

ARMSTRONG

Community Development District

JUNE 13, 2024

AGENDA

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

June 6, 2024

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, June 13, 2024 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 May 9, 2024 Meeting
- IV. Discussion of Suspension Letters
- V. Discussion of Fiscal Year 2025 Approved Budget
- VI. Ratification of Series 2017 Requisitions (87-89)
- VII. Consideration of Proposals:
 - A. Pond Fountain Repair
 - B. Mechanical Weed Removal
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Qualifying Period (noon June 10 – noon June 14)

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

IX. Supervisor's Requests and Audience Comments

X. Financial Reports

A. Financial Statements as of May 31, 2024

B. Check Register

XI. Shade Session: Discussion Regarding Amenity Center Security*

XII. Next Scheduled Meeting – July 11, 2024 @ 6:00 p.m. at Plantation Oaks Amenity Center

XIII. Adjournment

* *Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

Board Oversight

Amenity Center – Chairman Taylor

Security – Vice Chairman Brown

Landscape and Common Areas – Supervisor Vergara Molero

Pond Maintenance – Supervisor Deal

Finance and Accounting – Supervisor Bowen

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, May 9, 2024 at 6:00 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
Jeffrey Deal	Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Lopez asked can we look at trashcans instead of doggie stations? There is a section about security, two of the gates at the amenity center are open but they are in the same section and if anyone had to leave the amenity center and somebody was coming from that direction we would be out of luck because there is no way to get out the back way, so maybe open a back gate rather than the side gate. That will give you two directions for egress.

Ms. Giles stated I would like to amend the agenda to discuss suspensions: The suspension involves a minor so we won't say the name on the record.

Ms. Buchanan stated generally we would have the staff give an overview so the board members understand it and then you give an opportunity to anyone impacted by the situation to

provide comment that the board can take into consideration. Then the board will take whatever action they deem appropriate as far as taking no further action, impose a longer suspension or consider termination. The one thing I request that you think about is whether the action is an impact to individuals involved in the incident, or you want to consider the whole family to the extent that the impacted individual is old enough to make their own decisions, I generally discourage punishing the whole family.

Mr. Wilson stated a resident had some guests they let a bunch of kids in, they jumped the back fence, ran into the parking lot and three kids from across the street walked up and 15-20 kids walked over and a firearm was discharged, I don't think the two kids knew what was going to happen.

Ms. Giles stated several supervisors showed up and we provided footage and some residents provided footage and it is now a CCSO investigation.

After discussion the board took the following action.

On MOTION by Mr. Taylor seconded by Mr. Deal with all in favor the minor's amenity privileges were suspended for one-year from the date of this meeting and staff was directed to send a second and confirming letter to the resident and to send an email reminder of the rules to the family of the minor who opened the gate for others to come into the pool area.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 11, 2024 Meeting

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the minutes of the April 11, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from GMS for Fiscal Year 2025 Services

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the proposal from GMS for fiscal year 2025 services was approved.

FIFTH ORDER OF BUSINESS

Consideration of Pond Bank Inspection

This item tabled.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2024-04
Approving the Proposed Budget for Fiscal
Year 2025 and Setting a Public Hearing Date
to Adopt**

Ms. Giles stated next is Resolution 2024-04 approving the proposed fiscal year 2025 budget and setting a public hearing date for adoption. Once we approve the budget, we will provide a copy to the county as required by Chapter 190, F.S., set the public hearing no sooner than 60 days and the date we proposed is your July 11th meeting at 6:00 p.m. in the same location. If there is going to be an increase in assessments you would want to approve the higher amount today and over the next couple of months the board will work with staff to possibly reduce that higher amount and you can adopt a new lower amount, but you can't go in reverse. You can't approve a lower amount and later adopt a higher amount. There is no increase in assessments for this district this year. There was a large increase last year and two years prior to that there was an increase when the developer left. Individual lines in the budget have gone up or down but there is no proposed increase unless during this discussion the board wants us to make changes to this.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2024-04 approving the proposed fiscal year 2025 budget and setting the public hearing for July 11, 2024 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals:****A. Dog Waste Stations**

Staff was requested to relocate one doggie station from the dog park.

B. Restriping the Courts

On MOTION by Mr. Taylor seconded by Mr. Deal with all in favor the proposal from Court Surfaces in the amount of \$3,500 to stripe the tennis court for two pickleball courts was approved and staff was authorized to purchase two sets of nets.

C. New Access System

This item tabled.

D. AED

This item will not be purchased at this time.

E. Fitness Pro to Repair Life Fitness Equipment

This item not needed since staff repaired the equipment.

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 – Report on the Number of Registered Voters - 948

Ms. Giles stated a copy of the letter from the supervisor of elections indicating that there are 948 registered voters residing in the district was included in the agenda package.

As a reminder the 2024 election cycle is coming up, the qualifying period is the second week in June for seat 1 and seat 5. A resident has placed his name to be considered on the ballot. Seat 1 and seat 5 if you want to stay on the board you will need to qualify to put your name on the ballot.

As a reminder you still have the form 1 requirement that is due prior to July 1. You also have your ethics training that is due before December 31.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of the facility manager's report, copy of which was included in the agenda package.

Mr. Soriano stated we want to adjust Ryan's hours from the winter schedule to have coverage in the summer. We will clear with this RMS before he changes the hours.

2. Monthly Quality Inspection Report

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Additional Supervisor comments: process to have a bounce house on district property.

Additional Audience comments: several residents complained about the small pond by Amberly Drive having algae, excess weeds, lots of frogs, and the water level is always low, grass clippings go into the pond and stay there, security, amenity center policies, eventual silting of ponds, weight of portable nets for pickleball may damage tennis court surfaces, complaints about trash in the wood line along Heatherbrook Place, pool pavers on the beach side of the pool have shifted, missing tiles, lights in the pool don't go on, sprinklers at Amberly Drive not working, certain sidewalks are holding water, consider purchasing an AED and one of the security guards has a bad attitude and doesn't want to be here.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 2024

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

B. Check Register

On MOTION by Mr. Brown seconded by Mr. Vergara Molero with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Shade Session: Discussion Regarding Amenity Center Security

The board went into a shade session after which they reconvened the regular meeting.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 13, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting will be held June 13, 2024 at 3:30 p.m. in the same location.

On MOTION by Mr. Vergara Molero seconded by Mr. Deal with all in favor the meeting adjourned at 8:46 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

Armstrong
Community Development District

Approved Budget
FY2025



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Armstrong
Community Development District
Approved Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
	FY2024	5/31/24	4 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 637,369	\$ 635,542	\$ 1,812	\$ 637,353	\$ 637,369
Cost Share - Tynes Blvd	\$ 20,000	\$ 9,340	\$ 5,074	\$ 14,414	\$ 15,000
Miscellaneous Income	\$ -	\$ 1,540	\$ -	\$ 1,540	\$ -
Miscellaneous Income - Access Cards	\$ -	\$ 700	\$ -	\$ 700	\$ -
Miscellaneous Income - Rental	\$ -	\$ 700	\$ -	\$ 700	\$ -
Interest	\$ 3,000	\$ 12,359	\$ 4,500	\$ 16,859	\$ 15,000
Carry Forward Surplus	\$ 8,656	\$ -	\$ -	\$ -	\$ 54,963

Total Revenues	\$ 669,025	\$ 660,181	\$ 11,386	\$ 671,566	\$ 722,332
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 7,600	\$ 4,000	\$ 11,600	\$ 12,000
FICA Expense	\$ 918	\$ 581	\$ 306	\$ 887	\$ 918
Engineering Fees	\$ 6,000	\$ 424	\$ 2,576	\$ 3,000	\$ 6,000
Attorney	\$ 15,000	\$ 10,777	\$ 9,223	\$ 20,000	\$ 20,000
Arbitrage	\$ 1,100	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Dissemination	\$ 7,000	\$ 4,667	\$ 2,333	\$ 7,000	\$ 7,420
Annual Audit	\$ 4,300	\$ -	\$ 4,300	\$ 4,300	\$ 4,300
Trustee Fees	\$ 7,800	\$ 7,758	\$ -	\$ 7,758	\$ 7,800
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,618
Management Fees	\$ 50,085	\$ 33,390	\$ 16,695	\$ 50,085	\$ 53,090
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,250	\$ 833	\$ 417	\$ 1,250	\$ 1,250
Telephone	\$ 350	\$ 209	\$ 141	\$ 350	\$ 350
Postage	\$ 300	\$ 226	\$ 150	\$ 376	\$ 500
Printing & Binding	\$ 500	\$ 393	\$ 275	\$ 668	\$ 750
Insurance	\$ 7,250	\$ 6,818	\$ -	\$ 6,818	\$ 7,500
Legal Advertising	\$ 2,500	\$ 417	\$ 2,083	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 31	\$ 160	\$ 191	\$ 600
Office Supplies	\$ 250	\$ 103	\$ 47	\$ 150	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative:	\$ 124,478	\$ 82,001	\$ 43,307	\$ 125,308	\$ 133,921
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Operations & Maintenance

Security	\$ 51,364	\$ 27,160	\$ 14,400	\$ 41,560	\$ 51,364
Electric	\$ 1,450	\$ 778	\$ 552	\$ 1,330	\$ 1,450
Water & Sewer	\$ 34,270	\$ 14,475	\$ 10,582	\$ 25,057	\$ 34,270
Landscape Maintenance	\$ 134,375	\$ 78,385	\$ 55,990	\$ 134,375	\$ 138,406
Landscape Contingency	\$ 5,000	\$ 3,244	\$ 1,756	\$ 5,000	\$ 8,000
Lake Maintenance	\$ 13,988	\$ 5,970	\$ 3,980	\$ 9,950	\$ 13,988
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ 2,140
Irrigation Repairs	\$ 10,000	\$ 3,431	\$ 3,069	\$ 6,500	\$ 8,000
Repairs & Maintenance	\$ 5,000	\$ 2,095	\$ 2,905	\$ 5,000	\$ 8,000
Doggie Pot Stations	\$ 1,860	\$ 573	\$ 427	\$ 1,000	\$ 1,500

Total Operations & Maintenance:	\$ 257,307	\$ 136,111	\$ 93,661	\$ 229,772	\$ 267,118
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Armstrong
Community Development District
Approved Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
	FY2024	5/31/24	4 Months	9/30/24	FY2025
<u>Amenity Center</u>					
Property/Amenity Manager	\$ 75,000	\$ 50,000	\$ 25,000	\$ 75,000	\$ 79,875
Preventative Maintenance	\$ 15,000	\$ 7,917	\$ 7,083	\$ 15,000	\$ 17,500
Facility Attendant	\$ 7,200	\$ -	\$ 7,200	\$ 7,200	\$ 7,632
Property Insurance	\$ 38,567	\$ 28,929	\$ -	\$ 28,929	\$ 32,690
Phone/Internet/Cable	\$ 2,750	\$ 1,627	\$ 812	\$ 2,439	\$ 2,750
Electric	\$ 18,900	\$ 7,993	\$ 4,912	\$ 12,905	\$ 18,900
Water & Sewer	\$ 8,000	\$ 6,084	\$ 1,970	\$ 8,054	\$ 10,000
Gas	\$ 1,575	\$ 735	\$ 310	\$ 1,045	\$ 1,575
Reuse Service	\$ 4,320	\$ 3,279	\$ 1,772	\$ 5,051	\$ 6,646
Access Cards	\$ 5,000	\$ 1,767	\$ 3,233	\$ 5,000	\$ 5,000
Janitorial Services	\$ 13,016	\$ 8,677	\$ 4,339	\$ 13,016	\$ 13,797
Janitorial Supplies	\$ 4,000	\$ 698	\$ 552	\$ 1,250	\$ 4,000
Pool Maintenance	\$ 23,200	\$ 13,200	\$ 6,600	\$ 19,800	\$ 23,992
Pool Permit	\$ 125	\$ 300	\$ -	\$ 300	\$ 300
Repairs & Maintenance	\$ 12,500	\$ 6,918	\$ 4,082	\$ 11,000	\$ 20,000
Office Supplies	\$ 500	\$ 138	\$ 62	\$ 200	\$ 500
ASCAP/BMI License Fees	\$ 500	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 800	\$ 363	\$ 184	\$ 547	\$ 800
Special Events	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 3,000	\$ 554	\$ 947	\$ 1,500	\$ 3,000
Total Amenity Center:	\$ 233,953	\$ 139,178	\$ 69,058	\$ 208,236	\$ 251,957
<u>Reserves</u>					
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 69,336
Total Reserves	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 69,336
Total Expenditures	\$ 669,025	\$ 410,578	\$ 206,025	\$ 616,604	\$ 722,332
Excess Revenues (Expenditures)	\$ -	\$ 249,602	\$ (194,639)	\$ 54,963	\$ -

Net Assessment	\$ 637,369
Collection Cost (6%)	\$40,683
Gross Assessment	<u>\$678,052</u>

Platted Units	Net Per Unit	FY2025 Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

Platted Units	Net Per Unit	FY2024 Net Total	Gross Per Unit	Gross Total
483	\$1,320	\$637,369	\$1,404	\$678,052

FY2024	FY2025	Increase/(Decrease)	Increase
\$1,404	\$1,404	0%	\$0

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Community Development District

General Fund Budget

REVENUES:

Special Assessments

The District will levy a Non-Ad Valorem assessment on platted lots within the District.

Cost Share – Tynes Blvd

The District will enter into an Agreement with East/West Partners and future landowners to cover the proportionate share of landscaping and irrigation services of Tynes Blvd.

Interest

The District will invest surplus funds with USBank.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineer, Dominion Engineering Group, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

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Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC for this service on the Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District issued Series 2017A/B Special Assessment Revenue Bonds and Series 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank. The amount of the trustee fees is based on the agreements between the Bank and the District.

Assessment Administration

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe. Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of overnight deliveries, correspondence, accounts payable checks, etc.

