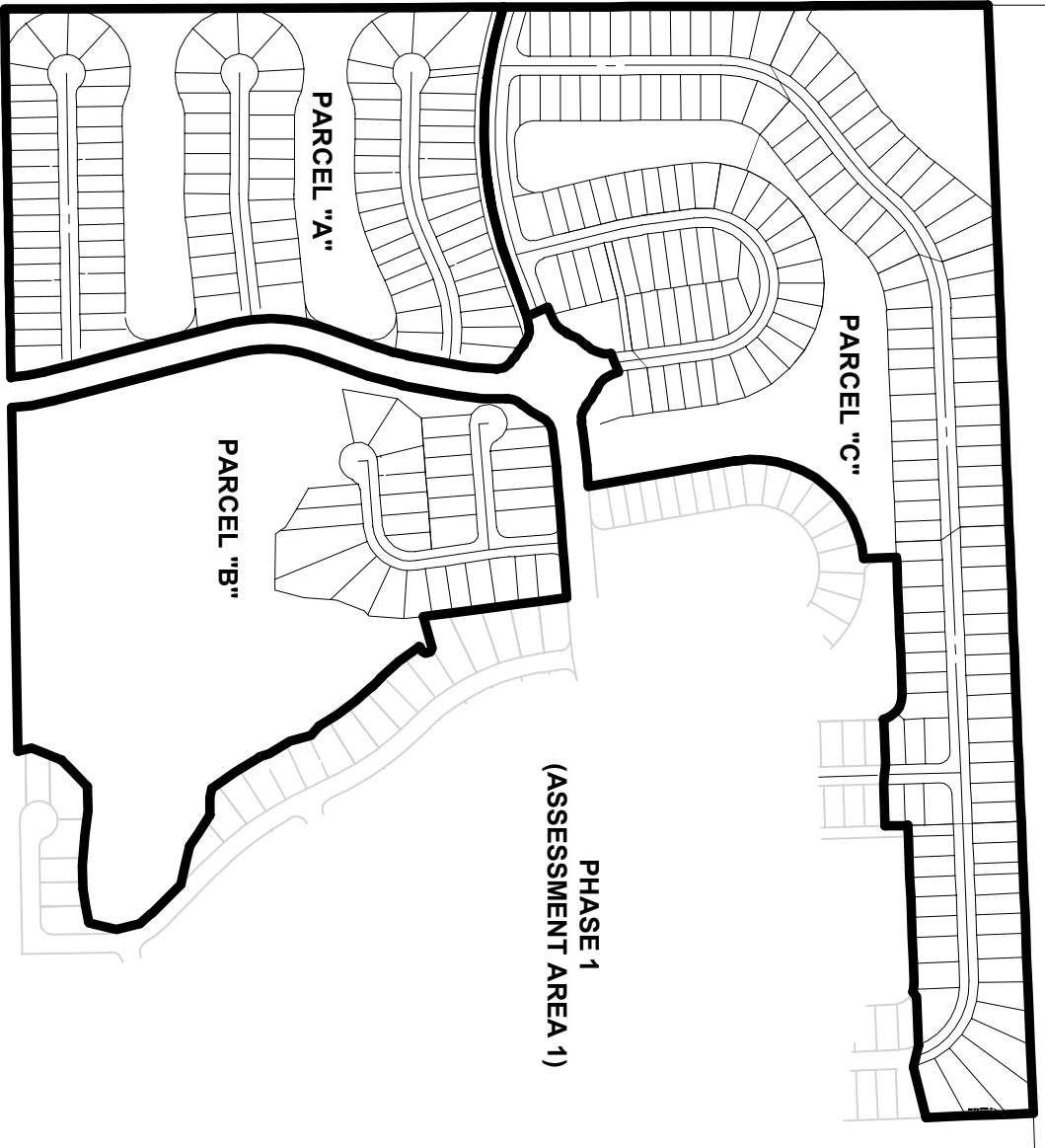
PARCEL "C"

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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE SERIES 2019A PROJECT

September 14, 2023

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

Re: Certification of Completion
Armstrong Community Development District
Series 2019A Project

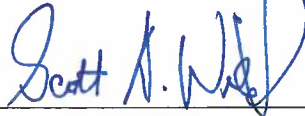
This certificate is furnished in accordance with the *Master Trust Indenture* dated September 1, 2017 (the “**Master Indenture**”), between the Armstrong Community Development District (the “**District**” or “**Issuer**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the Series 2019A Project, as both terms are defined in the Master Indenture, as supplemented by that certain *Third Supplemental Trust Indenture* dated October 1, 2019 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Supplemental Engineer's Report Series 2019 Project* dated September 30, 2019 and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Series 2019A Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2019A Project have been paid.
- II. All other facilities necessary in connection with the Series 2019A Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith (“**Cost**”) have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2019A Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2019A Project was greater than the amount deposited in the Series 2019A Acquisition and Construction Account within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: September 14, 2023


ENGLAND-THIMS & MILLER, INC.



By: Scott A. Wild, P.E.

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2023, by Scott A. Wild, P.E., as EVP England-Thims & Miller, Inc, as District Engineer for the Armstrong Community Development District.



(Official Notary Signature)

Name: Alex Jacobs

Personally Known ☒

OR Produced Identification ☐

Type of Identification _____

[notary seal]

ALEX JACOBS
Notary Public, State of Florida
My Comm. Expires 02/19/2025
Commission No. HH79522

SEVENTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017A and
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017B

The undersigned, a Responsible Officer of Armstrong Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2017, as supplemented by a First Supplemental Trust Indenture, dated as of July 1, 2017 and a Second Supplemental Trust Indenture, dated as of July 1, 2017 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (a) Requisition Number: 81
- (b) Name of Payee: England-Thims & Miller, Inc.

First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc

- (c) Amount Payable: \$3,750.00
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Greyhawk Phases 2 and 3 CEI – Invoice 209439

- (e) Fund or Account from which disbursement to be made:

\$ 3,750.00 from the Series 2017A Acquisition and Construction Account – 58%

\$ _____ from the Series 2017B Acquisition and Construction Account – 42%

\$ _____ from the Series 2017 Cost of Issuance Account.

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project; and

4. each disbursement represents a Cost of the Project which has not previously been paid.
5. The disbursements from the Series 2017A Acquisition and Construction Account (58%) and the Series 2017B Acquisition and Construction Account (42%) are pro-rata based on the original principal amount of the Series 2017A Bonds and Series 2017B Bonds.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

October 23, 2023

Teresa Viscarra
Armstrong Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

August 04, 2023

Invoice No: 209439

Total This Invoice	\$3,750.00
---------------------------	-------------------

Project 17186.25001 Greyhawk Phase 2 & Phase 3 - CEI

Professional Services rendered through July 29, 2023

Phase 01 Limited Development Inspection (CEI) Ser

Total Fee 7,500.00

Percent Complete 50.00

Total Fee 3,750.00

Total this Phase \$3,750.00

Total This Invoice \$3,750.00

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017A and
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017B

The undersigned, a Responsible Officer of Armstrong Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2017, as supplemented by a First Supplemental Trust Indenture, dated as of July 1, 2017 and a Second Supplemental Trust Indenture, dated as of July 1, 2017 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (a) Requisition Number: 82
- (b) Name of Payee: England-Thims & Miller, Inc.

First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc

- (c) Amount Payable: \$2,250.00
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Greyhawk Phase 2 and 3 CEI – Invoice 209872

- (e) Fund or Account from which disbursement to be made:

\$ 2,250.00 from the Series 2017A Acquisition and Construction Account – 58%

\$ _____ from the Series 2017B Acquisition and Construction Account – 42%

\$ _____ from the Series 2017 Cost of Issuance Account.

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project; and
4. each disbursement represents a Cost of the Project which has not previously been paid.
5. The disbursements from the Series 2017A Acquisition and Construction Account (58%) and the Series 2017B Acquisition and Construction Account (42%) are pro-rata based on the original principal amount of the Series 2017A Bonds and Series 2017B Bonds.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

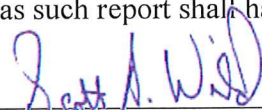
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

October 23, 2023



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

Teresa Viscarra
Armstrong Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

August 31, 2023

Invoice No: 209872

Total This Invoice	\$2,250.00
---------------------------	-------------------

Project 17186.25001 Greyhawk Phase 2 & Phase 3 - CEI

Professional Services rendered through August 26, 2023

Phase 01 Limited Development Inspection (CEI) Ser

Total Fee 7,500.00

Percent Complete 80.00

Total Fee 2,250.00

Total this Phase \$2,250.00

Total This Invoice \$2,250.00

Outstanding Invoices

Number	Date	Balance
209439	8/4/2023	3,750.00
Total		3,750.00

Total Now Due \$6,000.00

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017A and
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017B

The undersigned, a Responsible Officer of Armstrong Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of July 1, 2017, as supplemented by a First Supplemental Trust Indenture, dated as of July 1, 2017 and a Second Supplemental Trust Indenture, dated as of July 1, 2017 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (a) Requisition Number: 83
- (b) Name of Payee: England-Thims & Miller, Inc.

First Citizens
ABA Routing #053100300
Jacksonville, FL
Account #9061592290 - England, Thims & Miller, Inc

- (c) Amount Payable: \$1,500.00
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Greyhawk Phase 2 and 3 CEI – Invoice 210396

- (e) Fund or Account from which disbursement to be made:

\$ 1,500.00 from the Series 2017A Acquisition and Construction Account – 58%

\$ _____ from the Series 2017B Acquisition and Construction Account – 42%

\$ _____ from the Series 2017 Cost of Issuance Account.

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project; and
4. each disbursement represents a Cost of the Project which has not previously been paid.
5. The disbursements from the Series 2017A Acquisition and Construction Account (58%) and the Series 2017B Acquisition and Construction Account (42%) are pro-rata based on the original principal amount of the Series 2017A Bonds and Series 2017B Bonds.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

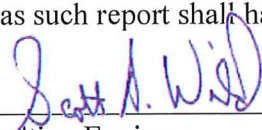
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

October 26, 2023



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

Teresa Viscarra
Armstrong Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

October 05, 2023

Invoice No: 210396

Total This Invoice	\$1,500.00
---------------------------	-------------------

Project 17186.25001 Greyhawk Phase 2 & Phase 3 - CEI

FINAL INVOICE

Professional Services rendered through September 30, 2023

Phase 01 Limited Development Inspection (CEI) Ser

Total Fee 7,500.00

Percent Complete 100.00

Total Fee 1,500.00

Total this Phase \$1,500.00

Total This Invoice \$1,500.00

Outstanding Invoices

Number	Date	Balance
209439	8/4/2023	3,750.00
209872	8/31/2023	2,250.00
Total		6,000.00

Total Now Due \$7,500.00

EIGHTH ORDER OF BUSINESS

October 26, 2023

Ms. Marilee Giles
Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Armstrong Community Development District
Resignation of District Engineer

Dear Ms. Giles:

It has truly been a pleasure serving as District Engineer for the Armstrong Community Development District in the recent years. I have enjoyed seeing it grow to the wonderful community that it is today. Unfortunately, demands on our time now require that we relinquish our position as District Engineer. Please accept this letter as ETM's notice of resignation as District Engineer, effective 30 days from the next meeting. It has been a pleasure working with you, the Board of Supervisors, and the rest of the District staff. We will be happy to work with our successor to provide a smooth transition.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Brecht', followed by a stylized star or asterisk symbol.

John Zachary Brecht, P.E.
District Engineer



ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 30 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 30 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 10 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Armstrong Community Development District ("**District**"), located in Clay County, Florida, announces that professional engineering services will be required on a continuing basis for the District's infrastructure improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the [Jurisdiction]; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on _____ to the attention of Marilee Giles (by email to: mgiles@gmsnf.com) ("**District Manager's Office**").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

Publish on: _____

NINTH ORDER OF BUSINESS

D.

1.



Armstrong Community Development District (CDD)

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

Memorandum

Date: November 2023

To: Board of Supervisors
From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

Card counts:

New Owners	0
Replacements	0

Room Rentals

- Rentals in month of October - 0

Operations:

- Fixed all the Facility Benches (new wood and weather seal)
- Replaced the cushion covers on the deck furniture.
- (Discussion) About ending Doody Daddy service and installing additional Dog stations around the neighborhood.
- (Discussion) About moving my workdays from Tuesday – Saturday and making them Monday- Friday until summertime.
- Replaced the Basketball net.
- Called and let insight know we would like to move forward with the ac repair (once they receive the part, they will put us on the schedule)
- Started Pressure washing the facility and sidewalks around the facility as well as the Courts.
- Repairs from accident will Be started Nov 9Th.
- Approved Repair for the touch screen on the stair climber in the Gym.
- Finished installation of the community sign

Landscaping

- Monthly reports for October. submitted and filed at Operations office

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

ELEVENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
October 31, 2023



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4	Capital Reserve Fund
5	Debt Service Fund Series 2017A Income Statement
6	Debt Service Fund Series 2019 Income Statement
7	Capital Projects Fund Series 2017A Income Statement
8	Capital Projects Fund Series 2019 Income Statement
9-10	Month to Month
11	Long Term Debt Summary
12	Assessment Receipt Schedule
13-16	Construction Schedule Series 2017A
17-19	Construction Schedule Series 2019

Armstrong
Community Development District
Balance Sheet
October 31, 2023

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Wells Fargo Bank	\$ 61,649	\$ -	\$ -	\$ -	\$ 61,649
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 189,175	\$ -	\$ 189,175
Construction A	\$ -	\$ -	\$ -	\$ 12,061	\$ 12,061
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 3	\$ -	\$ 3
Prepayment B	\$ -	\$ -	\$ 99	\$ -	\$ 99
Construction B	\$ -	\$ -	\$ -	\$ 582	\$ 582
Series 2019					
Reserve	\$ -	\$ -	\$ 205,500	\$ -	\$ 205,500
Revenue	\$ -	\$ -	\$ 294,965	\$ -	\$ 294,965
Prepayment	\$ -	\$ -	\$ 354	\$ -	\$ 354
Construction	\$ -	\$ -	\$ -	\$ -	\$ -
Investment - Custody	\$ 70,774	\$ -	\$ -	\$ -	\$ 70,774
Due from Other	\$ 1,216	\$ -	\$ -	\$ -	\$ 1,216
Total Assets	\$ 133,639	\$ -	\$ 971,803	\$ 12,643	\$ 1,118,085
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 470,985	\$ -	\$ 470,985
Assigned For Debt Service 2019	\$ -	\$ -	\$ 500,819	\$ -	\$ 500,819
Assigned For Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 12,643	\$ 12,643
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 133,639	\$ -	\$ -	\$ -	\$ 133,639
Total Fund Balances	\$ 133,639	\$ -	\$ 971,803.10	\$ 12,643	\$ 1,118,085
Total Liabilities & Fund Equity	\$ 133,639	\$ -	\$ 971,803	\$ 12,643	\$ 1,118,085

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<u>Revenues:</u>				
Assessments	\$ 637,369	\$ -	\$ -	\$ -
Cost Share - Tynes Blvd.	\$ 20,000	\$ 1,667	\$ 1,100	\$ (567)
Interest	\$ 3,000	\$ 250	\$ 765	\$ 515
Miscellaneous Revenues	\$ -	\$ -	\$ 150	\$ 150
Total Revenues	\$ 660,369	\$ 1,917	\$ 2,015	\$ 99
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Expense	\$ 918	\$ 77	\$ 77	\$ -
Engineering Fees	\$ 6,000	\$ 500	\$ -	\$ 500
Arbitrage	\$ 1,100	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 583	\$ 583	\$ 0
District Counsel	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ -	\$ -	\$ -
Management Fees	\$ 50,085	\$ 4,174	\$ 4,174	\$ -
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,250	\$ 104	\$ 104	\$ (0)
Telephone	\$ 350	\$ 29	\$ 30	\$ (1)
Postage	\$ 300	\$ 25	\$ 48	\$ (23)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 42	\$ 39	\$ 3
Legal Advertising	\$ 2,500	\$ 208	\$ 44	\$ 164
Other Current Charges	\$ 600	\$ 50	\$ -	\$ 50
Office Supplies	\$ 250	\$ 21	\$ 12	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 20,938	\$ 18,554	\$ 2,384
<u>Field Operations</u>				
Security	\$ 51,364	\$ 4,280	\$ 3,405	\$ 876
Electric	\$ 1,450	\$ 121	\$ 113	\$ 8
Water & Sewer/Irrigation	\$ 34,270	\$ 34,270	\$ 1,916	\$ 32,354
Repairs & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Landscape - Contract	\$ 134,375	\$ 11,198	\$ 10,038	\$ 1,160
Landscape - Contingency	\$ 5,000	\$ 417	\$ 1,160	\$ (744)
Lake Maintenance	\$ 13,988	\$ 1,166	\$ 995	\$ 171
Irrigation Repairs	\$ 10,000	\$ 833	\$ 740	\$ 93
Doggie Pot Stations	\$ 1,860	\$ 155	\$ 155	\$ -
Total Field Operations:	\$ 257,307	\$ 52,856	\$ 18,522	\$ 34,335

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 75,000	\$ 6,250	\$ 68,750
Preevntative Maintenance	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Facility Attendant	\$ 7,200	\$ 600	\$ -	\$ 600
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 229	\$ 204	\$ 26
Electric	\$ 18,900	\$ 1,575	\$ 1,105	\$ 470
Water/Irrigation	\$ 8,000	\$ 667	\$ 409	\$ 258
Gas	\$ 1,575	\$ 131	\$ -	\$ 131
Reuse Service	\$ 4,320	\$ 360	\$ 354	\$ 6
Access Cards	\$ 5,000	\$ 417	\$ -	\$ 417
Janitorial Services	\$ 13,016	\$ 1,085	\$ 1,085	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 333	\$ -	\$ 333
Pool Maintenance	\$ 23,200	\$ 1,933	\$ 1,650	\$ 283
Pool Permit	\$ 125	\$ 10	\$ -	\$ 10
Repairs & Maintenance	\$ 10,000	\$ 833	\$ -	\$ 833
Fitness Center Repairs/Supplies	\$ 2,500	\$ 208	\$ 350	\$ (142)
Office Supplies	\$ 500	\$ 42	\$ -	\$ 42
ASCAP/BMI License Fees	\$ 500	\$ 42	\$ -	\$ 42
Pest Control	\$ 800	\$ 67	\$ -	\$ 67
Contingency	\$ 3,000	\$ 250	\$ -	\$ 250
Total Amenities Cost Share	\$ 233,953	\$ 123,599	\$ 40,335	\$ 83,264
Reserves				
Capital Reserve Transfer	\$ 53,288	\$ -	\$ -	\$ -
Total Reserves	\$ 53,288	\$ -	\$ -	\$ -
Total Expenditures	\$ 669,025	\$ 197,393	\$ 77,411	\$ 119,983
Excess Revenues (Expenditures)	\$ (8,656)		\$ (75,395)	
Fund Balance - Beginning	\$ 8,656		\$ 209,034	
Fund Balance - Ending	\$ -		\$ 133,639	