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Community Development District

General Fund Budget

Printing & Binding

Printing and Binding of agreements, resolutions for board meetings, printing of computerized checks, stationary, etc.

Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operation & Maintenance:

Security

The District has entered into an agreement with Security Development Group, LLC dba S3 Security for private onsite patrols. Services will include minimum 3 days of patrols of dedicated officers and possible vehicle patrols, additional patrol days as requested by District and holiday rates for specific holidays outlined in the agreement. District will also pay an annual fee to FUSUS.

Description	Monthly		Annually	
Security Services				
Dedicated Officer				
\$31.15 per hour x 60 hours minimum per month	\$	1,869	\$	22,428
Vehicle Patrol Officer				
\$18.67 per hour x 90 hours minimum per month	\$	1,680	\$	20,164
Additional Hours/Holidays			\$	7,272
Contingency			\$	1,500
			\$	51,364

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General Fund Budget

Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$45	\$540
9082351	705 Tynes Boulevard Irrigation	\$35	\$420
9143346	3814 Royal Pines	\$35	\$420
	Contingency		\$70
Total			\$1,450

Water & Sewer

Represents costs for water services for areas within the District. The District currently has eleven accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
567729	3518 Royal Pines Drive Reclaimed Irrigation	\$1,300	\$15,600
568411	3682 Royal Pines Drive Reclaimed Irrigation	\$475	\$5,700
574048	3645 Royal Pines Drive Reclaimed Irrigation	\$250	\$3,000
577060	875 Tynes Boulevard Reclaimed Irrigation	\$235	\$2,820
577061	705 Tynes Boulevard Reclaimed Irrigation	\$45	\$540
586607	3976 Heatherbrook Pl. Reclaimed Irrigation	\$60	\$720
586608	4121 Heatherbrook Pl. Reclaimed Irrigation	\$65	\$780
588041	3846 Sunberry Lane Reclaimed Irrigation	\$80	\$960
594522	4173 Heatherbrook Place	\$65	\$780
596272	1980 Amerly Drive	\$45	\$540
596274	544 Tynes Boulevard	\$70	\$840
	Contingency		\$1,990
Total			\$34,270

Landscape Maintenance

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area, Tynes area, Phase 1 pond banks, Phase 2 & 3 pond banks, pocket/common area, right-of-way and Amenity Center area of the District.

Description	Monthly	Annually
Landscape Maintenance	\$11,534	\$138,406
		\$138,406

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

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Community Development District
General Fund Budget

Lake Maintenance

The District has entered into an agreement with The Lake Doctors for the maintenance of five (5) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 5 Ponds	\$995	\$11,940
Cost Share Agreement w/South Village CDD		\$1,448
Fountain Maintenance - Qtrly. \$150		\$600
		\$13,988

Lake Contingency

Represents estimated costs for grass carp stocking in lakes.

Irrigation Repairs

Represents estimated costs for any repairs and maintenance to irrigation system.

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Doggie Pot Stations

Represents costs for the supplies and maintenance of 3 doggie waste stations within the District and anticipates the addition of 5 doggie waste stations in FY2025. District has contracted with Governmental Management Services, LLC for this service.

Amenity Center:

Property/Amenity Manager

Represents costs to contract onsite, full-time manager for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, schedule and approve maintenance services, oversee facility attendant, administer access cards as well as monitor facility usage and enforce District policies. The District has contracted with Governmental Management Services for this service.

Preventative Maintenance

Represents costs to contract onsite part-time maintenance technician that will provide scheduled services as directed by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

Facility Attendant

Represents costs to contract onsite, part-time facility attendant for the Amenity Center that will monitor facility usage, enforce District policies and any other tasks assigned by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

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Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Phone/Internet/Cable

Represents telephone, internet and cable services to the clubhouse. District currently has one account with AT&T for telephone and internet services.

Account #	Description	Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$204	\$2,442
	Contingency		\$308
	Total		\$2,750

Electric

Represents electric service the clubhouse. The District has one account with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$1,500	\$18,000
	Contingency		\$900
	Total		\$18,900

Water/Irrigation

Represents water service to the clubhouse and pool. The District has two accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
574046	3645 Royal Pines Drive Pool	\$350	\$4,200
574047	3645 Royal Pines Drive Clubhouse	\$350	\$4,200
	Contingency		\$1,600
	Total		\$10,000

Gas

The District has contracted with Gas South f/k/a TECO Peoples Gas for gas service to the clubhouse.

Account #	Description	Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$125	\$1,500
	Contingency		\$75
	Total		\$1,575

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General Fund Budget

Reuse Service

The District has contracted with Waste Management for monthly dumpster rental and removal.

Account #	Description	Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$443	\$5,317
	Contingency		\$1,329
	Total		\$6,646

Access Cards

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

Janitorial Services

The District has contracted with Governmental Management Services for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$1,150	\$13,797
		\$13,797

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

The District has entered into an agreement with Pool Troopers for the monthly service of the pool. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$1,400
Contingency - Repairs		\$2,792
		\$23,992

Pool Permit

Represents annual pool permit fees paid to Florida Department of Health in Clay County. This is the only expense under this line for the District.

Repairs & Maintenance

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

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General Fund Budget

Pest Control

The District has entered into an agreement with Arrow Exterminators Company d/b/a Nader's Pest Raiders. for pest control services for the Amenity Center. Service will be performed once a month.

Description	Monthly	Annually
Pest Control Services	\$50	\$600
Contingency		\$200
		\$800

Contingency

Represents any expense not allocated to other budgeted line items.

Transfer Out – Capital Reserve

Represents amount per the Reserve Study to transfer to the Capital Reserve Fund.

Armstrong
Community Development District
Approved Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 5/31/24	Projected Next 4 Months	Total Projected 9/30/24	Approved Budget FY2025
Revenues:					
Transfer In	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 69,336
Interest	\$ 250	\$ 718	\$ 700	\$ 1,418	\$ 1,200
Total Revenues	\$ 53,538	\$ 54,006	\$ 700	\$ 54,706	\$ 70,536
Expenditures:					
Contingency	\$ -	\$ 98	\$ 152	\$ 250	\$ 600
Capital Outlay	\$ -	\$ 10,121	\$ -	\$ 10,121	\$ 25,000
Total Expenditures	\$ -	\$ 10,219	\$ 152	\$ 10,371	\$ 25,600
Excess Revenues (Expenditures)	\$ 53,538	\$ 43,787	\$ 548	\$ 44,335	\$ 44,936
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 44,335
Fund Balance - Ending	\$ 53,538	\$ 43,787	\$ 548	\$ 44,335	\$ 89,271

FY2025 Approved Expenses	
Description	Amount
New Amenity Access System	\$ 5,000
Solar Lighting	TBD
Total	\$ 5,000

Armstrong
Community Development District
Approved Budget
FY2025
Debt Service Fund
Series 2017A/B

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
	FY2024	5/31/24	4 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$	265,819	\$	265,056	\$	756	\$	265,811	\$	265,819
Interest	\$	7,500	\$	17,536	\$	7,860	\$	25,396	\$	20,000
Carry Forward Surplus	\$	187,544	\$	188,448	\$	-	\$	188,448	\$	211,950

Total Revenues	\$	460,863	\$	471,040	\$	8,616	\$	479,656	\$	497,769
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Expenditures:

Series 2017A/B

Interest - 11/01	\$	93,900	\$	93,900	\$	-	\$	93,900	\$	92,541
Principal - 11/01	\$	75,000	\$	75,000	\$	-	\$	75,000	\$	80,000
Interest - 05/01	\$	92,541	\$	92,541	\$	-	\$	92,541	\$	90,741

Total Expenditures	\$	261,441	\$	261,441	\$	-	\$	261,441	\$	263,281
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Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(6,265)	\$	-	\$	(6,265)	\$	-
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Total Other Financing Sources (Uses)	\$	-	\$	(6,265)	\$	-	\$	(6,265)	\$	-
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Excess Revenues (Expenditures)	\$	199,422	\$	203,334	\$	8,616	\$	211,950	\$	234,487
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Principal - 11/1/2025	\$80,000
Interest - 11/1/2025	\$90,741
Total	\$170,741
 Net Assessment	 \$265,798
Collection Cost (6%)	\$16,966
Gross Assessment	\$282,764

Property Type	Units	Net Per Unit	Net Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
Total	200		\$265,798

Armstrong
Community Development District
Series 2017A, Special Assessment Revenue Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/24	\$ 3,680,000	\$ 80,000	\$ 92,540.63	\$ 172,540.63
5/1/25	\$ 3,600,000	\$ -	\$ 90,740.63	\$ -
11/1/25	\$ 3,600,000	\$ 80,000	\$ 90,740.63	\$ 261,481.25
5/1/26	\$ 3,520,000	\$ -	\$ 88,940.63	\$ -
11/1/26	\$ 3,520,000	\$ 85,000	\$ 88,940.63	\$ 262,881.25
5/1/27	\$ 3,435,000	\$ -	\$ 87,028.13	\$ -
11/1/27	\$ 3,435,000	\$ 90,000	\$ 87,028.13	\$ 264,056.25
5/1/28	\$ 3,345,000	\$ -	\$ 85,003.13	\$ -
11/1/28	\$ 3,345,000	\$ 95,000	\$ 85,003.13	\$ 265,006.25
5/1/29	\$ 3,250,000	\$ -	\$ 82,865.63	\$ -
11/1/29	\$ 3,250,000	\$ 100,000	\$ 82,865.63	\$ 265,731.25
5/1/30	\$ 3,150,000	\$ -	\$ 80,365.63	\$ -
11/1/30	\$ 3,150,000	\$ 100,000	\$ 80,365.63	\$ 260,731.25
5/1/31	\$ 3,050,000	\$ -	\$ 77,865.63	\$ -
11/1/31	\$ 3,050,000	\$ 105,000	\$ 77,865.63	\$ 260,731.25
5/1/32	\$ 2,945,000	\$ -	\$ 75,240.63	\$ -
11/1/32	\$ 2,945,000	\$ 115,000	\$ 75,240.63	\$ 265,481.25
5/1/33	\$ 2,830,000	\$ -	\$ 72,365.63	\$ -
11/1/33	\$ 2,830,000	\$ 120,000	\$ 72,365.63	\$ 264,731.25
5/1/34	\$ 2,710,000	\$ -	\$ 69,365.63	\$ -
11/1/34	\$ 2,710,000	\$ 125,000	\$ 69,365.63	\$ 263,731.25
5/1/35	\$ 2,585,000	\$ -	\$ 66,240.63	\$ -
11/1/35	\$ 2,585,000	\$ 130,000	\$ 66,240.63	\$ 262,481.25
5/1/36	\$ 2,455,000	\$ -	\$ 62,909.38	\$ -
11/1/36	\$ 2,455,000	\$ 140,000	\$ 62,909.38	\$ 265,818.75
5/1/37	\$ 2,315,000	\$ -	\$ 59,321.88	\$ -
11/1/37	\$ 2,315,000	\$ 145,000	\$ 59,321.88	\$ 263,643.75
5/1/38	\$ 2,170,000	\$ -	\$ 55,606.25	\$ -
11/1/38	\$ 2,170,000	\$ 150,000	\$ 55,606.25	\$ 261,212.50
5/1/39	\$ 2,020,000	\$ -	\$ 51,762.50	\$ -
11/1/39	\$ 2,020,000	\$ 160,000	\$ 51,762.50	\$ 263,525.00
5/1/40	\$ 1,860,000	\$ -	\$ 47,662.50	\$ -
11/1/40	\$ 1,860,000	\$ 170,000	\$ 47,662.50	\$ 265,325.00
5/1/41	\$ 1,690,000	\$ -	\$ 43,306.25	\$ -
11/1/41	\$ 1,690,000	\$ 175,000	\$ 43,306.25	\$ 261,612.50
5/1/42	\$ 1,515,000	\$ -	\$ 38,821.88	\$ -
11/1/42	\$ 1,515,000	\$ 185,000	\$ 38,821.88	\$ 262,643.75
5/1/43	\$ 1,330,000	\$ -	\$ 34,081.25	\$ -
11/1/43	\$ 1,330,000	\$ 195,000	\$ 34,081.25	\$ 263,162.50
5/1/44	\$ 1,135,000	\$ -	\$ 29,084.38	\$ -
11/1/44	\$ 1,135,000	\$ 205,000	\$ 29,084.38	\$ 263,168.75
5/1/45	\$ 930,000	\$ -	\$ 23,831.25	\$ -
11/1/45	\$ 930,000	\$ 215,000	\$ 23,831.25	\$ 262,662.50
5/1/46	\$ 715,000	\$ -	\$ 18,321.88	\$ -
11/1/46	\$ 715,000	\$ 225,000	\$ 18,321.88	\$ 261,643.75
5/1/47	\$ 490,000	\$ -	\$ 12,556.25	\$ -
11/1/47	\$ 490,000	\$ 240,000	\$ 12,556.25	\$ 265,112.50
5/1/48	\$ 250,000	\$ -	\$ 6,406.25	\$ -
11/1/48	\$ 250,000	\$ 250,000	\$ 6,406.25	\$ 262,812.50
Totals		\$ 3,680,000	\$ 2,904,468.75	\$ 13,863,784.38

Armstrong
Community Development District
Approved Budget
FY2025
Debt Service Fund
Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
	FY2024	5/31/24	4 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 411,185	\$ 409,688	\$ 1,168	\$ 410,856	\$ 410,800
Special Assessments - Prepayments	\$ -	\$ 18,995	\$ -	\$ 18,995	\$ -
Interest	\$ 13,500	\$ 18,650	\$ 8,600	\$ 27,250	\$ 26,000
Carry Forward Surplus	\$ 292,185	\$ 294,026	\$ -	\$ 294,026	\$ 22,000
Total Revenues	\$ 716,870	\$ 741,359	\$ 9,768	\$ 751,127	\$ 458,800

Expenditures:

Series 2019

Interest - 11/01	\$ 132,956	\$ 132,956	\$ -	\$ 132,956	\$ 130,591
Principal - 11/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 145,000
Special Call - 11/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 20,000
Interest - 05/01	\$ 130,691	\$ 130,591	\$ -	\$ 130,591	\$ 128,325
Total Expenditures	\$ 408,647	\$ 413,547	\$ -	\$ 413,547	\$ 423,916

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ 12	\$ -	\$ 12	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 12	\$ -	\$ 12	\$ -

Excess Revenues (Expenditures)	\$ 308,223	\$ 327,825	\$ 9,768	\$ 337,593	\$ 34,884
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Principal - 11/1/2025	\$150,000
Interest - 11/1/2025	\$128,325
Total	\$278,325
Net Assessment	\$410,856
Collection Cost (6%)	\$26,225
Gross Assessment	\$437,081

Property Type	Units	Gross Per Unit	Gross Total
43' Lot	85	\$1,353	\$114,992
53' Lot	147	\$1,585	\$233,004
63' Lot	51	\$1,747	\$89,085
Total	283		\$437,081

Armstrong
Community Development District
Series 2019A, Special Assessment Bonds (Assessment Area 2)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/24	\$ 6,685,000	\$ 145,000	\$ 130,590.63	\$ 275,590.63
5/1/25	\$ 6,540,000	\$ -	\$ 128,325.00	\$ -
11/1/25	\$ 6,540,000	\$ 150,000	\$ 128,325.00	\$ 406,650.00
5/1/26	\$ 6,390,000	\$ -	\$ 125,700.00	\$ -
11/1/26	\$ 6,390,000	\$ 155,000	\$ 125,700.00	\$ 406,400.00
5/1/27	\$ 6,235,000	\$ -	\$ 122,987.50	\$ -
11/1/27	\$ 6,235,000	\$ 160,000	\$ 122,987.50	\$ 405,975.00
5/1/28	\$ 6,075,000	\$ -	\$ 120,187.50	\$ -
11/1/28	\$ 6,075,000	\$ 170,000	\$ 120,187.50	\$ 410,375.00
5/1/29	\$ 5,905,000	\$ -	\$ 117,212.50	\$ -
11/1/29	\$ 5,905,000	\$ 175,000	\$ 117,212.50	\$ 409,425.00
5/1/30	\$ 5,730,000	\$ -	\$ 114,150.00	\$ -
11/1/30	\$ 5,730,000	\$ 180,000	\$ 114,150.00	\$ 408,300.00
5/1/31	\$ 5,550,000	\$ -	\$ 111,000.00	\$ -
11/1/31	\$ 5,550,000	\$ 185,000	\$ 111,000.00	\$ 407,000.00
5/1/32	\$ 5,365,000	\$ -	\$ 107,300.00	\$ -
11/1/32	\$ 5,365,000	\$ 195,000	\$ 107,300.00	\$ 409,600.00
5/1/33	\$ 5,170,000	\$ -	\$ 103,400.00	\$ -
11/1/33	\$ 5,170,000	\$ 200,000	\$ 103,400.00	\$ 406,800.00
5/1/34	\$ 4,970,000	\$ -	\$ 99,400.00	\$ -
11/1/34	\$ 4,970,000	\$ 210,000	\$ 99,400.00	\$ 408,800.00
5/1/35	\$ 4,760,000	\$ -	\$ 95,200.00	\$ -
11/1/35	\$ 4,760,000	\$ 220,000	\$ 95,200.00	\$ 410,400.00
5/1/36	\$ 4,540,000	\$ -	\$ 90,800.00	\$ -
11/1/36	\$ 4,540,000	\$ 225,000	\$ 90,800.00	\$ 406,600.00
5/1/37	\$ 4,315,000	\$ -	\$ 86,300.00	\$ -
11/1/37	\$ 4,315,000	\$ 235,000	\$ 86,300.00	\$ 407,600.00
5/1/38	\$ 4,080,000	\$ -	\$ 81,600.00	\$ -
11/1/38	\$ 4,080,000	\$ 245,000	\$ 81,600.00	\$ 408,200.00
5/1/39	\$ 3,835,000	\$ -	\$ 76,700.00	\$ -
11/1/39	\$ 3,835,000	\$ 255,000	\$ 76,700.00	\$ 408,400.00
5/1/40	\$ 3,580,000	\$ -	\$ 71,600.00	\$ -
11/1/40	\$ 3,580,000	\$ 265,000	\$ 71,600.00	\$ 408,200.00
5/1/41	\$ 3,315,000	\$ -	\$ 66,300.00	\$ -
11/1/41	\$ 3,315,000	\$ 275,000	\$ 66,300.00	\$ 407,600.00
5/1/42	\$ 3,040,000	\$ -	\$ 60,800.00	\$ -
11/1/42	\$ 3,040,000	\$ 285,000	\$ 60,800.00	\$ 406,600.00
5/1/43	\$ 2,755,000	\$ -	\$ 55,100.00	\$ -
11/1/43	\$ 2,755,000	\$ 300,000	\$ 55,100.00	\$ 410,200.00
5/1/44	\$ 2,455,000	\$ -	\$ 49,100.00	\$ -
11/1/44	\$ 2,455,000	\$ 310,000	\$ 49,100.00	\$ 408,200.00
5/1/45	\$ 2,145,000	\$ -	\$ 42,900.00	\$ -
11/1/45	\$ 2,145,000	\$ 325,000	\$ 42,900.00	\$ 410,800.00
5/1/46	\$ 1,820,000	\$ -	\$ 36,400.00	\$ -
11/1/46	\$ 1,820,000	\$ 335,000	\$ 36,400.00	\$ 407,800.00
5/1/47	\$ 1,485,000	\$ -	\$ 29,700.00	\$ -
11/1/47	\$ 1,485,000	\$ 350,000	\$ 29,700.00	\$ 409,400.00
5/1/48	\$ 1,135,000	\$ -	\$ 22,700.00	\$ -
11/1/48	\$ 1,135,000	\$ 365,000	\$ 22,700.00	\$ 410,400.00
5/1/49	\$ 770,000	\$ -	\$ 15,400.00	\$ -
11/1/49	\$ 770,000	\$ 375,000	\$ 15,400.00	\$ 405,800.00
5/1/50	\$ 395,000	\$ -	\$ 7,900.00	\$ -
11/1/50	\$ 395,000	\$ 395,000	\$ 7,900.00	\$ 410,800.00
Totals		\$ 6,685,000	\$ 4,337,506	\$ 11,022,506.25

SIXTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017

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 First Supplemental Trust Indenture, dated as of September 1, 2017 (collectively, the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- | | | |
|-----|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Requisition Number: 87 | ***Please overnight check to:
Governmental Management Services
Attn: Marilee Giles
475 West Town Place, Suite 114
St. Augustine, FL 32092 |
| (b) | Name of Payee: Court Surfaces
1528 Virgils Way #6
Green Cove Springs, FL 32043 | |

(c) Amount Payable: **\$1,750.00**

- (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):

Invoice #1849 – First Draw - Payment for costs associated with restriping the courts with Pickleball Stripes.

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

Series 2017A - \$866.94 (or \$1,750 less amount paid by Series 2017B Construction)

Series 2017B - \$883.06 (or account balance)

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 2017 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 2017 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



INVOICE

BILL TO
Greyhawk Amenity Center
c/o Armstrong CDD
475 West Town Pl- Ste 114
St Augustine, FL 32092

INVOICE 1849
DATE 05/14/2024
TERMS Due on receipt

DESCRIPTION	AMOUNT
Greyhawk Amenity Center Pickleball Lines On Tennis Court	
As Per Agreement Dated April 11, 2024: For Total Of \$3,500 (Payable In Two Draws) To paint two sets of pickleball lines on one tennis court	
First Draw: Due upon acceptance of requested work with balance upon completion	1,750.00
Melissa@courtsurfacesfla.com	BALANCE DUE \$1,750.00

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017

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 First Supplemental Trust Indenture, dated as of September 1, 2017 (collectively, the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Requisition Number: 88 | ***Please overnight check to:
Governmental Management Services
Attn: Marilee Giles
475 West Town Place, Suite 114
St. Augustine, FL 32092 |
| (b) Name of Payee: Court Surfaces
1528 Virgils Way #6
Green Cove Springs, FL 32043 | |
| (c) Amount Payable: \$1,400.00 | |
| (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):

Invoice #1850 – Add On - Payment for costs associated with the purchase of pickleball nets. | |
| (e) Fund or Account from which disbursement to be made:

Series 2017A - \$1,400.00 | |

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 2017 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 2017 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



INVOICE

BILL TO
Greyhawk Amenity Center
c/o Armstrong CDD
475 West Town Pl- Ste 114
St Augustine, FL 32092

INVOICE 1850
DATE 05/14/2024
TERMS Due on receipt

DESCRIPTION	AMOUNT
Grayhawk Amenity Center Pickleball Equipment	
As Per Agreement Dated April 11, 2024: For Total Of \$1,400.	
Add- On #1- Two Deluxe Portable Pickleball Units On Wheels	
Add-On #1-Two Pickleball Units- Includes net, steel frame with oval tubing and locking wheels and net frame and storage bag	1,400.00

Melissa@courtsurfacesfla.com	BALANCE DUE	\$1,400.00
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ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017

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 First Supplemental Trust Indenture, dated as of September 1, 2017 (collectively, the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- (a) Requisition Number: **89** ***Please overnight check to:
Governmental Management Services
Attn: Marilee Giles
475 West Town Place, Suite 114
St. Augustine, FL 32092
- (b) Name of Payee: **Court Surfaces
1528 Virgils Way #6
Green Cove Springs, FL 32043**
- (c) Amount Payable: **\$1,750.00**
- (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):

Invoice #1852 – Second Draw - Payment for costs associated with restriping the courts with Pickleball Stripes.
- (e) Fund or Account from which disbursement to be made:

Series 2017A - \$1,750.00

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 2017 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: Mande Sh
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 2017 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.

Mr. Schafer
Consulting Engineer



INVOICE

BILL TO
Greyhawk Amenity Center
c/o Armstrong CDD
475 West Town Pl - Ste 114
Saint Augustine, FL 32092

INVOICE 1852
DATE 05/20/2024
TERMS Due on receipt

DESCRIPTION	AMOUNT
Greyhawk Amenity Center Pickleball Lines On Tennis Court	
As Per Agreement Dated April 11, 2024: For Total Of \$3,500 (Payable In Two Draws) To paint two sets of pickleball lines on one tennis court	
Second/ Final Draw: Due upon completion of requested work	1,750.00
As Requested: Second Draw invoice being sent before completion of job	
Melissa@courtsurfacesfla.com	BALANCE DUE \$1,750.00

SEVENTH ORDER OF BUSINESS

A.



The Lake Doctors, Inc.

Aquatic Management Services®

The Lake Doctors, Inc.
11621 Columbia Park Dr. W.
Jacksonville, FL 32258
904-262-5500
Jacksonville@lakedoctors.com

Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2024 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **One (1) Pond associated with Greyhawk/Armstrong CDD in Orange Park, Florida.**

One (1) Airmax 5 HP, 230V Lake Series Fountain with RGBW LED lighting, digital control panel and power cables.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5 HP, 230V Airmax Lake Series Fountain w/ 3 display patterns	\$	<u>12,100.00</u>
2.	12 Fixture RGBW LED Light Set	\$	<u>4,600.00</u>
3.	Digital Control Panel with GFCI Protection	\$	<u>INCLUDED</u>
4.	250' Fountain and Light Power Cables	\$	<u>INCLUDED</u>
5.	Free Shipping Program	\$	<u>INCLUDED</u>
6.	5 yr. warranty on fountain, 3 yrs. lighting	\$	<u>INCLUDED</u>
7.	Assembly / Delivery / Installation	\$	<u>800.00</u>
8.	7.5% Sales Tax	\$	<u>EXEMPT</u>
	Total of Services Accepted	\$	<u>17,500.00</u>

A deposit of \$8,750.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **June 30th, 2024**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Signed Jesse Mason
Title Sales Manager

Signed _____ Date _____
Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



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Aquatic Management Services[®]

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Classic Spray Pattern

2 HP Pattern Dimensions:

11'H x 30'W

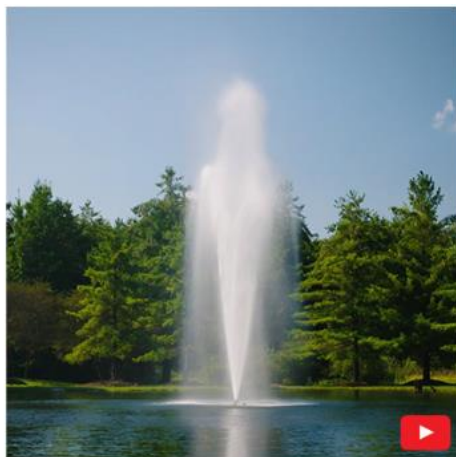
3 HP Pattern Dimensions:

13'H x 30'W

5 HP Pattern Dimensions:

16'H x 35'W

[WATCH NOW](#)



Trumpet Spray Pattern

2 HP Pattern Dimensions:

20'H x 9'W

3 HP Pattern Dimensions:

23'H x 10'W

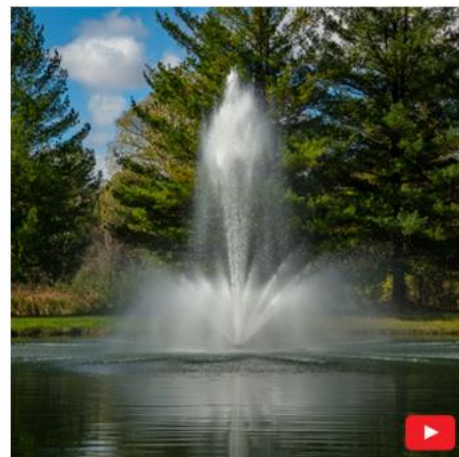
5 HP Pattern Dimensions:

30'H x 10'W

7.5 HP Pattern Dimensions:

35'H x 18'W

10 HP Pattern Dimensions:



Crown & Trumpet Pattern

2 HP Pattern Dimensions:

Trumpet: 14'H x 10'W

Crown: 6'H x 46'W

3 HP Pattern Dimensions:

Trumpet: 15'H x 10'W

Crown: 8'H x 50'W

5 HP Pattern Dimensions:

Trumpet: 24'H x 8'W

Crown: 12'H x 56'W





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Fountain / Aeration Sales Agreement

This Agreement, made this _____ day of _____, 2024 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations: **One (1) Pond associated with Greyhawk/Armstrong CDD in Orange Park, Florida.**

One (1) Kasco 5 HP, 230V J-Series Fountain with 6 Fixture LED Lighting, control panel and power cables.