Armstrong
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Transfer In	\$ 53,288	\$ -	\$ -	\$ -
Interest	\$ 250	\$ 21	\$ -	\$ (21)
Total Revenues	\$ 53,538	\$ 21	\$ -	\$ (21)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 21	\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ -	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ -	\$ -	\$ -
Interest	\$ 7,500	\$ 625	\$ 2,067	\$ 1,442
Total Revenues	\$ 273,319	\$ 625	\$ 2,067	\$ 1,442
Expenditures:				
Series 2017A				
Interest - 11/01	\$ 93,900	\$ -	\$ -	\$ -
Principal - 11/01	\$ 75,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 92,541	\$ -	\$ -	\$ -
Total Expenditures	\$ 261,441	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,239)	\$ 1,239
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,239)	\$ 1,239
Excess Revenues (Expenditures)	\$ 11,878		\$ 828	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 470,985	

Armstrong
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ -	\$ -	\$ -
Interest	\$ 13,500	\$ 1,125	\$ 2,196	\$ 1,071
Total Revenues	\$ 424,685	\$ 1,125	\$ 2,196	\$ 1,071
Expenditures:				
Series 2019				
Interest - 11/01	\$ 132,956	\$ -	\$ -	\$ -
Principal - 11/01	\$ 145,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 130,691	\$ -	\$ -	\$ -
Total Expenditures	\$ 408,647	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (904)	\$ 904
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (904)	\$ 904
Excess Revenues (Expenditures)	\$ 16,038		\$ 1,292	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 500,819	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,321	\$ 1,321
Total Revenues	\$ -	\$ -	\$ 1,321	\$ 1,321
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 7,500	\$ (7,500)
Total Expenditures	\$ -	\$ -	\$ 7,500	\$ (7,500)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (6,179)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 12,643	

Armstrong
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 930	\$ 930
Total Revenues	\$ -	\$ -	\$ 930	\$ 930
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
Total Expenditures	\$ -	\$ -	\$ 213,476	\$ (213,476)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 904	\$ (904)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 904	\$ (904)
Excess Revenues (Expenditures)	\$ -		\$ (211,643)	
Fund Balance - Beginning	\$ -		\$ 211,643	
Fund Balance - Ending	\$ -		\$ -	

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cost Share - Tynes Blvd.	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,100
Interest	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	765
Miscellaneous Revenues	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
												\$ -	-
Total Revenues	\$ 2,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,015
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
FICA Expense	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Dissemination	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	583
District Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,174
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104
Telephone	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30
Postage	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,818
Printing & Binding	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39
Legal Advertising	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 18,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,554
<u>Field Operations</u>													
Security	\$ 3,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,405
Electric	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	113
Water & Sewer/Irrigation	\$ 1,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,916
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape - Contract	\$ 10,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,038
Landscape - Contingency	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,160
Lake Maintenance	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	995
Irrigation Repairs	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	740
Doggie Pot Stations	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	155
Total Field Operations:	\$ 18,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,522

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Amenity Center													
Property/Amenity Manager	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,929
Phone/Internet/Cable	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	204
Electric	\$ 1,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,105
Water/Irrigation	\$ 409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	409
Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Reuse Service	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	354
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,085
Janitorial Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,650
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fitness Center Repairs/Supplies	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Amenities	\$ 40,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,335
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 77,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,411
Excess Revenues (Expenditures)	\$ (75,395)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(75,395)

Armstrong

Community Development District

Long Term Debt Report

SERIES 2017A, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	3.625%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2048
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$265,819
RESERVE FUND BALANCE	\$265,819
BONDS OUTSTANDING - 09/30/17	\$4,035,000
LESS: NOVEMBER 1, 2019	(\$65,000)
LESS: NOVEMBER 1, 2020	(\$70,000)
LESS: NOVEMBER 1, 2021	(\$70,000)
LESS: NOVEMBER 1, 2022	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,755,000

SERIES 2019A, SPECIAL ASSESSMENT BONDS

INTEREST RATES:	3.125%, 3.550%, 4.000%, 4.100%
MATURITY DATE:	11/1/2050
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$205,500
RESERVE FUND BALANCE	\$205,500
BONDS OUTSTANDING - 10/31/19	\$7,500,000
LESS: FEBRUARY 1, 2021	(\$140,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$10,000)
LESS: AUGUST 1, 2021 (SPECIAL CALL)	(\$90,000)
LESS: NOVEMBER 1, 2021 (SPECIAL CALL)	(\$130,000)
LESS: NOVEMBER 1, 2021	(\$140,000)
LESS: FEBRUARY 1, 2022 (SPECIAL CALL)	(\$10,000)
LESS: MAY 1, 2022 (SPECIAL CALL)	(\$5,000)
LESS: MAY 1, 2023 (SPECIAL CALL)	(\$140,000)
CURRENT BONDS OUTSTANDING	\$6,835,000

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments	\$ 678,035.40	\$ 282,777.90	\$ 437,080.83	\$ 1,397,894.13
Net Assessments	\$ 637,353.28	\$ 265,811.23	\$ 410,855.98	\$ 1,314,020.48

ON ROLL ASSESSMENTS

48.50%	20.23%	31.27%	100.00%
--------	--------	--------	---------

[illegible]

0.00%	Net Percent Collected
\$ 1,314,020.48	Balance Remaining to Collect

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$9,923.33
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$11,090.79
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	(\$568,117.54)
Adjusted Balance in Construction Account at October 31, 2023	\$12,643.28

2. Funds Available For Construction at October 31, 2023

Book Balance of Construction Fund at October 31, 2023	\$12,643.28
Contracts in place at October 31, 2023	

3. Investments - US Bank

October 31, 2023	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$12,643.28
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$12,643.28

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												
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00												
26	9/20/18	Eiland & Assoc	\$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												
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		
81	10/27/23	England-Thims & Miller	\$3,750.00		\$3,750.00										\$3,750.00		
82	10/27/23	England-Thims & Miller	\$2,250.00		\$2,250.00										\$2,250.00		
83	10/27/23	England-Thims & Miller	\$1,500.00		\$1,500.00										\$1,500.00		
Grand Total			\$8,800,439.41	\$409,225.50	\$8,391,213.88	\$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	\$108,753.80

Armstrong Community Development District Series 2017

SUMMARY:		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,599,016.82	
INT REC'D TO DATE	\$9,923.32	
TRANS FROM DEBT SERVICE	\$11,090.79	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,800,439.41)	
BALANCE	\$12,643.28	

RECONCILIATION		
TRUST STATEMENT	\$12,643.28	
O/S REQ.	\$0.00	
ADJ BALANCE	\$12,643.28	
DEVELOPER CONTRIBUTIONS RE	\$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
<u>\$40,616.10</u>
\$81,232.20

INT REC'D	A	COI
Oct-17	\$54.56	\$2.28
Nov-17	\$563.76	\$9.57
Dec-17	\$545.58	\$0.01
Jan-18	\$563.94	\$0.01
Feb-18	\$528.11	\$0.01
Mar-18	\$466.85	\$0.01
Apr-18	\$468.11	\$0.01
May-18	\$492.70	\$0.00
Jun-18	\$370.12	
Jul-18	\$260.98	
Aug-18	\$256.31	
Sep-18	\$209.82	

\$4,780.84	\$11.90	Transfer In
-------------------	----------------	--------------------

Oct-18	\$175.10	
Nov-18	\$153.12	
Dec-18	\$138.72	\$106.38
Jan-19	\$123.60	\$109.93
Feb-19	\$60.39	\$109.93
Mar-19	\$2.38	\$99.29
Apr-19	\$6.39	\$109.93
May-19	\$14.20	\$106.38
Jun-19	\$14.41	\$99.03
Jul-19	\$1.87	\$95.83
Aug-19	\$0.27	\$82.52
Sep-19	\$8.96	\$53.76

\$699.41		\$972.98
-----------------	--	-----------------

Oct-19	\$9.28	\$46.83
Nov-19	\$2.48	\$40.31
Dec-19	\$2.11	\$32.77
Jan-20	\$2.19	\$33.86
Feb-20	\$2.19	\$33.77
Mar-20	\$1.81	\$27.96
Apr-20	\$0.82	\$12.60
May-20	\$0.14	\$2.18
Jun-20	\$0.15	\$2.25
Jul-20	\$0.09	\$1.31
Aug-20	\$0.08	\$1.23
Sep-20	\$0.07	\$1.13

\$21.41		\$236.20
----------------	--	-----------------

INT REC'D	A	B	COI	Transfer In	INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16	Oct-23	\$79.77	\$2.20		\$1,238.74
Nov-20	\$0.07	\$0.00		\$1.20	Nov-23	\$0.00	\$0.00		\$0.00
Dec-20	\$0.07	\$0.00		\$1.16	Dec-23	\$0.00	\$0.00		\$0.00
Jan-21	\$0.07	\$0.00		\$1.20	Jan-24	\$0.00	\$0.00		\$0.00
Feb-21	\$0.07	\$0.00		\$1.20	Feb-24	\$0.00	\$0.00		\$0.00
Mar-21	\$0.07	\$0.00		\$1.08	Mar-24	\$0.00	\$0.00		\$0.00
Apr-21	\$0.07	\$0.00		\$1.20	Apr-24	\$0.00	\$0.00		\$0.00
May-21	\$0.07	\$0.00		\$1.16	May-24	\$0.00	\$0.00		\$0.00
Jun-21	\$0.07	\$0.00		\$1.20	Jun-24	\$0.00	\$0.00		\$0.00
Jul-21	\$0.06	\$0.00		\$1.16	Jul-24	\$0.00	\$0.00		\$0.00
Aug-21	\$0.04	\$0.00		\$1.20	Aug-24	\$0.00	\$0.00		\$0.00
Sep-21	\$0.04	\$0.00		\$1.20	Sep-24	\$0.00	\$0.00		\$0.00