Fountains require a dedicated electrical circuit to prevent hazards. Deposit must be received before installation; unless otherwise noted. **CUSTOMER IS TO PROVIDE ELECTRICAL SOURCE REQUIRED. EXCLUDES ON-SHORE ELECTRICAL WORK.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5 HP, 230V Kasco J-Series Fountain w/ Premium Pattern	\$	<u>11,700.00</u>
2.	6 Fixture White LED Lighting	\$	<u>2,000.00</u>
3.	C-95 Control Panel with GFCI Protection	\$	<u>INCLUDED</u>
4.	250' Fountain and Light Power Cables	\$	<u>INCLUDED</u>
5.	5 yr. warranty on fountain / 2yrs. lighting	\$	<u>INCLUDED</u>
6.	Free Freight Program	\$	<u>INCLUDED</u>
7.	Assembly / Delivery / Installation	\$	<u>800.00</u>
8.	7.5 % Sales Tax	\$	<u>EXEMPT</u>
	Total of Services Accepted	\$	<u>14,500.00</u>

A deposit of \$7,250.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in STATE and is not responsible for the payment of any out-of-state (non-STATE) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **June 30th, 2024**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

Signed Jesse Mason
Title Sales Manager

CUSTOMER:

Signed _____ Date _____
Name _____
Title _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation.

The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



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Aquatic Management Services[®]

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MIGHTY OAK



MAGNOLIA



MAHOGANY



MADRONE



PALM

17



The Lake Doctors, Inc.
Aquatic Management Services®

Jacksonville Office
11621 Columbia Park Dr. West
Jacksonville, FL 32258
(904) 262-5500
jacksonville@lakedoctors.com
www.lakedoctors.com

SERVICE ORDER

SALES REP. **MASON**

ACCOUNT/SITE	Greyhawk - Armstrong CDD	ACCOUNT #	731209
BILLING NAME	475 West Town Place Suite #114	DATE	5/28/2024
BILLING ADDRESS	St. Augustine, FL 32092	COUNTY #	10
CONTACT	Ryan Wilson	PHONE #	904-274-2450
EMAIL ADDRESS	greyhawkmanager@gmsnf.com	Email Invoice: Y	<input checked="" type="radio"/> N <input type="radio"/>
PO#	MANUFACTURER: AQM	<input type="radio"/> AES <input type="radio"/> KAS <input type="radio"/> LF <input checked="" type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS <input type="radio"/>	

SERVICE REQUEST Fountain not working.

NOTES Fountain motor testing bad. All lights burned out. Need to replace Pump, Motor and stater box.
Repair comes with 1-year warranty.

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
1	EA	5 HP fountain Motor	2,376.00	2,376.00
1	EA	5 HP fountain pump	2,397.00	2,397.00
1	EA	5 HP starter box	524.00	524.00
1	EA	Splice kit	100.00	100.00
5	EA	500 watt Halogen Bulbs	95.00	475.00
				0.00
				0.00
				0.00
				0.00
				0.00

Bobby Foley

SERVED BY:

SERVICE DATE:

WORK AUTHORIZED BY:

PARTS TOTAL	\$ 5,872.00
LABOR	\$ 500.00
FREIGHT	\$ 0.00
SUBTOTAL	\$ 6,372.00
0.000% STATE SALES TAX	\$ 0.00
TOTAL	\$ 6,372.00

CUSTOMER SIGNATURE

DATE

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.

Pricing is valid thirty (30) days from date of quotation.

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
Fort Myers (239) 693-2270
Fort Pierce (772) 241-5773

Jacksonville (904) 262-5500
Navarre (850) 939-5787
Sarasota (941) 377-0658
Tallahassee (850) 329-2389

Winter Springs (407) 327-7918

Ohio Offices

Centerville (937) 433-2942
Columbus (614) 987-5098

South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911

Terms & Conditions

Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the later of the deposit payment date, or date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
9. This Service Order is not assignable by either party.
10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
12. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating form, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 1 ½ percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
17. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

EIGHTH 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: June 13th 2024

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

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3,347 in March*

Card counts:

New Owners	0
Replacements	8

Room Rentals

rentals in month of May- 1

Special Events

None This month

Operations:

- Added 1 Dog station outside the fence line of the dog park
- Obtained quotes for the fountain repair
- Met with S3 security
- Spoke with tree amigos about running the irrigation more during the summer
- Time and date on DVR are running at the correct time and date
- Pickleball courts will be scheduled soon
- Talked with Lake doctors about grass removal and they advised against it due to us getting fish soon.
- Discussion About service dogs.
- Purchased Pool permit Now waiting for some minor repairs
- Discussion about replacing or fixing the pool furniture.

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum

Landscaping

- *Monthly reports for may. 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

TENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
May 31, 2024



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Armstrong
Community Development District
Balance Sheet
May 31, 2024

	<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	\$ 65,486	\$ -	\$ -	\$ -	\$ 65,486
Cash - Truist Bank	\$ -	\$ 3,194	\$ -	\$ -	\$ 3,194
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 203,023	\$ -	\$ 203,023
Construction A	\$ -	\$ -	\$ -	\$ 9,784	\$ 9,784
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 209	\$ -	\$ 209
Prepayment B	\$ -	\$ -	\$ 102	\$ -	\$ 102
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 308,790	\$ -	\$ 308,790
Prepayment	\$ -	\$ -	\$ 19,135	\$ -	\$ 19,135
Investment - Custody	\$ 392,910	\$ -	\$ -	\$ -	\$ 392,910
State Board of Administration	\$ -	\$ 40,593	\$ -	\$ -	\$ 40,593
Due from Other	\$ 1,260	\$ -	\$ -	\$ -	\$ 1,260
Total Assets	\$ 459,656	\$ 43,787	\$ 1,018,367	\$ 9,784	\$ 1,531,595
Liabilities:					
Accounts Payable	\$ 1,452	\$ -	\$ -	\$ -	\$ 1,452
Total Liabilities	\$ 1,452	\$ -	\$ -	\$ -	\$ 1,452
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 485,042	\$ -	\$ 485,042
Assigned For Debt Service 2019	\$ -	\$ -	\$ 533,325	\$ -	\$ 533,325
Assigned For Capital Reserves	\$ -	\$ 43,787	\$ -	\$ -	\$ 43,787
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 9,784	\$ 9,784
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 458,204	\$ -	\$ -	\$ -	\$ 458,204
Total Fund Balances	\$ 458,204	\$ 43,787	\$ 1,018,366.82	\$ 9,784	\$ 1,530,143
Total Liabilities & Fund Equity	\$ 459,656	\$ 43,787	\$ 1,018,367	\$ 9,784	\$ 1,531,595

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<u>Revenues:</u>				
Assessments	\$ 637,369	\$ 635,542	\$ 635,542	\$ -
Cost Share - Tynes Blvd.	\$ 20,000	\$ 13,333	\$ 9,340	\$ (3,994)
Interest	\$ 3,000	\$ 2,000	\$ 12,359	\$ 10,359
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 700	\$ 700
Miscellaneous Income - Rental	\$ -	\$ -	\$ 700	\$ 700
Total Revenues	\$ 660,369	\$ 650,875	\$ 660,181	\$ 9,306
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,600	\$ 400
FICA Expense	\$ 918	\$ 612	\$ 581	\$ 31
Engineering Fees	\$ 6,000	\$ 4,000	\$ 424	\$ 3,576
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 4,667	\$ 4,667	\$ 0
District Counsel	\$ 15,000	\$ 10,000	\$ 10,777	\$ (777)
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ 7,800	\$ 7,758	\$ 42
Management Fees	\$ 50,085	\$ 33,390	\$ 33,390	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,250	\$ 833	\$ 833	\$ (0)
Telephone	\$ 350	\$ 233	\$ 209	\$ 25
Postage	\$ 300	\$ 200	\$ 226	\$ (26)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 333	\$ 393	\$ (60)
Legal Advertising	\$ 2,500	\$ 1,667	\$ 417	\$ 1,250
Other Current Charges	\$ 600	\$ 400	\$ 31	\$ 368
Office Supplies	\$ 250	\$ 167	\$ 103	\$ 64
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 87,327	\$ 82,001	\$ 5,325
<u>Field Operations</u>				
Security	\$ 51,364	\$ 34,243	\$ 27,160	\$ 7,083
Electric	\$ 1,450	\$ 967	\$ 778	\$ 189
Water & Sewer/Irrigation	\$ 34,270	\$ 22,847	\$ 14,475	\$ 8,372
Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 2,095	\$ 1,238
Landscape - Contract	\$ 134,375	\$ 89,583	\$ 78,385	\$ 11,198
Landscape - Contingency	\$ 5,000	\$ 3,333	\$ 3,244	\$ 89
Lake Maintenance	\$ 13,988	\$ 9,325	\$ 5,970	\$ 3,355
Irrigation Repairs	\$ 10,000	\$ 6,667	\$ 3,431	\$ 3,236
Doggie Pot Stations	\$ 1,860	\$ 1,240	\$ 573	\$ 667
Total Field Operations:	\$ 257,307	\$ 171,538	\$ 136,111	\$ 35,427

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 50,000	\$ 50,000	\$ -
Preventative Maintenance	\$ 15,000	\$ 10,000	\$ 7,917	\$ 2,083
Facility Attendant	\$ 7,200	\$ 4,800	\$ -	\$ 4,800
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 1,833	\$ 1,627	\$ 206
Electric	\$ 18,900	\$ 12,600	\$ 7,993	\$ 4,607
Water/Irrigation	\$ 8,000	\$ 5,333	\$ 6,084	\$ (750)
Gas	\$ 1,575	\$ 1,050	\$ 735	\$ 315
Reuse Service	\$ 4,320	\$ 2,880	\$ 3,279	\$ (399)
Access Cards	\$ 5,000	\$ 3,333	\$ 1,767	\$ 1,566
Janitorial Services	\$ 13,016	\$ 8,677	\$ 8,677	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 2,667	\$ 698	\$ 1,968
Pool Maintenance	\$ 23,200	\$ 15,467	\$ 13,500	\$ 1,967
Pool Permit	\$ 125	\$ 83	\$ -	\$ 83
Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 4,871	\$ 1,795
Fitness Center Repairs/Supplies	\$ 2,500	\$ 1,667	\$ 2,046	\$ (380)
Office Supplies	\$ 500	\$ 333	\$ 138	\$ 195
ASCAP/BMI License Fees	\$ 500	\$ 333	\$ -	\$ 333
Pest Control	\$ 800	\$ 533	\$ 363	\$ 170
Contingency	\$ 3,000	\$ 2,000	\$ 554	\$ 1,446
Total Amenities Cost Share	\$ 233,953	\$ 168,824	\$ 139,178	\$ 29,646
<u>Reserves</u>				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Reserves	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Expenditures	\$ 669,025	\$ 480,977	\$ 410,578	\$ 70,398
Excess Revenues (Expenditures)	\$ (8,656)		\$ 249,602	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 458,204	

Armstrong
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 167	\$ 718	\$ 552
Total Revenues	\$ 53,538	\$ 53,455	\$ 54,006	\$ 552
Expenditures:				
Contingency	\$ -	\$ -	\$ 98	\$ (98)
Capital Outlay	\$ -	\$ -	\$ 10,121	\$ (10,121)
Total Expenditures	\$ -	\$ -	\$ 10,219	\$ (10,121)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,455	\$ 43,787	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 43,787	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 265,056	\$ 265,056	\$ -
Interest	\$ 7,500	\$ 5,000	\$ 17,536	\$ 12,536
Total Revenues	\$ 273,319	\$ 270,056	\$ 282,592	\$ 12,536
Expenditures:				
Series 2017A				
Interest - 11/01	\$ 93,900	\$ 93,900	\$ 93,900	\$ -
Principal - 11/01	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Interest - 05/01	\$ 92,541	\$ 92,541	\$ 92,541	\$ -
Total Expenditures	\$ 261,441	\$ 261,441	\$ 261,441	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (6,265)	\$ 6,265
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (6,265)	\$ 6,265
Excess Revenues (Expenditures)	\$ 11,878		\$ 14,886	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 485,042	

Armstrong

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 409,688	\$ 409,688	\$ -
Special Assessments - Prepayment	\$ -	\$ -	\$ 18,995	\$ 18,995
Interest	\$ 13,500	\$ 9,000	\$ 18,650	\$ 9,650
Total Revenues	\$ 424,685	\$ 418,688	\$ 447,333	\$ 28,645
Expenditures:				
Series 2019				
Interest - 11/01	\$ 132,956	\$ 132,956	\$ 132,956	\$ -
Principal - 11/01	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 05/01	\$ 130,691	\$ 130,691	\$ 130,591	\$ 100
Total Expenditures	\$ 408,647	\$ 408,647	\$ 413,547	\$ (4,900)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12	\$ (12)
Excess Revenues (Expenditures)	\$ 16,038		\$ 33,798	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 533,325	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 466	\$ 466
Total Revenues	\$ -	\$ -	\$ 466	\$ 466
Expenditures:				
Capital Outlay - 2017A	\$ -	\$ -	\$ 14,884	\$ (14,884)
Capital Outlay - 2017B	\$ -	\$ -	\$ 886	\$ (886)
Total Expenditures	\$ -	\$ -	\$ 15,770	\$ (15,770)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,265	\$ (6,265)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,265	\$ (6,265)
Excess Revenues (Expenditures)	\$ -		\$ (9,038)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 9,784	

Armstrong
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,846	\$ 1,846
Total Revenues	\$ -	\$ -	\$ 1,846	\$ 1,846
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
Total Expenditures	\$ -	\$ -	\$ 213,476	\$ (213,476)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ 12
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	\$ -	\$ 32,858	\$ 589,869	\$ 1,378	\$ -	\$ 5,486	\$ 5,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635,542
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ 1,139	\$ 1,123	\$ 1,100	\$ 1,260	\$ -	\$ -	\$ -	\$ -	\$ 9,340
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ 2,136	\$ 1,946	\$ -	\$ -	\$ -	\$ -	\$ 12,359
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 1,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,540
Miscellaneous Income - Access Cards	\$ 150	\$ 100	\$ 25	\$ -	\$ 200	\$ 50	\$ 75	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 700
Miscellaneous Income - Rental	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ 100	\$ 300	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 700
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ 4,091	\$ 8,794	\$ 9,561	\$ 3,507	\$ -	\$ -	\$ -	\$ -	\$ 660,181
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 7,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 581
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ 4,667
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ 2,105	\$ 2,985	\$ 984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,777
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,717	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,758
Management Fees	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ 33,390
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ 833
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ 20	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 209
Postage	\$ 48	\$ 39	\$ 1	\$ 12	\$ 10	\$ 38	\$ 62	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ 226
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ 92	\$ 32	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 393
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ 45	\$ 46	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ 417
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ 31
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 82	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 103
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,086	\$ 12,281	\$ 8,277	\$ 6,293	\$ 8,279	\$ 9,265	\$ 7,232	\$ 6,288	\$ -	\$ -	\$ -	\$ -	\$ 82,001
<u>Field Operations</u>													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ 3,153	\$ 3,512	\$ -	\$ -	\$ -	\$ -	\$ 27,160
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ 115	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ 778
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ 902	\$ 2,465	\$ -	\$ -	\$ -	\$ -	\$ 14,475
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ 100	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ 2,095
Landscape - Contract	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,385
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,770	\$ -	\$ 1,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,244
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ 5,970
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,431
Doggie Pot Stations	\$ 155	\$ 155	\$ 72	\$ -	\$ 148	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573
Total Field Operations:	\$ 20,233	\$ 18,763	\$ 16,818	\$ 18,670	\$ 19,089	\$ 17,471	\$ 17,937	\$ 7,130	\$ -	\$ -	\$ -	\$ -	\$ 136,111

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	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ 173	\$ 1,128	\$ 1,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,917
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 203	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ 1,627
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ 1,188	\$ 1,168	\$ 933	\$ -	\$ -	\$ -	\$ -	\$ 7,993
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ 242	\$ 640	\$ -	\$ -	\$ -	\$ -	\$ 6,084
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ 93	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ 735
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ 3,279
Access Cards	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Janitorial Services	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ -	\$ -	\$ -	\$ -	\$ 8,677
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 698
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ 1,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,871
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ 350	\$ 263	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,046
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 46	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 363
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
Total Amenities	\$ 40,461	\$ 14,096	\$ 18,054	\$ 12,815	\$ 14,420	\$ 13,395	\$ 14,265	\$ 11,672	\$ -	\$ -	\$ -	\$ -	\$ 139,178
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,288
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 53,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,288
Total Expenditures	\$ 84,780	\$ 45,139	\$ 43,149	\$ 37,779	\$ 95,075	\$ 40,131	\$ 39,435	\$ 25,090	\$ -	\$ -	\$ -	\$ -	\$ 410,578
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,722)	\$ (90,984)	\$ (31,337)	\$ (29,874)	\$ (21,583)	\$ -	\$ -	\$ -	\$ -	\$ 249,602

Armstrong

Community Development District

Long Term Debt Report

SERIES 2017A, SPECIAL ASSESSMENT BONDS	
OPTIONAL REDEMPTION DATE:	11/1/2027
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)
LESS: NOVEMBER 1, 2023	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,680,000

SERIES 2019A, SPECIAL ASSESSMENT BONDS	
OPTIONAL REDEMPTION DATE:	11/1/2029
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	\$205,400
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: NOVEMBER 1, 2022	(\$140,000)
LESS: NOVEMBER 1, 2023	(\$145,000)
LESS: NOVEMBER 1, 2023 (SPECIAL CALL)	(\$5,000)
CURRENT BONDS OUTSTANDING	\$6,685,000

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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2017A Debt Service Asmt</i>	<i>2019A Debt Service Asmt</i>	<i>Total</i>
11/6/23	ACH	\$2,760.70	\$52.22	\$149.82	\$0.00	\$2,558.66	\$1,241.05	\$517.59	\$800.02	\$2,558.66
11/14/23	ACH	\$22,654.61	\$434.97	\$906.19	\$0.00	\$21,313.45	\$10,337.89	\$4,311.47	\$6,664.10	\$21,313.46
11/29/23	ACH	\$46,631.97	\$895.33	\$1,865.26	\$0.00	\$43,871.38	\$21,279.40	\$8,874.68	\$13,717.30	\$43,871.38
12/11/23	ACH	\$1,284,609.59	\$24,664.51	\$51,384.35	\$0.00	\$1,208,560.73	\$586,201.02	\$244,477.93	\$377,881.78	\$1,208,560.73
12/22/23	ACH	\$8,017.74	\$154.34	\$300.31	\$0.00	\$7,563.09	\$3,668.41	\$1,529.93	\$2,364.76	\$7,563.10
01/10/24	ACH	\$2,988.86	\$57.99	\$89.67	\$0.00	\$2,841.20	\$1,378.10	\$574.74	\$888.36	\$2,841.20
03/14/24	ACH	\$11,686.10	\$230.83	\$144.42	\$0.00	\$11,310.85	\$5,486.22	\$2,288.05	\$3,536.57	\$11,310.84
04/09/24	ACH	\$12,516.14	\$250.32	\$0.00	\$0.00	\$12,265.82	\$5,949.42	\$2,481.23	\$3,835.17	\$12,265.82
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL							\$ 635,541.51	\$ 265,055.62	\$ 409,688.06	\$ 1,310,285.19

99.72%	Net Percent Collected
\$ 3,735.30	Balance Remaining to Collect

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

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1. Recap of Capital Project Fund Activity Through May 31, 2024

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,307.69
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$16,117.54
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,748,823.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,462,455.82)
Contingency	(\$68,494.30)
Professional Fees	(\$568,117.54)
Adjusted Balance in Construction Account at May 31, 2024	\$9,784.39

2. Funds Available For Construction at May 31, 2024

Book Balance of Construction Fund at May 31, 2024	\$9,784.39
Contracts in place at May 31, 2024	

3. Investments - US Bank

May 31, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$9,784.39
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$9,784.39

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						\$43,257.35			
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									\$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						\$432.00			
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13								
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68				\$8,107.68								
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00						\$2,200.00						
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00						\$4,400.00						
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00						\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00									\$9,000.00			
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00							\$1,285.00					
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00									\$500.00			
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81				\$2,520.00					
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00										\$445.00		
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75					\$1,011.75							
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70							\$1,432.70					
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40							\$4,965.40					
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60							\$4,369.60					
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58				\$24,363.58								
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78						\$43,149.06		
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00								\$325.00				
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81						\$38,072.70		
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40						\$1,604.40						
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00										\$1,800.00		
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		
85 - VOIDED	2/28/24	Greyhawk Ventures	\$0.00		\$0.00	\$0.00											
86	2/21/21	Star Cleaning USA, Inc.	\$3,370.00		\$3,370.00	\$3,370.00											
87	5/23/24	Court Surfaces	\$1,750.00						\$1,750.00								
88	5/23/24	Court Surfaces	\$1,400.00						\$1,400.00								
89	5/23/24	Court Surfaces	\$1,750.00						\$1,750.00								
Grand Total			\$8,808,709.41	\$409,225.50	\$8,394,583.88	\$1,748,823.37	\$2,181,215.35	\$1,370,377.54	\$2,462,455.82	\$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	\$10,307.68	
TRANS FROM DEBT SERVICE	\$16,117.54	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,808,709.41)	
BALANCE	\$9,784.39	

RECONCILIATION		
TRUST STATEMENT	\$9,784.39	
O/S REQ.	\$0.00	
ADJ BALANCE	\$9,784.39	
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
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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
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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
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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	\$83.03	\$2.62		\$1,280.22
Dec-20	\$0.07	\$0.00		\$1.16	Dec-23	\$58.10	\$2.86		\$1,229.87
Jan-21	\$0.07	\$0.00		\$1.20	Jan-24	\$64.84	\$3.24		\$1,263.97
Feb-21	\$0.07	\$0.00		\$1.20	Feb-24	\$132.62	\$6.94		\$1,252.69
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	\$25.68	\$1.64		\$0.00
May-21	\$0.07	\$0.00		\$1.16	May-24	\$0.00	\$2.79		\$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	\$444.04	\$22.29		\$6,265.49
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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
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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
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Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds: Interest Earned on Series 2019	\$4,597.80
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$220,442.87
Use of Funds:	
Transfer Out	
Disbursements:	(\$2,747.04)
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 December 31, 2023	<u>(\$0.00)</u>

2. Funds Available For Construction at December 31, 2023

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

3. Investments - US Bank

December 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	\$4,597.80
TRANSFER FROM DEBT SERVICE	\$220,442.87
LESS: TRANSFER OUT	(\$2,747.04)
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	
	\$3,629,302.23	

INT REC'D	A	COI
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$345.21	\$0.16
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.48	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$1.95	\$0.00
Jul-20	\$0.38	\$0.00
Aug-20	\$0.09	\$0.00
Sep-20	\$0.52	\$0.00
	\$1,401.96	\$2.02

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

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
Nov-22	\$67.52	\$0.00
Dec-22	\$71.67	\$0.00
Jan-23	\$83.69	\$0.00
Feb-23	\$89.18	\$0.00
Mar-23	\$80.84	\$0.00
Apr-23	\$109.06	\$0.00
May-23	\$131.04	\$0.00
Jun-23	\$101.75	\$0.00
Jul-23	\$74.24	\$0.00
Aug-23	\$9.45	\$0.00
Sep-23	\$440.82	\$0.00
	\$1,314.24	\$0.00

Oct-23	\$929.54	\$0.00
Nov-23	\$907.02	\$0.00
Dec-23	\$8.97	\$0.00
	\$1,845.53	\$0.00

B.

Armstrong

Community Development District

Summary of Invoices

May 01, 2024 - May 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	5/6/24	1120-1124	\$ 28,183.29
	5/20/24	1125-1130	6,842.35
	5/21/24	1131-1132	5,161.65
	5/28/24	1133	300.00
			<hr/> \$ 40,487.29
TOTAL			\$ 40,487.29