\$0.77	\$0.00		\$14.12	\$79.77	\$2.20		\$1,238.74
---------------	---------------	--	----------------	----------------	---------------	--	-------------------

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
Sep-23	\$77.22	\$1.97	\$1,280.04

\$409.11	\$7.24		\$8,430.02
-----------------	---------------	--	-------------------

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds: Interest Earned on Series 2019	\$3,681.81
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$218,611.82
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,570,945.09)
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 October 31, 2023	<u>(\$0.00)</u>

2. Funds Available For Construction at October 31, 2023

Book Balance of Construction Fund at October 31, 2023	(\$0.00)
Contracts in place at October 31, 2023	

3. Investments - US Bank

October 31, 2023	Type	Yield	Maturity	Principal
Construction Fund:	Overnight			\$0.00
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u>\$0.00</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										
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00										
64	1/27/21	ECS Florida, LLC	\$950.00										
65	1/27/21	Eisman & Russo	\$7,630.48										
66	1/27/21	Eisman & Russo	\$6,750.04										
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00										
68	1/27/21	England Thims & Miller	\$2,119.72										
69	1/27/21	Besch and Smith	\$279,255.93										
70	1/27/21	ECS Florida, LLC	\$1,000.00										
71	3/1/21	Besch and Smith	\$558,487.01										
72	3/2/21	Armstrong CDD	\$202.40										
73	3/2/21	England Thims & Miller	\$202.40										
74	4/1/21	England Thims & Miller	\$4,906.50										
75	4/1/21	England Thims & Miller	\$800.00										
76	4/1/21	Eisman & Russo	\$5,796.23										
77	4/1/21	Besch and Smith	\$260,102.21										
78	4/1/21	England Thims & Miller	\$1,933.61										
79	4/27/21	Eisman & Russo	\$3,375.02										
80	4/27/21	Besch and Smith	\$109,490.42										
80A	5/28/21	England Thims & Miller	\$4,726.50										
81	5/28/21	Armstrong CDD	\$6,000.08										
82	5/28/21	England Thims & Miller	\$414.93										
83	5/28/21	England Thims & Miller	\$75.27										
84	5/28/21	England Thims & Miller	\$1,284.75										
85	5/28/21	Eisman & Russo	\$953.81										
86	6/15/21	Reimbursement - Req.81	(\$1,126.24)										
87	6/18/21	Besch and Smith	\$6,272.81										
88	6/18/21	Armstrong CDD	\$2,500.00										
89	6/18/21	Armstrong CDD	\$5,892.00										
90	6/18/21	England Thims & Miller	\$5,791.00										
91	7/30/21	Besch and Smith	\$319,589.71										
92	7/31/21	England Thims & Miller	\$155.25										
93	7/30/21	Eisman & Russo	\$143.74										
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00										
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00										
96	9/10/21	VOID	\$0.00										
97	9/10/21	Security Engineering and Design	\$1,473.00										
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00										
99	3/25/22	Onsight Industries	\$10,569.45										
100	3/25/22	Onsight Industries	\$1,070.00										
101	2/14/23	Eisman & Russo	\$220.11										
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00										
103	6/21/23	Jax Utilities Management	\$56,660.00										
104	10/30/23	Greyhawk Ventures	\$213,476.41										
Grand Total			\$10,620,338.57	\$397,308.14	\$10,223,031.43	\$2,570,945.09	\$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	\$3,681.81
TRANSFER FROM DEBT SERVICE	\$218,611.82
LESS: REQ. PAID	(\$10,620,338.57)
BALANCE	\$0.00

RECONCILIATION	
TRUST STATEMENT	\$0.00
O/S REQ.	\$0.00
ADJ BALANCE	\$0.00
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	

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
Sep-23	\$440.82	\$0.00

	\$1,314.24	\$0.00
Oct-23	\$929.54	\$0.00
Nov-23	\$0.00	\$0.00
	\$929.54	\$0.00

B.

Armstrong

Community Development District

Summary of Invoices

October 01, 2023 - October 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	10/2/23	1014-1016	\$ 14,311.60
	10/10/23	1017-1023	25,658.83
	10/16/23	1024-1025	326.50
	10/23/23	1026-1029	3,456.17
	10/30/23	1030-1032	13,864.41
	10/31/23	1033	3,404.80
			<hr/>
			\$ 61,022.31
TOTAL			\$ 61,022.31

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/02/23	00061	9/29/23 3283132	202308 310-51300-31500	MTG/AMENITY MGMT AGR/PROJ	*	1,463.69	
				KUTAK ROCK LLP			1,463.69 001014
10/02/23	00072	10/01/23 1798202	202310 330-57200-46700	POOL CHEM & CLEAN OCT23	*	1,650.00	
				POOL TROOPERS			1,650.00 001015
10/02/23	00021	9/28/23 201393	202309 320-53800-46200	LANDSCAPE MAINT SEP23	*	4,363.75	
		9/28/23 201393	202309 330-57200-46200	LANDSCAPE AMENITY SEP23	*	2,552.58	
		9/28/23 201393	202309 320-53800-46200	TYNES BLVD EXT SEP23	*	800.97	
		9/28/23 201393	202309 320-53800-46200	GREYHAWK PHASE II SEP23	*	2,233.41	
		9/28/23 201393	202309 320-53800-46400	GREYHAWK LAKES SEP23	*	1,160.20	
		9/28/23 201393	202309 330-57200-46200	VIBURNAM HDGE SEP23	*	87.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 001016
10/10/23	00016	10/05/23 567729OC	202310 320-53800-43100	3518 ROYAL PINES DR IRRG	*	232.32	
		10/05/23 568411OC	202310 320-53800-43100	3682 ROYAL PINES DR IRRG	*	671.57	
		10/05/23 574046OC	202310 330-57200-43100	3645 ROYAL PINES DR POOL	*	71.92	
		10/05/23 574047OC	202310 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	336.60	
		10/05/23 574048OC	202310 320-53800-43100	3645 ROYAL PINES DR IRRG	*	96.32	
		10/05/23 577060OC	202310 320-53800-43100	875 TYNES BLVD IRG-OCT23	*	46.45	
		10/05/23 577061OC	202310 320-53800-43100	705 TYNES BLVD IRG-OCT23	*	325.19	
		10/05/23 586607OC	202310 320-53800-43100	3976 HEATHBROOK PL IRRG	*	62.60	
		10/05/23 586608OC	202310 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	83.25	
		10/05/23 588041OC	202310 320-53800-43100	3846 SUNBERRY LN IRRG-OCT	*	80.90	
		10/05/23 594522OC	202310 320-53800-43100	4173 HEATHERBROOK PL-OCT	*	83.25	
		10/05/23 596272OC	202310 320-53800-43100	1980 AMBERLY DR - OCT23	*	162.04	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/05/23	596274OC 202310 320-53800-43100 544 TYNES BLVD - OCT23		*	71.95	
				CLAY COUNTY UTILITY AUTHORITY			2,324.36 001017
10/10/23	00054	10/01/23	2310-A 202310 330-57200-47700 PET STATION MAINT OCT23		*	155.00	
				DOODY DADDY			155.00 001018
10/10/23	00001	9/30/23	113 202310 310-51300-31400 FY24 ASSESSMENT ROLL CERT		*	5,300.00	
		10/01/23	110 202310 320-53800-12200 PROPERTY MANAGER OCT23		*	6,250.00	
		10/01/23	110 202310 330-57200-46300 JANITORIAL SERVICES OCT23		*	1,084.67	
		10/01/23	111 202310 310-51300-34000 MANAGEMENT FEES OCT23		*	4,173.75	
		10/01/23	111 202310 310-51300-49500 WEBSITE ADMIN OCT23		*	104.17	
		10/01/23	111 202310 310-51300-35100 INFORMATION TECH OCT23		*	150.00	
		10/01/23	111 202310 310-51300-31300 DISSEMINATION FEE OCT23		*	583.33	
		10/01/23	111 202310 310-51300-51000 OFFICE SUPPLIES		*	.57	
		10/01/23	111 202310 310-51300-42000 POSTAGE		*	48.31	
		10/01/23	111 202310 310-51300-42500 COPIES		*	39.15	
		10/01/23	111 202310 310-51300-41000 TELEPHONE		*	29.72	
				GOVERNMENTAL MANAGEMENT SERVICES			17,763.67 001019
10/10/23	00070	9/25/23	53371136 202309 330-57200-46500 MTHLY PEST CONTROL SEP23		*	45.00	
				ARROW EXTERMINATORS INC DBA			45.00 001020
10/10/23	00019	10/01/23	7856B 202310 320-53800-46800 LAKE MAINTENANCE OCT23		*	995.00	
				SITEX AQUATICS			995.00 001021
10/10/23	00075	9/01/23	9387 202309 330-57200-34500 SCRTY OFFICER SEP23		*	1,437.60	
		9/01/23	9387 202309 330-57200-34500 VEHICLE PATROL SEP23		*	1,723.20	
		9/01/23	9387 202309 330-57200-34500 FUEL CHARGE		*	100.00	
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/01/23 9387	202309 330-57200-34500		*	250.00	
		START UP FEE					
		9/01/23 9387	202309 330-57200-34500		*	125.00	
		HOLIDAY PAY					
				SECURITY DEVELOPMENT GROUP LLC			3,635.80 001022
10/10/23 00021		10/06/23 201532	202310 320-53800-46500		*	740.00	
		RPR 15NOZ/5POPOP/5ROTORS					
				TREE AMIGOS OUTDOOR SERVICES INC.			740.00 001023
10/16/23 00007		10/05/23 2023-260	202310 310-51300-48000		*	44.00	
		NOT.OF MEETING 10/12/23					
				OSTEEN MEDIA GROUP			44.00 001024
10/16/23 00038		10/05/23 210371	202309 310-51300-31100		*	282.50	
		GEN.CONSLT.ENG.SRVC(WA#9)					
				ENGLAND-THIMS AND MILLER, INC.			282.50 001025
10/23/23 00100		10/12/23 90548720	202310 320-53800-43000		*	44.00	
		3599 ROYAL PINES DR IRRG					
		10/12/23 90821200	202310 330-57200-43000		*	1,105.00	
		3645 ROYAL PINES DR AMNTY					
		10/12/23 90823510	202310 320-53800-43000		*	35.00	
		705 TYNES BLVD IRRG-OCT23					
		10/12/23 91433460	202310 320-53800-43000		*	34.28	
		3814 ROYAL PINES - OCT23					
				CLAY ELECTRIC COOPERATIVE, INC.			1,218.28 001026
10/23/23 00004		10/02/23 89220	202310 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY24					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001027
10/23/23 00001		10/18/23 114	202309 320-53800-46000		*	800.00	
		RMV DEBRIS FIELD/DECK/PRK					
		10/18/23 114	202309 320-53800-46000		*	856.88	
		DIGITAL TIMR/GYM WIP/CLNR					
		10/18/23 114A	202310 310-51300-51000		*	11.01	
		WIRELESS MOUSE					
				GOVERNMENTAL MANAGEMENT SERVICES			1,667.89 001028
10/23/23 00032		7/07/23 102181	202307 330-57200-46100		*	395.00	
		QTRLY PREVENT MAINT JUL23					
				SOUTHEAST FITNESS REPAIR			395.00 001029
10/30/23 00061		10/30/23 3297545	202309 310-51300-31500		*	2,316.50	
		MTG/BILL OF SALE/DBT SRVC					
				KUTAK ROCK LLP			2,316.50 001030
				ARMS ARMSTRONG			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/23	00032	10/26/23 102897	202310 330-57200-46100	QTRLY PREVENT MAINT OCT23	*	350.00	
				SOUTHEAST FITNESS REPAIR			350.00 001031
10/30/23	00021	10/28/23 201621	202310 320-53800-46200	LANDSCAPE MAINT OCT23	*	4,363.75	
		10/28/23 201621	202310 330-57200-46200	LANDSCAPE AMENITY OCT23	*	2,552.58	
		10/28/23 201621	202310 320-53800-46200	TYNES BLVD EXT OCT23	*	800.97	
		10/28/23 201621	202310 320-53800-46200	GREYHAWK PHASE II OCT23	*	2,233.41	
		10/28/23 201621	202310 320-53800-46400	GREYHAWK LAKES OCT23	*	1,160.20	
		10/28/23 201621	202310 330-57200-46200	VIBURNAM HDGE OCT23	*	87.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 001032
10/31/23	00075	10/01/23 9404	202310 330-57200-34500	SCRTY OFFICER OCT23	*	1,797.00	
		10/01/23 9404	202310 330-57200-34500	VEHICLE PATROL OCT23	*	1,507.80	
		10/01/23 9404	202310 330-57200-34500	FUEL CHARGE OCT23	*	100.00	
				SECURITY DEVELOPMENT GROUP LLC			3,404.80 001033
TOTAL FOR BANK A						61,022.31	
TOTAL FOR REGISTER						61,022.31	