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/24	00007	5/02/24	2024-276 202405 310-51300-48000 NOT.OF MEETING 05/09/24	OSTEEN MEDIA GROUP	*	46.20	46.20 001120
5/06/24	00082	4/17/24	32004 202404 330-57200-46000 PREVENTATIVE MAINT APR24		*	256.00	
		4/25/24	32092 202404 330-57200-46100 SVC REQ-POWER SUPPLY/CNSL		*	115.00	
				ALWAYS IMPRVING LLC DBA FITNESS PRO			371.00 001121
5/06/24	00001	5/01/24	133 202405 310-51300-34000 MANAGEMENT FEES MAY24		*	4,173.75	
		5/01/24	133 202405 310-51300-49500 WEBSITE ADMIN MAY24		*	104.17	
		5/01/24	133 202405 310-51300-35100 INFORMATION TECH MAY24		*	150.00	
		5/01/24	133 202405 310-51300-31300 DISSEMINATION FEE MAY24		*	583.33	
		5/01/24	133 202405 310-51300-51000 OFFICE SUPPLIES		*	.15	
		5/01/24	133 202405 310-51300-42000 POSTAGE		*	16.05	
		5/01/24	133 202405 310-51300-42500 COPIES		*	39.00	
		5/01/24	133 202405 310-51300-41000 TELEPHONE		*	47.06	
		5/01/24	134 202405 320-53800-12200 PROPERTY MANAGER MAY24		*	6,250.00	
		5/01/24	134 202405 330-57200-46300 JANITORIAL MAY24		*	1,084.67	
				GOVERNMENTAL MANAGEMENT SERVICES			12,448.18 001122
5/06/24	00061	4/30/24	3383089 202403 310-51300-31500 MTG/AC RPLCMNT/REQUISITIO		*	2,985.00	
				KUTAK ROCK LLP			2,985.00 001123
5/06/24	00021	4/24/24	202688 202404 320-53800-46300 INST.STAKE 2 SABLE PALMS		*	1,135.00	
		4/28/24	203026 202404 320-53800-46200 LANDSCAPE MAINT APR24		*	4,363.75	
		4/28/24	203026 202404 320-53800-46200 LANDSCAPE AMENITY APR24		*	2,552.58	
		4/28/24	203026 202404 320-53800-46200 TYNES BLVD EXT APR24		*	800.97	
		4/28/24	203026 202404 320-53800-46200 GREYHAWK PHASE II APR24		*	2,233.41	
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/28/24	203026 202404 320-53800-46200	GREYHAWK LAKES APR24	*	1,160.20	
		4/28/24	203026 202404 320-53800-46200	VIBURNAM HDGE APR24	*	87.00	
TREE AMIGOS OUTDOOR SERVICES INC.							12,332.91 001124
5/20/24	00029	5/15/24	13011 202405 320-53800-46000	BACKFLOW TEST/CERT. 05/14	*	45.00	
BOB'S BACKFLOW & PLUMBING SERVICES							45.00 001125
5/20/24	00016	5/14/24	A0003073 202405 320-53800-43100	3518 ROYAL PINES DR-MAY24	*	320.59	
		5/14/24	A0003093 202405 320-53800-43100	3682 ROYAL PINES DR-MAY24	*	697.18	
		5/14/24	A0003275 202405 330-57200-43100	3645 ROYAL PINES DR-POOL	*	305.76	
		5/14/24	A0003275 202405 330-57200-43100	3645 ROYAL PINES DR-CLBHS	*	334.24	
		5/14/24	A0003275 202405 320-53800-43100	3645 ROYAL PINES DR-MAY24	*	386.11	
		5/14/24	A0003375 202405 320-53800-43100	875 TYNES BLVD IRRG-MAY24	*	290.38	
		5/14/24	A0003375 202405 320-53800-43100	705 TYNES BLVD IRRG-MAY24	*	307.90	
		5/14/24	A0003710 202405 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	92.13	
		5/14/24	A0003710 202405 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	67.62	
		5/14/24	A0003767 202405 320-53800-43100	3846 SUNBERRY LANE-MAY24	*	64.39	
		5/14/24	A0004021 202405 320-53800-43100	4173 HEATHERBROOK PL-MAY	*	56.23	
		5/14/24	A0004087 202405 320-53800-43100	1980 AMBERLY DR - MAY24	*	46.02	
		5/14/24	A0004087 202405 320-53800-43100	544 TYNES BLVD - MAY24	*	136.68	
CLAY COUNTY UTILITY AUTHORITY							3,105.23 001126
5/20/24	00100	5/13/24	9054872M 202405 320-53800-43000	3599 ROYAL PINES DR-MAY24	*	44.00	
		5/13/24	9082120M 202405 330-57200-43000	3645 ROYAL PINES DR-AMNTY	*	933.00	
		5/13/24	9082351M 202405 320-53800-43000	705 TYNES BLVD IRRG-MAY24	*	35.00	
		5/13/24	9143346M 202405 320-53800-43000	3814 ROYAL PINES - MAY24	*	34.32	
CLAY ELECTRIC COOPERATIVE, INC.							1,046.32 001127
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/20/24	00007	5/16/24	2024-276 202405 310-51300-48000 NOT.QLFY.CANDIDATE 06/10		*	44.10	
				OSTEEN MEDIA GROUP			44.10 001128
5/20/24	00001	5/14/24	135 202404 320-53800-46400 GYM WIPES/SANITIZER/BLWER		*	338.97	
		5/14/24	135 202404 320-53800-46900 RMV DEBRIS/BLW LEAVE/TRSH		*	1,154.00	
		5/14/24	135 202404 330-57200-46000 TOP SOIL		*	3.42	
		5/14/24	135A 202403 330-57200-46400 4 PAIR RUBBER GLVE/TRSHBG		*	34.59	
		5/14/24	135A 202403 330-57200-51000 INK CARTRIDGE		*	33.36	
		5/14/24	135A 202403 330-57200-47700 DOG POT TRASH CANS		*	42.36	
				GOVERNMENTAL MANAGEMENT SERVICES			1,606.70 001129
5/20/24	00077	5/15/24	1890736 202405 320-53800-46800 MTHLY WATER MGMT MAY24		*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001130
5/21/24	00072	5/01/24	1940244 202405 330-57200-46700 POOL CHEM & CLEAN MAY24		*	1,650.00	
				POOL TROOPERS			1,650.00 001131
5/21/24	00075	5/01/24	9989 202405 330-57200-34500 SECURITY OFFICER MAY24		*	1,617.30	
		5/01/24	9989 202405 330-57200-34500 VEHICLE PATROL MAY24		*	1,669.35	
		5/01/24	9989 202405 330-57200-34500 FUEL CHARGE		*	100.00	
		5/01/24	9989 202405 330-57200-34500 MEMORAL DAY SRVC MAY24		*	125.00	
				SECURITY DEVELOPMENT GROUP LLC			3,511.65 001132
5/28/24	00051	5/01/24	10-60-18 202405 330-57200-46700 POOL PERMIT 10-60-1882555		*	300.00	
				FLORIDA DEPARTMENT OF HEALTH IN			300.00 001133
TOTAL FOR BANK A						40,487.29	
TOTAL FOR REGISTER						40,487.29	

ARMS ARMSTRONG TVISCARRA

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2024-276212

Invoice Date: 5/2/2024

Due Date: 6/1/2024



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

#7
310-5718

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 108246	Notice of Meeting May 9, 2024	CT - Clay Today	May 2	2024		Column Inch	Black & White	4.4000	\$46.20
									\$46.20

Total:									\$46.20
---------------	--	--	--	--	--	--	--	--	---------

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 Notice of Meeting /Armstrong CDD

In the matter of May 9, 2024

LEGAL: 108246

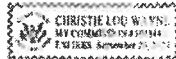
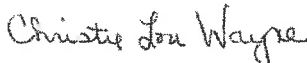
Was published in said newspaper in the issues:

5/2/2024

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 05/02/2024



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@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, May 9, 2024 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770, 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 108246 Published 5/2/2024 in Clay
County's Clay Today newspaper

Allways Improving LLC dba Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312
(850) 523-8882
tracy@wearefitnesspro.com
www.wearefitnesspro.com

Invoice



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

BILL TO

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



SHIP TO

Grey Hawk
3645 Royal Pines Dr,
Orange Park, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
32004	04/17/2024	\$256.00	05/02/2024	Net 15	

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
-----------------	-----------------	-----	------	--------

PM

SERVICE REQUEST 39568 - APRIL PREVENTATIVE MAINTENANCE

Apr 2, 2024: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Lock Box Code 3230

1

250.00

250.00T

Grey Hawk

SERVICES PERFORMED

1. Tech checked/updated all equipment in BF.
2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs.
3. Inspected 9x Strength Units and 1x Benches
Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW
4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW
5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW

ISSUES FOUND

1. Multipress Guide rods loose. Split retainer ring is not in place on either rod. Tech adjusted split rings and rechecked. UNIT TESTS CORRECT
2. Leg Press Guide rods loose due to slip ring being out of place. Tech adjusted slip ring and rechecked. UNIT TESTS CORRECT
3. Functional Trainer guide rods does not stay in place. Tech found suitable hardware from stock to secure aluminum collar and secured split ring. UNIT TESTS CORRECT
4. Life Fitness Treadmill INTD SN: HTT104007 belt beginning to cup and wearing smooth. Deck is flippable. Should replace tread belt and flip deck.

2a. Parts

Apr 2, 2024: Parts for Repair: Hardware FPI

1

6.00

6.00T

SUBTOTAL	256.00
TAX (0)	0.00
TOTAL	256.00
BALANCE DUE	\$256.00

#82

Repairs & Maintenance
001. 330. 57200. 46000

4-24-24

Always Improving LLC dba Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312
(850) 523-8882
tracy@wearefitnesspro.com
www.wearefitnesspro.com

Invoice



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

**BILL TO**

Grey Hawk
Armstrong CDD
475 West Town Place suite 114
Saint Augustine, FL 32092

SHIP TO

Grey Hawk
3645 Royal Pines Dr,
Orange Park, FL 32065

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
32092	04/25/2024	\$115.00	05/10/2024	Net 15	

PRODUCT/SERVICE	PRODUCT/SERVICE	QTY	RATE	AMOUNT
-----------------	-----------------	-----	------	--------

1. CS	SERVICE REQUEST 39850 - ELLIPTICAL POWER CORD IS SHORTING Apr 23, 2024: Estimated Labor - Life Fitness Elliptical INXDE SN: HDX101905(NAN104307) power supply plug is broken. Needs power supply. Tech switched power supply with another unit to checked other functions and found that console will not load. Tech switched consoles to confirm issue is with console. This unit needs a power supply and console w/ mast cable.	1	115.00	115.00T
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Customer also requesting power supply for screen on Life Fitness Functional Trainer OSDAP sn: 101914754237

SUBTOTAL	115.00
TAX (0)	0.00
TOTAL	115.00
BALANCE DUE	\$115.00

#82

Fitness Center Repair & Supplies

001.330.57200.46100

4-30-24

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 133**Invoice Date:** 5/1/24**Due Date:** 5/1/24**Case:****P.O. Number:****Bill To:**

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



Description	#1	Hours/Qty	Rate	Amount
Management Fees - May 2024	310-517.34		4,173.75	4,173.75
Website Administration - May 2024	401		104.17	104.17
Information Technology - May 2024	251		150.00	150.00
Dissemination Agent Services - May 2024	213		583.33	583.33
Office Supplies	51		0.15	0.15
Postage	42		16.05	16.05
Copies	425		39.00	39.00
Telephone	411		47.06	47.06

Total	\$5,113.51
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,113.51
--------------------	-------------------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 134**Invoice Date:** 5/1/24**Due Date:** 5/1/24**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
Property Manager -May 2024	320.538	6,250.00	6,250.00
Janitorial - May 2024	330.538	1,084.67	1,084.67
<div>5-3-24</div>			

Total \$7,334.67**Payments/Credits** \$0.00**Balance Due** \$7,334.67

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #1

First National Bank of Omaha

Kutak Rock LLP

A/C #1111

Reference: Invoice No. 3383089

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

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

#61
310-317-715



Invoice No. 3383089
1323-1

Re: General Counsel

For Professional Legal Services Rendered

03/04/24	K. Buchanan	0.20	70.00	Review outstanding items
03/14/24	K. Buchanan	2.00	700.00	Prepare for and attend board meeting
03/15/24	K. Buchanan	0.50	175.00	Perform meeting follow up
03/16/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/18/24	J. Gillis	0.60	105.00	Draft agreement for AC replacement services with McGowan's Heating and Air
03/20/24	K. Buchanan	0.40	140.00	Confer with district manager regarding requisition return
03/21/24	K. Buchanan	0.20	70.00	Review requisition issues
TOTAL HOURS		4.20		

KUTAK ROCK LLP

Armstrong CDD
April 30, 2024
Client Matter No. 1323-1
Invoice No. 3383089
Page 2

TOTAL FOR SERVICES RENDERED	\$1,335.00
TOTAL CURRENT AMOUNT DUE	\$1,335.00
UNPAID INVOICES:	
February 29, 2024 Invoice No. 3355836	1,650.00
TOTAL DUE	<u>\$2,985.00</u>



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202688

Date: 04/24/2024

Billed To: Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Armstrong CDD Enhancements

Description	Quantity	Price	Ext Price
Add 2 Sable Palms in Neighborhood Park			
Work Completed 04/15/24			
(2) 16' Sable Palms	1.00	750.00	750.00
Stake (2) 16' Sable Plams	1.00	320.00	320.00
Irrigation	1.00	65.00	65.00

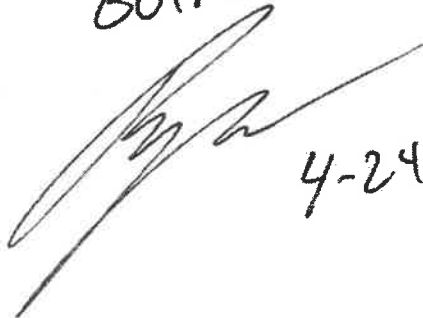
Notes:

Invoice Total: \$1,135.00

#21

Landscape Contingency

601.320.53800.46300


4-24-24



Tree Amigos

Outdoor Services

APR 26 2024
BY: _____

Invoice

Invoice#: 203026

Date: 04/28/2024

Billed To: Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

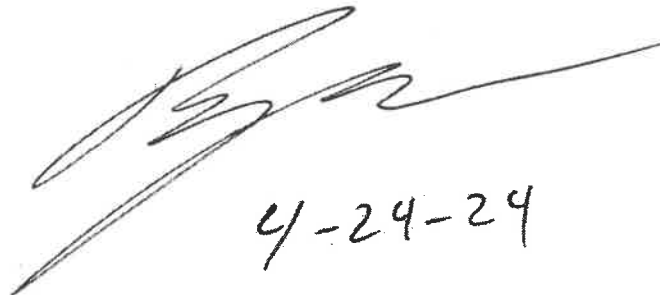
Project: Armstrong CDD Maintenance

Description	Quantity	Price	Ext Price
April Monthly <u>Landscape Maintenance</u> Common Areas	1.00	4,363.75	4,363.75
April Monthly <u>Landscape Maintenance</u> <u>Amenity Center</u>	1.00	2,552.58	2,552.58
April Monthly <u>Landscape Maintenance</u> <u>Tynes Blvd Extension</u>	1.00	800.97	800.97
April Monthly <u>Landscape Maintenance</u> <u>Tynes Greyhawk Phase II</u>	1.00	2,233.41	2,233.41
April Monthly <u>Landscape Maintenance</u> <u>Tynes Greyhawk Lakes</u>	1.00	1,160.20	1,160.20
April Monthly <u>Landscape Maintenance</u> <u>Viburnum hedges</u> <u>Amenity Center</u>	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

#21
Landscape Maintenance
001.320.53800.46200


4-24-24

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Invoice

13011

Invoice Date

5/15/2024

Bill To

Armstrong Community
c/o
GMS/Governmental Mgmt Svcs Inc
475 West Town Place Suite 114
St Augustine, FL 32092

Job Location

Armstrong Community
3645 Royal Pines Dr
Middleburg, FL 32068

Bob's Backflow & Plumbing Services
4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number

Terms

Due Date

Net 30

6/14/2024

Serviced	Description	Quantity	Price Each	Amount
5/14/2024	<u>Backflow Test</u> : Backflow Test/ <u>Certified</u> and submitted to proper Water Utility Provider	1	45.00	45.00
	Potable 2" Watta 919 Serial # 34726 - Passed			
	#29 320-58-46			

RECEIVED
MAY 15 2024
BY: _____

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$46.45
Payments	-\$46.45
Current Charges	\$320.59

Total Amount Due June 04, 2024 \$320.59

Account Information

Account Number A00030732
Armstrong CDD
3518 Royal Pines Drive Reclaimed Irrigation,
Middleburg
Billing Cycle: 4

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date
are subject to a \$3.30 late fee.