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 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. 3283132

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

#61
210-513-715

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



Invoice No. 3283132

1323-1

Re: General Counsel

For Professional Legal Services Rendered

08/03/23	K. Buchanan	1.30	435.50	Review matters relating to project completion
08/09/23	J. Gillis	0.70	112.00	Draft amenity management agreement with Governmental Management Services
08/10/23	K. Buchanan	2.70	904.50	Prepare for and attend board meeting
TOTAL HOURS		4.70		

KUTAK ROCK LLP

Armstrong CDD

September 29, 2023

Client Matter No. 1323-1

Invoice No. 3283132

Page 2

TOTAL FOR SERVICES RENDERED

\$1,452.00

DISBURSEMENTS

Freight and Postage

11.69

TOTAL DISBURSEMENTS

11.69

TOTAL CURRENT AMOUNT DUE

\$1,463.69



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

INVOICE#: 1798202
INVOICE DATE: 10/1/2023
SERVICE MONTH: OCTOBER
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
Altamonte Springs, FL 32716-0726

#72

Pool Maintenance

001.330.57200.46700

9-22-23

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 10/1/2023



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201393

Date: 09/28/2023

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

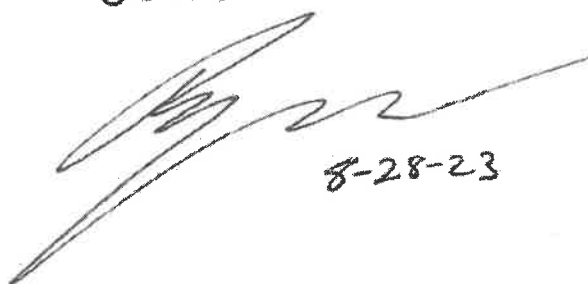
Project: Armstrong CDD Maintenance
475 West Town Place Suite 114
St. Augustine FL 32092

Description	#21	Quantity	Price	Ext Price
Sept Monthly Landscape Maintenance Common Areas	320.528.462	1.00	4,363.75	4,363.75
Sept Monthly Landscape Maintenance Amenity Center	320.528.462	1.00	2,552.58	2,552.58
Sept Monthly Landscape Maintenance Tynes Blvd Extension	320.528.462	1.00	800.97	800.97
Sept Monthly Landscape Maintenance Tynes Greyhawk Phase II	320.528.462	1.00	2,233.41	2,233.41
Sept Monthly Landscape Maintenance Tynes Greyhawk Lakes	320.528.464	1.00	1,160.20	1,160.20
Sept Monthly Landscape Maintenance Viburnum hedges Amenity Center	320.528.462	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance
001.320.53800.46200



8-28-23



Customer Name: ARMSTRONG CDD

Bill Date: 10/05/2023

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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	10/05/23 to 11/09/23					\$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	09/29/23	28	4029	4130	101
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	54.3	X	2.51		\$136.29

Other Charges

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

Current Charges	\$232.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$232.32
-------------------------	-----------------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$232.32 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$254.33 was posted to your account on 09/25/2023.

#16
320-578-431



Please return this portion with payment



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:

AYC1005A 2000000797 22/2

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$232.32
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$232.32

MAIL PAYMENT TO:



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



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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

83801396	1	09/29/23	28	4119	4395	276
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	229.3	X	2.51		\$575.54

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$671.57
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$671.57

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$671.57 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$663.46 was posted to your account on 09/25/2023.

#16
320-578 431

RECEIVED
OCT 10 2023
BY: _____

Please return this portion with payment



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:

AYC1005A 2000000798 22/3

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$671.57
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$671.57

MAIL PAYMENT TO:



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

00568411 3 MC05530006 0000067157 0000000 10262023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 10/05/2023

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	09/29/23	28	4575	4592	17

Base Charges (Prepaid)	10/05/23 to 11/09/23					\$30.79
Consumption Charges	Tier 1	17.0	X	2.35		\$39.95
Proration Factor: 0.9333	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 \$1.18

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	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$71.92
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$71.92

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$71.92 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$77.72 was posted to your account on 09/25/2023.

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
330-58431

RECEIVED
OCT 10 2023
BY: _____

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:

AYC1005A 2000000799 22/4

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$71.92
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$71.92

MAIL PAYMENT TO:



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

00574046 5 MC05560400 0000007192 0000000 10262023 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: 10/05/2023

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 09/29/23 28 153 155 2

Base Charges (Prepaid)	10/05/23 to 11/09/23					\$98.43
Consumption Charges	Tier 1	2.0	X	2.35		\$4.70
Proration Factor: 0.9333	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 \$1.18

Sewer

Base Charges (Prepaid)						\$222.91
Consumption Charges	2.0	X	4.69			\$9.38

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	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$336.60
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$336.60

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$336.60 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$306.54 was posted to your account on 09/25/2023.

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
330-58431



Please return this portion with payment

Bill Summary

Bill Date	10/05/23
Current Charges	\$336.60
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$336.60



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:

AYC1005A 2000000800 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 0 MC05560402 0000033660 0000000 10262023 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: 10/05/2023

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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	10/05/23 to 11/09/23					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

76205390	1.5	10/03/23	31	7840	7844	4
Base Charges (Prepaid)						\$92.92
Consumption Charges	Tier 1	4.0	X	0.85		\$3.40
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	\$96.32
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$96.32
-------------------------	----------------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$96.32 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$91.06 was posted to your account on 09/25/2023.

#16
2023-10-13

RECEIVED
OCT 10 2023
BY: _____

Please return this portion with payment



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:

AYC1005A 2000000801 22/6

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$96.32
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$96.32

MAIL PAYMENT TO:



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

00574048 2 MC05560404 0000009632 0000000 10262023 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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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
86278202	1	09/29/23	24	6057	6057	0

Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	0.0	X	0.85		\$0.00
Proration Factor: 0.8000	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						\$46.45
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$46.45
------------------	--	--	--	--	--	---------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$46.45 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$251.91 was posted to your account on 09/25/2023.