Email
billing@clayutility.org

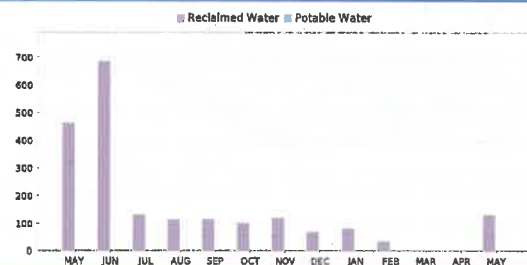
Online
<https://www.clayutility.org/>

X
@CCUA

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	78.633 kGal	\$213.10
Total Current Charges			\$320.59

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Meter
82100744

Previous Read
4,435,000

Days: 32
Current Read
4,566,933

#16
320-578-6171



Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date: 05/14/24
Due Date: 06/04/24
Account Number: A00030732
Service Address: 3518 Royal Pines Drive Reclaimed Irrigation
Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$320.59

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
2000000332 10/14

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068-3907

0A00030732 0000032059 060424 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	05/06/24
Previous Balance	\$392.55
Payments	-\$392.55
Current Charges	\$697.18

Total Amount Due June 04, 2024 \$697.18

Account Information

Account Number **A00030937**
 Armstrong CDD
 3682 Royal Pines Drive Reclaimed Irrigation,
 Middleburg
 Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

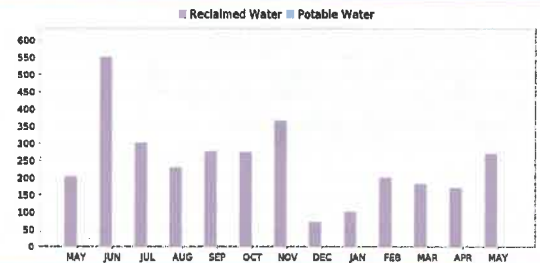
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	217.598 kGal	\$589.69
Total Current Charges			\$697.18

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Meter
 83801396

Previous Read
 5,495,000

Days: 32

Current Read
 5,765,898

#16
 220-578-431

RECEIVED
 MAY 20 2024
 BY: _____

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00030937
 Service Address: 3682 Royal Pines Drive Reclaimed Irrigation
 Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$697.18

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000323 10/5

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00030937 0000069718 060424 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$231.73
Payments	-\$231.73
Current Charges	\$305.76

Total Amount Due June 04, 2024 \$305.76

Account Information

Account Number **A00032750**
 Armstrong CDD
 3645 Royal Pines Drive Pool, Orange Park
 Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

! All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

Online
<https://www.clayutility.org/>

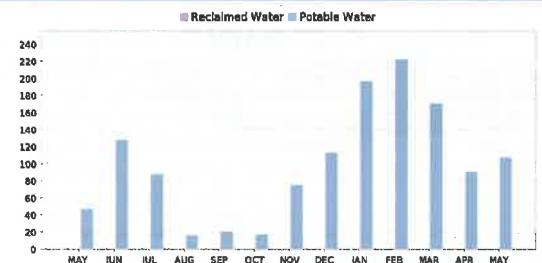
X
 @CCUA

f Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$30.79
Potable Water Usage - Tier 1	\$2.54	107.793 kGal	\$273.79
AWS Surcharge			\$1.18
Total Current Charges			\$305.76

#16
 330.572.431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 04/01/24 - 05/03/24

Meter
 86819700

Previous Read
 5,462,000

Days: 32
 Current Read
 5,569,793

RECEIVE
 MAY 20 2024
 BY: _____

Retain this portion for your records.

Please return bottom portion along with your payment to Clay County Utility Authority.



Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00032750
 Service Address: 3645 Royal Pines Drive Pool, Orange Park

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$305.76

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000324 10/6

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00032750 0000030576 060424 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$10.74
Payments	-\$10.74
Current Charges	\$334.24

Total Amount Due June 04, 2024 \$334.24

Account Information

Account Number A00032751
Armstrong CDD
 3645 Royal Pines Drive Clubhouse, Orange Park
Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

! All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

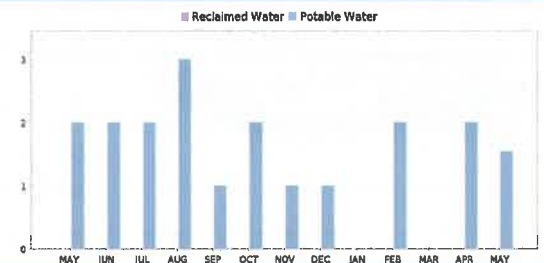
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$98.43
Potable Water Usage - Tier 1	\$2.54	1.54 kGal	\$3.91
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$222.91
Sewer Usage Charge - Tier 1	\$5.07	1.54 kGal	\$7.81
Total Current Charges			\$334.24

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 04/01/24 - 05/03/24	Days: 32
Meter	Previous Read
86276213	161,000
	Current Read
	162,540

#16
 230-572-431

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00032751
 Service Address: 3645 Royal Pines Drive Clubhouse, Orange Park

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$334.24

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000326 10/8

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00032751 0000033424 060424 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$177.08
Payments	-\$177.08
Current Charges	\$386.11

Total Amount Due June 04, 2024 \$386.11

Account Information

Account Number A00032752
 Armstrong CDD
 3645 Royal Pines Drive Reclaimed Irrigation,
 Orange Park
Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

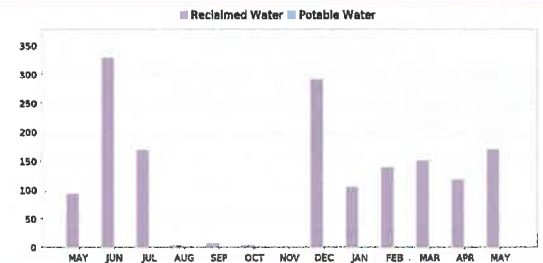
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	80 kGal	\$73.60
Reuse Water Usage - Tier 2	\$1.79	26.7 kGal	\$47.79
Reuse Water Usage - Tier 3	\$2.71	63.393 kGal	\$171.80
Total Current Charges			\$386.11

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24
 Meter 95885845
 Previous Read 437,000
 Days: 32
 Current Read 607,093

#16
 220-578-631

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Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00032752
 Service Address: 3645 Royal Pines Drive Reclaimed Irrigation, Orange Park

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$386.11

Donate to Lend a Helping Hand Program:
☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000325 10/7

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00032752 0000038611 060424 0 0 5



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	05/06/24
Previous Balance	\$108.00
Payments	-\$108.00
Current Charges	\$290.38

Total Amount Due June 04, 2024 \$290.38

Account Information

Account Number A00033750
Armstrong CDD
 875 Tynes Blvd Reclaimed Irrigation, Orange Park
Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

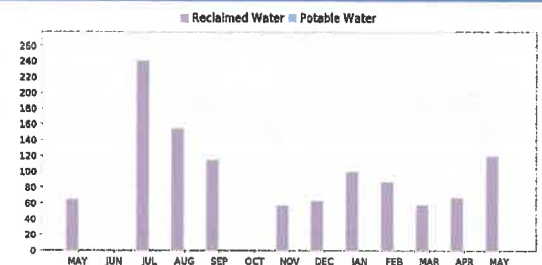
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	38.2 kGal	\$35.14
Reuse Water Usage - Tier 2	\$1.79	13.5 kGal	\$24.17
Reuse Water Usage - Tier 3	\$2.71	68.125 kGal	\$184.62
Total Current Charges			\$290.38

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/02/24

Meter
 92332970

Previous Read
 432,000

Days: 31
 Current Read
 551,825

#16
 20-578-431

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00033750
 Service Address: 875 Tynes Blvd Reclaimed Irrigation, Orange Park

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$290.38

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000320 10/2

ARMSTRONG CDD
 C/O GMS, LLC, ANTHONY PEREGRINO
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00033750 0000029038 060424 0 0 9



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$151.36
Payments	-\$151.36
Current Charges	\$307.90

Total Amount Due June 04, 2024 \$307.90

Account Information

Account Number **A00033751**
 Armstrong CDD
 705 Tynes Blvd Reclaimed Irrigation, Orange
 Park
 Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

! All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

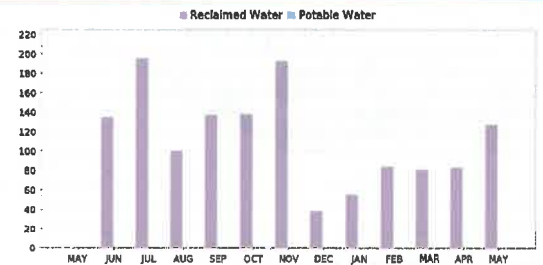
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	73.952 kGal	\$200.41
Total Current Charges			\$307.90

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Meter
 86278201

Previous Read
 7,482,000

Days: 32
 Current Read
 7,609,252

#16
 320-578-471

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date:	05/14/24
Due Date:	06/04/24
Account Number:	A00033751
Service Address:	705 Tynes Blvd Reclaimed Irrigation, Orange Park

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$307.90

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000329 10/11

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00033751 0000030790 060424 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$27.01
Payments	-\$27.01
Current Charges	\$92.13

Total Amount Due June 04, 2024 \$92.13

Account Information

Account Number A00037105
Armstrong CDD
 3976 Heatherbrook Place Reclaimed Irrigation,
 Middleburg
Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

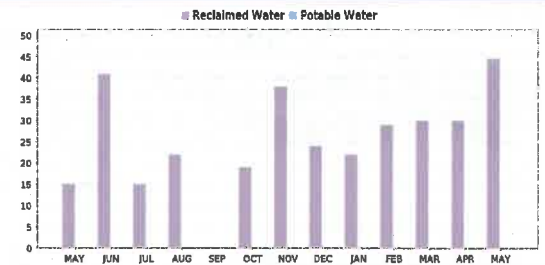
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<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	5.216 kGal	\$9.34
Total Current Charges			\$92.13

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24
Meter 87137737
Previous Read 2,053,000
Days: 32
Current Read 2,097,716

#16
 720-578-431



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
Due Date: 06/04/24
Account Number: A00037105
Service Address: 3976 Heatherbrook Place Reclaimed Irrigation
 Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$92.13

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000327 10/9

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00037105 0000009213 060424 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	05/06/24
Previous Balance	\$18.73
Payments	-\$18.73
Current Charges	\$67.62

Total Amount Due June 04, 2024 \$67.62

Account Information

Account Number A00037106
 Armstrong CDD
 4121 Heatherbrook Place Reclaimed Irrigation,
 Middleburg
Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

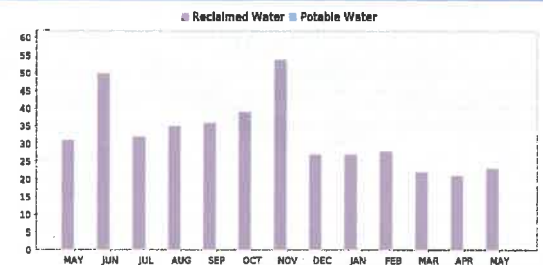
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	23.013 kGal	\$21.17
Total Current Charges			\$67.62

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Meter
 87137740

Previous Read
 1,639,000

Days: 32
 Current Read
 1,662,013

#16
 320-578-431

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00037106
 Service Address: 4121 Heatherbrook Place Reclaimed Irrigation
 Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$67.62

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000328 10/10

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00037106 0000006762 060424 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$12.62
Payments	-\$12.62
Current Charges	\$64.39

Total Amount Due June 04, 2024 \$64.39

Account Information

Account Number **A00037677**
 Armstrong CDD
 3846 Sunberry Lane Reclaimed Irrigation,
 Middleburg
 Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

! All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

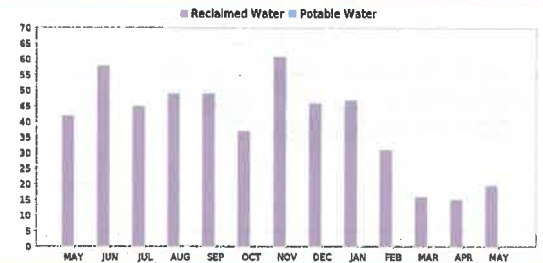
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	19.499 kGal	\$17.94
Total Current Charges			\$64.39

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Meter
 87777241

Previous Read
 1,919,000

Days: 32

Current Read
 1,938,499

#16
 720-578-431

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00037677
 Service Address: 3846 Sunberry Lane Reclaimed Irrigation, Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$64.39

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000330 10/12

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00037677 0000006439 060424 0 0 3



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$7.65
Payments	-\$7.65
Current Charges	\$56.23

Total Amount Due June 04, 2024 \$56.23

Account Information

Account Number **A00040217**
Armstrong CDD
4173 Heatherbrook Place, Middleburg
Billing Cycle: 4

Customer Service (8am-5pm M-F)
(904) 272-5999

! All accounts not paid by due date
are subject to a \$3.30 late fee.