#16
320-578-431

RECEIVED
OCT 10 2023
BY: _____

Please return this portion with payment



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:

AYC1005A 2000000803 22/8

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$46.45
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$46.45

MAIL PAYMENT TO:



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

00577060 1 MC05560359 0000004645 0000000 10262023 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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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	09/29/23	28	6810	6948	138
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	91.3	X	2.51		\$229.16

Other Charges

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

Current Charges	\$325.19
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$325.19

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$325.19 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$309.55 was posted to your account on 09/25/2023.

#16
20-518-671

RECEIVED
OCT 10 2023
BY: _____

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:

AYC1005A 2000000802 22/7

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

Bill Date	10/05/23
Current Charges	\$325.19
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$325.19

MAIL PAYMENT TO:



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

00577061 0 MC05560361 0000032519 0000000 10262023 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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

87137737	1	09/29/23	28	1861	1880	19
----------	---	----------	----	------	------	----

Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	19.0	X	0.85		\$16.15
Proration Factor: 0.9333	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	\$62.60
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$62.60
-------------------------	----------------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$62.60 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.97 was posted to your account on 09/25/2023.

#16
320-538 431

RECEIVED
OCT 10 2023
BY:

Please return this portion with payment

Bill Summary

Bill Date	10/05/23
Current Charges	\$62.60
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$62.60



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:

AYC1005A 2000000804 22/9

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

00586607 4 MC05560323 0000006260 0000000 10262023 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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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	09/29/23	28	1421	1460	39
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	4.5	X	1.66		\$7.47
	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	\$83.25
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$83.25

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$83.25 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$73.57 was posted to your account on 09/25/2023.

#16
320-578-431

RECEIVED
OCT 10 2023
BY: _____

Please return this portion with payment

Bill Summary

Bill Date	10/05/23
Current Charges	\$83.25
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$83.25



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:

AYC1005A 2000000805 22/10

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

00586608 2 MC05560249 0000008325 0000000 10262023 0 0



Customer Name: ARMSTRONG CDD

Bill Date: 10/05/2023

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)	10/05/23 to 11/09/23					\$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	09/28/23	27	1666	1703	37
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	33.3	X	0.85		\$28.31
Proration Factor: 0.9000	Tier 2	3.7	X	1.66		\$6.14
	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						\$80.90
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$80.90
------------------	--	--	--	--	--	---------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$80.90 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$92.32 was posted to your account on 09/25/2023.

#16
320-578-471

RECEIVED
OCT 10 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:

AYC1005A 2000000806 22/11

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$80.90
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$80.90

MAIL PAYMENT TO:



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

00588041 1 MC05560097 0000008090 0000000 10262023 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: 10/05/2023

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

Water

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

Base Charges (Prepaid)	10/05/23 to 11/09/23					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

87777245	1	09/29/23	28	747	786	39
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	4.5	X	1.66		\$7.47
	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						\$83.25
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00

TOTAL AMOUNT DUE						\$83.25
------------------	--	--	--	--	--	---------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$83.25 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$90.66 was posted to your account on 09/25/2023.

#16
320-578-431

RECEIVED
OCT 10 2023
BY: _____

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:

AYC1005A 2000000807 22/12

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

Bill Date	10/05/23
Current Charges	\$83.25
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$83.25

MAIL PAYMENT TO:



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

00594522 7 MC05560399 0000008325 0000000 10262023 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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

89187072	1	09/29/23	28	1353	1426	73
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	34.5	X	0.85		\$29.33
Proration Factor: 0.9333	Tier 2	12.2	X	1.66		\$20.25
	Tier 3	26.3	X	2.51		\$66.01

Other Charges

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

Current Charges	\$162.04
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$162.04
-------------------------	-----------------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$162.04 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$181.54 was posted to your account on 09/25/2023.

#16
320-578-431

RECEIVED
OCT 10 2023
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

ADDRESSEE:

AYC1005A 2000000808 22/13

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

Bill Summary

Bill Date	10/05/23
Current Charges	\$162.04
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$162.04

MAIL PAYMENT TO:



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

00596272 4 MC05560415 0000016204 0000000 10262023 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: 10/05/2023

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)	10/05/23 to 11/09/23					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

89187071	1	09/29/23	28	944	974	30
Base Charges (Prepaid)						\$46.45
Consumption Charges	Tier 1	30.0	X	0.85		\$25.50
Proration Factor: 0.9333	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	\$71.95
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$71.95
-------------------------	----------------

Effective October 1, 2023, Water, Sewer, and Reclaimed Water Consumption and Base fees will increase 8.1%.

Water and Wastewater Tier 1 usage customers can expect an approximate increase in their bill of only \$4.1! For Tier 4 usage customers, an approximate increase of \$12.31 will be reflected in their bill.

In addition to this rate change, the SJRWMD Cost Recovery Fee has been lifted and will no longer appear on your bill.

Please pay \$71.95 by 10/26/2023 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$72.72 was posted to your account on 09/25/2023.

#16
320-578 431

RECEIVED
OCT 10 2023
BY: _____

Please return this portion with payment

Bill Summary

Bill Date	10/05/23
Current Charges	\$71.95
Current Charges Past Due After	10/26/23
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$71.95



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC1005A 2000000809 22/14

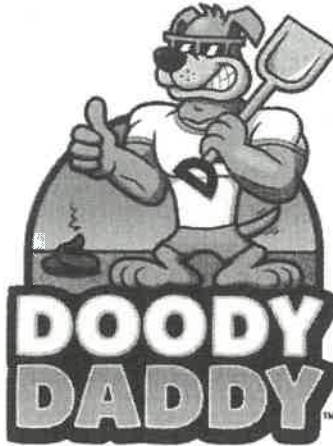
ARMSTRONG CDD
C/O GMS, LLC
1408 HAMLIN AVENUE, UNIT E
SAINT CLOUD FL 34771-8588

MAIL PAYMENT TO:



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

00596274 7 MC05560677 0000007195 0000000 10262023 0 0



October 1, 2023

Invoice No. 2310-A

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

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - October

3 stations

1 X Week

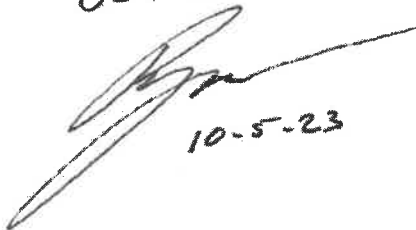
\$155

- Pet Waste Station Maintenance

#84

Pet waste station Maintenance

001.330.57200.47700


10-5-23

TOTAL: \$155

PAID:

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 113**Invoice Date:** 9/30/23**Due Date:** 9/30/23**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2024 #1 310 J17-214		5,300.00	5,300.00

Total \$5,300.00

Payments/Credits \$0.00

Balance Due \$5,300.00

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

Invoice #: 110

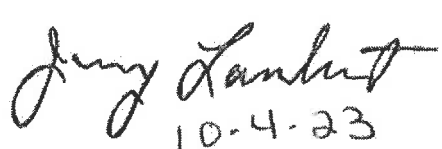
Invoice Date: 10/1/23

Due Date: 10/1/23

Case:

P.O. Number:

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

Description	#1	Hours/Qty	Rate	Amount
Property Manager - October 2023	20-05-122		6,250.00	6,250.00
Janitorial - October 2023	320-512-463		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 #:** 111**Invoice Date:** 10/1/23**Due Date:** 10/1/23**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Management Fees - October 2023		4,173.75	4,173.75
Website Administration - October 2023		104.17	104.17
Information Technology - October 2023		150.00	150.00
Dissemination Agent Services - October 2023		583.33	583.33
Office Supplies		0.57	0.57
Postage		48.31	48.31
Copies		39.15	39.15
Telephone		29.72	29.72
		Total	\$5,129.00
		Payments/Credits	\$0.00
		Balance Due	\$5,129.00



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: 10/03/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
09/25/23	53371136	Pest Control Service	\$45.00	\$0.00	\$45.00

#70
Mthly Pest Control Sep23
370572.465

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 1226
SAINT CLOUD FL 34771-8588



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input checked="" type="checkbox"/> 53371136	\$45.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<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

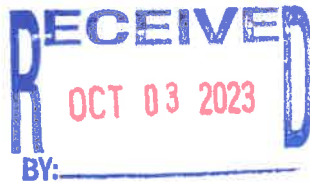


Statement Date: 10/03/23
Customer Number: 2634163

Balance Forward: \$0.00
Amount: _____

Amount Due: \$45.00
Check # _____

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

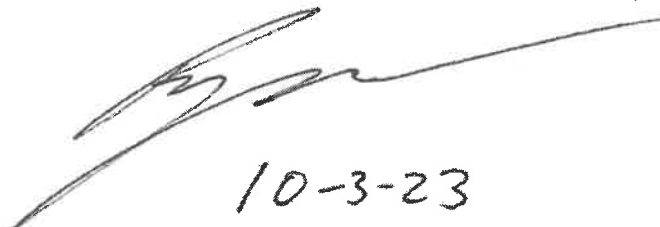
Invoice no.: 7856B
Terms: Net 30
Invoice date: 10/01/2023
Due date: 10/31/2023

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

#19

Lake Maintenance

001.320.53800.46800


10-3-23



Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreesecurity.com
www.sthreesecurity.com

INVOICE

BILL TO

Armstrong CDD
475 West Town Place
Suite 114
St Augustine, Florida 32092

INVOICE # 9387**DATE 09/01/2023****DUE DATE 09/30/2023****TERMS End of the month****SERVICE MONTH**

September

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday Sept 1 - Sept 30	48	29.95	1,437.60
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday Sept 1 - Sept 30	96	17.95	1,723.20
Fuel Charge Fuel Charge	1	100.00	100.00
Provisioning Fee One time start up fee	1	250.00	250.00
Holiday Pay Labor Day	1	125.00	125.00

SUBTOTAL	3,635.80
TAX	0.00
TOTAL	3,635.80
BALANCE DUE	\$3,635.80



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201532

Date: 10/06/2023

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
Repairs made during Irrigation System Inspection			
(5) Rotors	5.00		
(5) 6" pop-ups	5.00		
(15) Nozzles	15.00		
(7) Zone line repairs	7.00		
(1) Solenoid	1.00		
Labor	1.00		
Total	1.00	740.00	740.00

Notes:

Invoice Total: \$740.00

#21

Irrigation Repairs

001.320.53800.46500

10-10-23

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2023-260980
Invoice Date: 10/5/2023
Due Date: 11/4/2023



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

#7
210-517-48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 85455	Notice of Meeting October 12, 2023	CT - Clay Today	Oct 5	2023		Column Inch	Black & White	4.4000	\$44.00
									\$44.00

Total:									\$44.00
---------------	--	--	--	--	--	--	--	--	---------

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 Meeting

In the matter of October 12, 2023

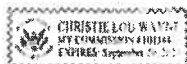
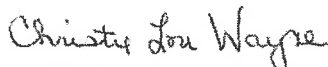
LEGAL: 85455

Was published in said newspaper in the issues:
10/5/2023

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 10/5/2023



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 Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, October 12, 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 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager
Legal 85455 Published 10/5/2023 in Clay
County's Clay Today newspaper



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmlnc.com | 904.642.8990

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

#38
310-512-711

October 05, 2023

Invoice No: 210371

Total This Invoice \$282.50

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

Professional Services rendered through September 30, 2023

Phase 01 General Consulting

Labor

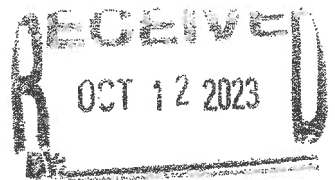
			Hours	Rate	Amount
Project Manager					
Brecht, John	9/16/2023		.75	190.00	142.50
Brecht, John	9/23/2023		.50	190.00	95.00
Administrative Support					
Blair, Shelley	9/16/2023		.50	90.00	45.00
Totals			1.75		282.50

Total Labor**282.50****Billing Limits**

	Current	Prior	To-Date
Total Billings	282.50	3,242.00	3,524.50
Limit			6,000.00
Remaining			2,475.50

Total this Phase \$282.50

Phase XP Expenses

Total this Phase 0.00**Total This Invoice \$282.50**



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Important Messages

October is National Co-op Month. You are a consumer-member of Clay Electric, one of the largest electric co-ops in the nation. We are not-for-profit and right here in your community, with employees who are your neighbors.

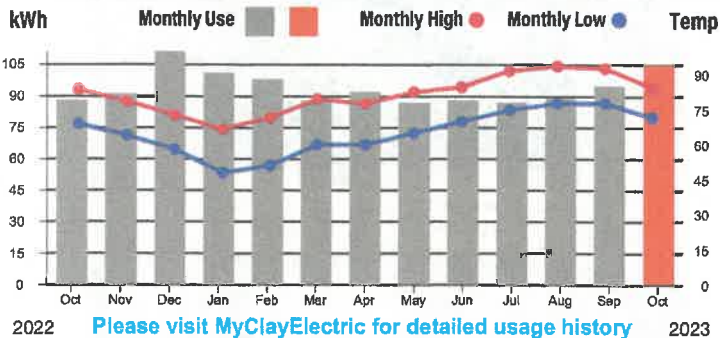


Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 10/12/2023
Current Bill Due Date: 11/03/2023

Previous Balance \$44.00
Payment Received 09/25/23 -\$44.00
Balance Forward \$0.00
Current Charges Due 11/03/23 \$44.00

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	09/10/23	10/11/23	4544	4649	1	105



Current Service Detail

Access Charge		\$32.00
Energy Charge	105 kWh @ 0.0813	\$8.54
Power Cost Adjustment	105 kWh @ 0.0080	\$0.84
FLA Gross Receipts Tax		\$1.06
Clay Co Public Ser Utility Tax		\$1.52
Operation Round Up		\$0.04
Total Current Charges for this Location		\$44.00

#100
22038-43



RECEIVED
OCT 18 2023



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.



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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.



5521 2 MB 0.561
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5521
C-21

Account Number	9054872
Current Charges Due 11/03/23	\$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

9



09054872 0000044001


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

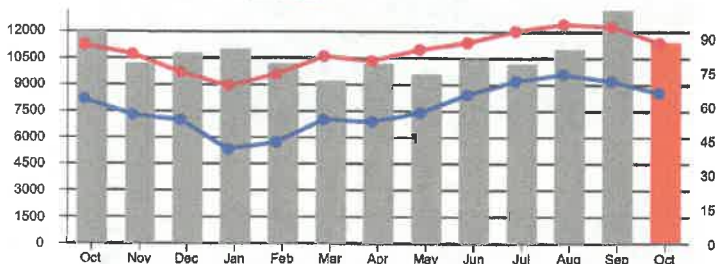
Member Name
ARMSTRONG CDD
Account #
9082120
Trustee District:
06
Statement Date:
10/12/2023
Current Bill Due Date:
11/03/2023
Previous Balance
\$1,379.00
Payment Received 09/25/23
-\$1,379.00
Balance Forward
\$0.00
Current Charges Due 11/03/23
\$1,105.00

Important Messages

October is National Co-op Month. You are a consumer-member of Clay Electric, one of the largest electric co-ops in the nation. We are not-for-profit and right here in your community, with employees who are your neighbors.


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	09/10/23	10/11/23	2684	2741	200	11,400

kWh Monthly Use Monthly High Monthly Low Temp

Please visit MyClayElectric.com for detailed usage history

This Month Last Month This Month Last Year Avg Daily High


Current Service Detail

Access Charge		\$32.00
Energy Charge	11,400 kWh @ 0.0813	\$926.82
Power Cost Adjustment	11,400 kWh @ 0.0080	\$91.20
FLA Gross Receipts Tax		\$26.91
Clay Co Public Ser Utility Tax		\$27.41
Operation Round Up		\$0.66
Total Current Charges for this Location		\$1,105.00

#100

370-572-47


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.


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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.

ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-0000

Account Number	9082120
Current Charges Due 11/03/23	\$1,105.00
Total Amount Due	\$1,105.00

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


09082120

0001105000

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 10/12/2023
Current Bill Due Date: 11/03/2023

Previous Balance \$35.00
 Payment Received 09/25/23 -\$35.00
Balance Forward \$0.00
Current Charges Due 11/03/23 \$35.00

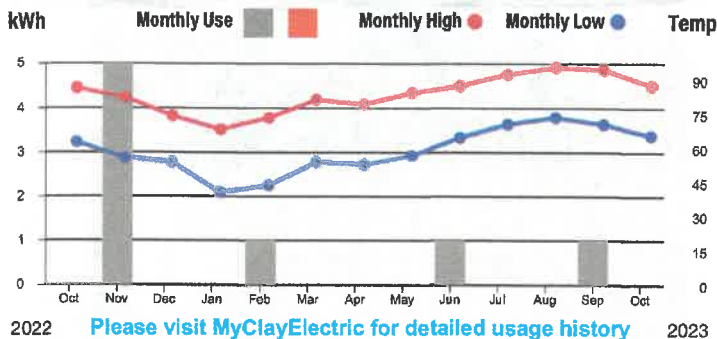
Important Messages

October is National Co-op Month. You are a consumer-member of Clay Electric, one of the largest electric co-ops in the nation. We are not-for-profit and right here in your community, with employees who are your neighbors.

Total Amount Due
\$35.00
Due Date:
 11/03/2023

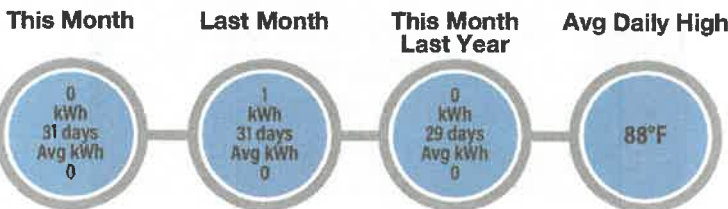
Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	09/10/23	10/11/23	36	36	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



RECEIVED
 OCT 18 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.


Clay Electric Cooperative, Inc.
 A Touchstone Energy® Cooperative

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.



ARMSTRONG CDD
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-0000

Account Number	9082351
Current Charges Due 11/03/23	\$35.00
Total Amount Due	\$35.00

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



09082351 0000035000


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

 Visit us online at ClayElectric.com
 Toll Free: (800)-224-4917

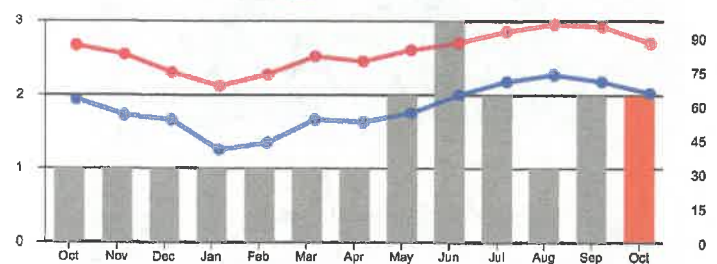
Member Name
ARMSTRONG CDD
Account #
9143346
Trustee District:
06
Statement Date:
10/12/2023
Current Bill Due Date:
11/03/2023
Previous Balance
\$34.30
Payment Received 09/25/23
-\$34.30
Balance Forward
\$0.00
Current Charges Due 11/03/23
\$34.28

Important Messages

October is National Co-op Month. You are a consumer-member of Clay Electric, one of the largest electric co-ops in the nation. We are not-for-profit and right here in your community, with employees who are your neighbors.


Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	09/10/23	10/11/23	74	76	1	2

kWh Monthly Use Monthly High Monthly Low Temp


Please visit MyClayElectric for detailed usage history

This Month Last Month This Month Last Year Avg Daily High


Current Service Detail

Access Charge		\$32.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0080	\$0.02
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.28
Total Current Charges for this Location		\$34.28

 #160
 320.58.40

RECEIVED
OCT 18 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.


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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.

ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-0000

Account Number	9143346
Current Charges Due 11/03/23	\$34.28
Total Amount Due	\$34.28

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


09143346 0000034282

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Date Invoiced: 10/02/2023				Invoice No: 89220
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00



DEO
FLORIDA DEPARTMENT OF
ECONOMIC OPPORTUNITY

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

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

Invoice

Invoice #: 114
Invoice Date: 10/18/23
Due Date: 10/18/23
Case:
P.O. Number:

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



Description	#\	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2023			800.00	800.00
Maintenance Supplies			867.89	867.89
Repairs + Maint #1,656.88				
320.53800.46000				
Office Supplies #1101				
310.51300.31000				
<div>Jimmy Lambert 10-20-23</div>				
Total				\$1,667.89
Payments/Credits				\$0.00
Balance Due				\$1,667.89

**GREYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF SEPTEMBER 2023**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/6/23	3	A.M.	Removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles
9/8/23	1	A.M.	Removed debris on field, parking lot and pool deck, blew leaves and debris off patio, removed cob webs from patio ceiling
9/11/23	3	A.M.	Blew leaves and debris off patio and cleaned off all walkways around amenity center, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles
9/15/23	3	A.M.	Straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio
9/18/23	4	A.M.	Removed debris from field, parking lot, pool deck, amenity center and surrounding trail, checked and changed all trash receptacles, blew leaves and debris off patio, cleaned tables, straightened and organized outside furniture
9/20/23	1	A.M.	Removed debris from trail and around amenity center, checked and changed trash receptacles
9/22/23	5	J.S.	Worked on painting amenity center
TOTAL	<u>20</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/23

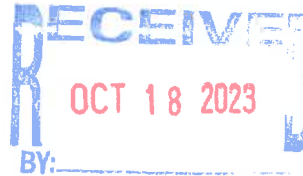
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong	9/14/23	All Purpose Cement	11.20	R.W.
	9/14/23	3/4 PVC Elbow	3.58	R.W.
	9/14/23	3/4 PVC Cap	0.94	R.W.
	9/18/23	Pine Sol	17.69	F.S.
	9/18/23	Microfiber Towels 24pk	14.93	F.S.
	9/18/23	Disposable Gloves 100ct	20.67	F.S.
	9/18/23	Sprayway Glass Foam Aero	8.46	F.S.
	9/18/23	Lysol Multipurpose	7.34	F.S.
	9/18/23	CLX Cleanup APC with Bleach	6.88	F.S.
	9/18/23	CLX Bleach	8.37	F.S.
	9/18/23	ZEP Pro Spray Bottle (2)	9.15	F.S.
	9/20/23	Digital Timer	405.05	J.S.
	9/22/23	Gym Wipes 3200 wipes	103.83	R.W.
	9/24/23	Multifold Towels	45.62	R.W.
	10/4/23	HDMI Cable	33.71	R.W.
	10/4/23	Samsung LED	159.47	R.W.
	10/4/23	Wireless Mouse	11.01	R.W.
TOTAL			<u>\$867.89</u>	



Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #102181
Invoice Date: 7/7/2023

Account #101323
Greyhawk - Armstrong CDD



Invoice

Billing Location Information

Billing Address 6200 Leevista Blvd
suite 300
Orlando, FL 32822-5104

Billing Contact Teresa Viscarra
Main Number (407) 347-4103
Mobile Number
Email tviscarra@gmscfl.com

Service Information

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
7/7/2023 PM: Quarterly	1.00 Ea	\$0.00 / 1 Ea	\$0.00
Quarterly scheduled preventative maintenance			
— Product: PM: Bench, AB Crunch, Smith Machine	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: PM: Treadmill	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00

#32
Fitness CTR Repairs/Supplies
001.330.57200.46100

10-19-23

Pay Now

Subtotal:	\$395.00
Tax:	\$0.00
Total:	\$395.00
Amount Paid:	\$0.00
Balance Due:	\$395.00

Payment is due within 30 days of invoice date.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Teresa Viscarra 6200 Leevista Blvd suite 300 Orlando, FL 32822-5104	Account	[101323] Greyhawk - Armstrong CDD
		Invoice #	102181
		Date	Friday, July 7, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

Payment is due within 30 days of invoice date.
Thank you for your payment!

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 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. 3297545

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

61
310-113-715

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



Invoice No. 3297545

1323-1

Re: General Counsel

For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	38.50	Testa Research
09/06/23	K. Buchanan	1.20	402.00	Review matters relating to debt service reserve release; confer with Greenstein; confer with district manager; prepare correspondence to bond counsel
09/07/23	K. Buchanan	0.30	100.50	Confer with district manager
09/08/23	K. Buchanan	0.80	268.00	Revise project completion resolution
09/14/23	K. Buchanan	4.50	1,507.50	Prepare for and attend board meeting; prepare bill of sale and requisition for asphalt lift; coordinate with district engineer and district manager

TOTAL HOURS 6.90

KUTAK ROCK LLP

Armstrong CDD

October 30, 2023

Client Matter No. 1323-1

Invoice No. 3297545

Page 2

TOTAL FOR SERVICES RENDERED

\$2,316.50

TOTAL CURRENT AMOUNT DUE

\$2,316.50



Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #102897
Invoice Date: 10/26/2023



Account #101323
Greyhawk - Armstrong CDD

Invoice

Billing Location Information

Billing Address 6200 Leevista Blvd
suite 300
Orlando, FL 32822-5104

Billing Contact Teresa Viscarra
Main Number (407) 347-4103
Mobile Number
Email tviscarra@gmscfi.com

Service Information

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
10/26/2023 PM: Quarterly	1.00 Ea	\$0.00 / 1 Ea	\$0.00
<u>Quarterly scheduled preventative maintenance</u>			
— Product: PM: Bench, AB Crunch, Smith Machine	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: PM: Treadmill	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product Discount: discount	1	(\$45.00)	(\$45.00)

Fitness CTR Repairs & Supplies
#32
001.330.57200.46100

Discounts: \$45.00
Subtotal: \$350.00
Tax: \$0.00
Total: \$350.00

10-27-23

Pay Now

Amount Paid: \$0.00
Balance Due: \$350.00

**Payment is due within 30 days of invoice date.
Thank you for your business!**

Billing Location Memo

Emailing invoices

Billing Receipt - Please Return With Payment Remittance

Bill To:	Teresa Viscarra 6200 Leevista Blvd suite 300 Orlando, FL 32822-5104	Account	[101323] Greyhawk - Armstrong CDD
		Invoice #	102897
		Date	Thursday, October 26, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

**Payment is due within 30 days of invoice date.
Thank you for your payment!**



Tree Amigos

Outdoor Services

RECEIVED
OCT 27 2023
BY: _____

Invoice

Invoice#: 201621

Date: 10/28/2023

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

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

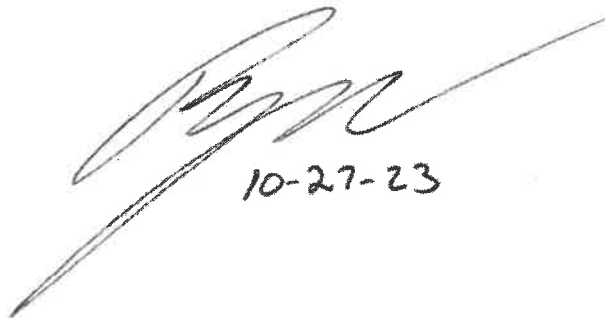
Description	#21	Quantity	Price	Ext Price
Monthly Landscape Maintenance Common Areas	320-538-462	1.00	4,363.75	4,363.75
Monthly Landscape Maintenance Amenity Center	320-532-462	1.00	2,552.58	2,552.58
Monthly Landscape Maintenance Tynes Blvd Extension	320-538-462	1.00	800.97	800.97
Monthly Landscape Maintenance Tynes Greyhawk Phase II	320-538-462	1.00	2,233.41	2,233.41
Monthly Landscape Maintenance Tynes Greyhawk Lakes	320-536-462	1.00	1,160.20	1,160.20
Monthly Landscape Maintenance Viburnam hedges Amenity Center	320-532-462	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance

001.320.53800.46200


10-27-23



Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
cathie@sthreesecurity.com
www.sthreesecurity.com



INVOICE

BILL TO

Armstrong CDD
475 West Town Place
Suite 114
St Augustine, Florida 32092

INVOICE # 9404

DATE 10/01/2023

DUE DATE 10/31/2023

TERMS End of the month

SERVICE MONTH

October

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday Oct 1 - Oct 31	60	29.95	1,797.00
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday Oct 1 - Oct 31	84	17.95	1,507.80
Fuel Charge Fuel Charge	1	100.00	100.00
SUBTOTAL			3,404.80
TAX			0.00
TOTAL			3,404.80
BALANCE DUE			\$3,404.80