Email
billing@clayutility.org

Online
<https://www.clayutility.org/>

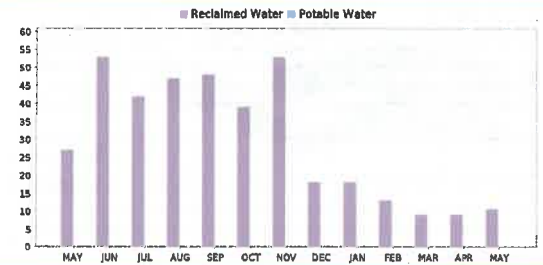
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	10.629 kGal	\$9.78
Total Current Charges			\$56.23

#16
320-578 431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24		Days: 32
Meter	Previous Read	Current Read
87777245	906,000	916,629



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Clay County Utility Authority
3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date: 05/14/24
Due Date: 06/04/24
Account Number: A00040217
Service Address: 4173 Heatherbrook Place, Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$56.23

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
2000000321 10/3

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068-3907

0A00040217 0000005623 060424 0 0 2



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	05/06/24
Previous Balance	\$45.86
Payments	-\$46.45
Current Charges	\$46.61

Total Amount Due June 04, 2024 \$46.02

Account Information

Account Number **A00040871**
 Armstrong CDD
 1980 Amberly Drive, Middleburg
 Billing Cycle: 4

Customer Service (8am-5pm M-F)
 (904) 272-5999

All accounts not paid by due date
 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

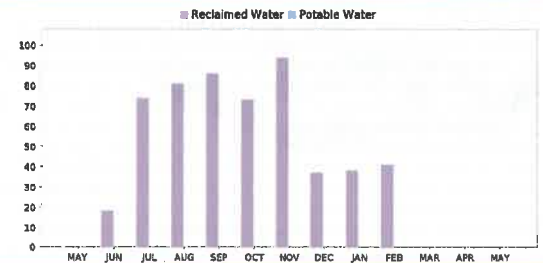
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	0.171 kGal	\$0.16
Total Current Charges			\$46.61

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Meter
 89187072

Previous Read
 1,636,000

Days: 32

Current Read
 1,636,171

#16
 320 578-431



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Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 05/14/24
 Due Date: 06/04/24
 Account Number: A00040871
 Service Address: 1980 Amberly Drive, Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$46.02

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
 2000000331 10/13

ARMSTRONG CDD
 C/O GMS, LLC
 6200 LEE VISTA BLVD STE 300
 ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS ROAD
 MIDDLEBURG, FL 32068-3907

0A00040871 0000004602 060424 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current:

Bill Date	05/06/24
Previous Balance	\$6.77
Payments	-\$6.77
Current Charges	\$136.68

Total Amount Due June 04, 2024 \$136.68

Account Information

Account Number A00040873
Armstrong CDD
544 Tynes Blvd, Middleburg
Billing Cycle: 4

Customer Service (8am-5pm M-F)
(904) 272-5999

All accounts not paid by due date
are subject to a \$3.30 late fee.

Email
billing@clayutility.org

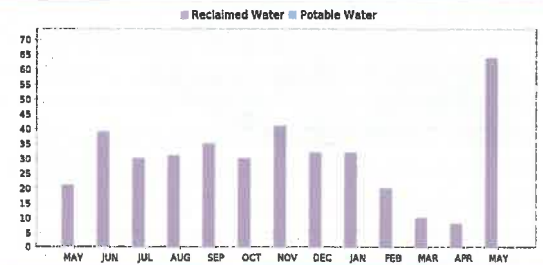
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	10.771 kGal	\$29.19
Total Current Charges			\$136.68

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 04/01/24 - 05/03/24

Days: 32

Meter
89187071

Previous Read
1,117,000

Current Read
1,181,071

#16
320-578-431

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Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date: 05/14/24
Due Date: 06/04/24
Account Number: A00040873
Service Address: 544 Tynes Blvd, Middleburg

If paid after due date the account is subject to \$3.30 late fee.

Total Amount Due \$136.68

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10514B
2000000322 10/4

ARMSTRONG CDD
C/O GMS, LLC
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822



CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068-3907

0A00040873 0000013668 060424 0 0 7


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name
ARMSTRONG CDD
Account #
9054872
Trustee District:
06
Statement Date:
05/13/2024
Current Bill Due Date:
06/03/2024

Previous Balance

\$46.00

Payment Received 04/25/24

-\$46.00

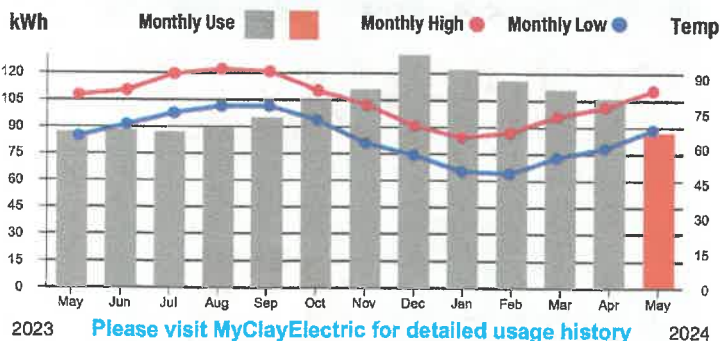
Balance Forward
\$0.00
Current Charges Due 06/03/24
\$44.00

Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.


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	04/10/24	05/09/24	5345	5432	1	87



Current Service Detail		
Access Charge		\$32.00
Energy Charge	87 kWh @ 0.0813	\$7.07
Power Cost Adjustment	87 kWh @ 0.0200	\$1.74
FLA Gross Receipts Tax		\$1.05
Clay Co Public Ser Utility Tax		\$1.54
Operation Round Up		\$0.60
Total Current Charges for this Location		\$44.00

#100

3205843

RECEIVED
 MAY 20 2024
 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.

 5481 0 MB 0.571
 ARMSTRONG CDD
 6200 LEE VISTA BLVD STE 300
 ORLANDO FL 32822-5149

 5 5481
 C-20

Account Number	9054872
Current Charges Due 06/03/24	\$44.00
Total Amount Due	\$44.00

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


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


09054872

0000044001



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

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 05/13/2024
Current Bill Due Date: 06/03/2024

Previous Balance \$1,168.00
Payment Received 04/25/24 -\$1,168.00
Balance Forward \$0.00
Current Charges Due 06/03/24 \$933.00

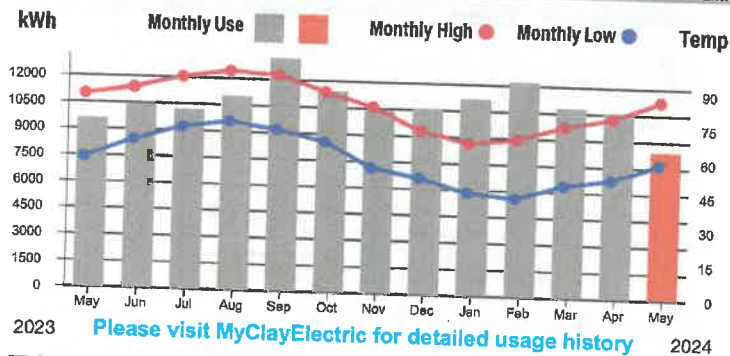
Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.

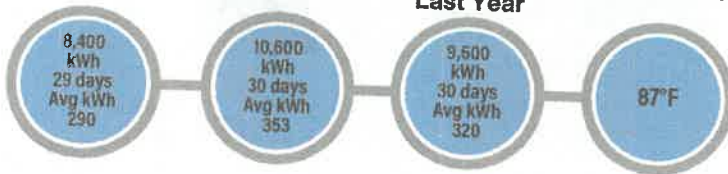
Total Amount Due
\$933.00
Due Date: 06/03/2024

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	04/10/24	05/09/24	3070	3112	200	8,400



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



Current Service Detail

Access Charge		\$32.00
Energy Charge	8,400 kWh @ 0.0813	\$682.92
Power Cost Adjustment	8,400 kWh @ 0.0200	\$168.00
FLA Gross Receipts Tax		\$22.62
Clay Co Public Ser Utility Tax		\$26.81
Operation Round Up		\$0.65
Total Current Charges for this Location		\$933.00

#100
330-572-43

RECEIVED
MAY 20 2024
BY: _____

KEEP SEND

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



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



ARMSTRONG CDD
6200 LEE VISTA BLVD, SUITE 300
ORLANDO FL 32822-0000

Account Number	9082120
Current Charges Due 06/03/24	\$933.00
Total Amount Due	\$933.00

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 0000933006



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082351

Trustee District:

06

Statement Date:

05/13/2024

Current Bill Due Date:

06/03/2024

Previous Balance

\$35.00

Payment Received 04/25/24

-\$35.00

Balance Forward

\$0.00

Current Charges Due 06/03/24

\$35.00

Important Messages

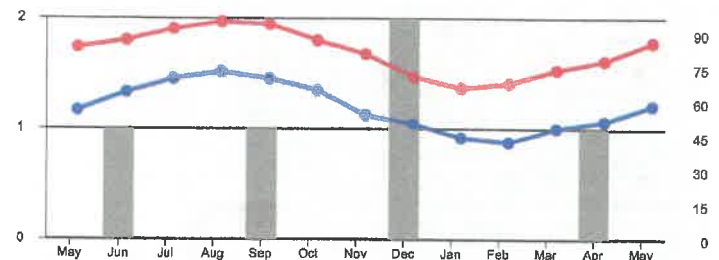
With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.



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	04/10/24	05/09/24	39	39	1	0

kWh Monthly Use Monthly High Monthly Low Temp



2023 Please visit MyClayElectric for detailed usage history 2024

This Month Last Month This Month Last Year Avg Daily High



Current Service Detail

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

#100
320-578-413

RECEIVED
MAY 20 2024
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
6200 LEE VISTA BLVD, SUITE 300
ORLANDO FL 32822-0000

Account Number	9082351
Current Charges Due 06/03/24	\$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:

05/13/2024

Current Bill Due Date:

06/03/2024

Important Messages

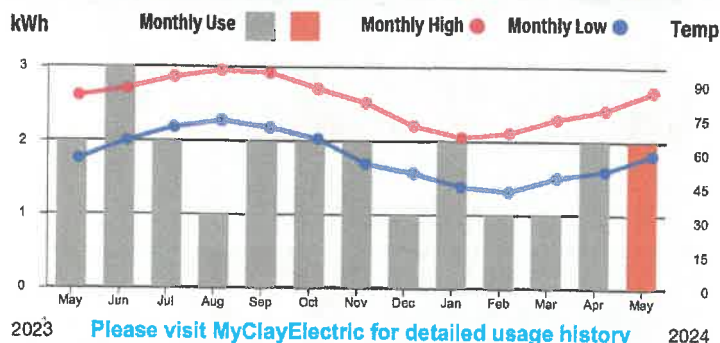
With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected. Being registered in MyClayElectric also means you will receive emails or texts about your outage status.



Previous Balance	\$34.32
Payment Received 04/25/24	-\$34.32
Balance Forward	\$0.00
Current Charges Due 06/03/24	\$34.32

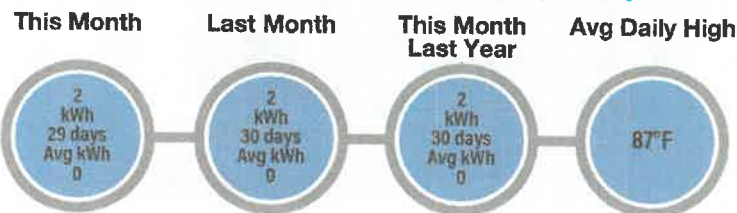
Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	04/10/24	05/09/24	85	87	1	2



Current Service Detail		
Access Charge		\$32.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0200	\$0.04
FLA Gross Receipts Tax		\$0.83
Clay Co Public Ser Utility Tax		\$1.29
Total Current Charges for this Location		\$34.32

#100
320578-43



RECEIVED
MAY 20 2024
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
6200 LEE VISTA BLVD, SUITE 300
ORLANDO FL 32822-0000

Account Number	9143346
Current Charges Due 06/03/24	\$34.32
Total Amount Due	\$34.32

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

0000034324

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2024-276759

Invoice Date: 5/16/2024

Due Date: 6/15/2024

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

BILL TO

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

#7
210-57-48

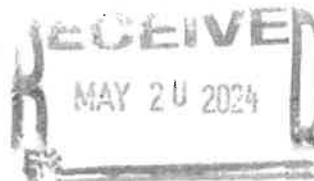
Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 109772	Notice of Qualifying Period for Candidates June 10-June 14, 2024	CT - Clay Today	May 16	2024		Column Inch	Black & White	4.2000	\$44.10
									\$44.10

Total:									\$44.10
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Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003



Affidavit attached to this invoice.

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

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

In the matter of June 10 - June 14, 2024

LEGAL: 109772

Was published in said newspaper in the issues:

5/16/2024

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 05/16/2024

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Armstrong Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Ave, Green Cove Springs, Florida 32043, Phone (904) 269-6850. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Armstrong Community Development District has two (2) seats up for election, specifically seats 1 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections. Legal 109772 Published 5/16/2024 In Clay County's Clay Today newspaper

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37789

Invoice

Invoice #: 135
Invoice Date: 5/14/24
Due Date: 5/14/24
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 April 1 - April 30, 2024		1,154.00	1,154.00
Maintenance Supplies		452.70	452.70
#1			
Sanitorial Supplies \$373.56			
001.330.57200.46400			
Office Supplies \$33.36			
001.330.57200.51000			
Doggie Pot stations \$42.36			
001.330.57200.47700			
Repairs & Maintenance \$3.42			
001.330.57200.46000			
Preventative Maintenance \$1,154.00			
001.320.53800.46900			
\$1,606.70			

Jerry Lambert
5-17-24

Total	\$1,606.70
Payments/Credits	\$0.00
Balance Due	\$1,606.70

**GREYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2024**


<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/24	2.15	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/3/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/5/24	2.05	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
4/8/24	2.53	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/10/24	2.35	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/12/24	2	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
4/15/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/17/24	2.05	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
4/19/24	2.1	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/22/24	2.3	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
4/24/24	2.37	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
4/26/24	2.37	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
4/29/24	2.58	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
TOTAL	<u>28.85</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong	3/18/24	4 Pairs Rubber Gloves	12.35	R.W.
	3/18/24	Trash Bags	22.24	R.W.
	3/20/24	Ink Cartridge	33.36	R.W. OS
	3/26/24	Dog Pot Trash Bags	42.35	R.W. DeJ
	4/3/24	Gym Wipes 4 Rolls of 800 Wipes	105.06	R.W.
	4/3/24	Basic Hand Sanitizer (2)	28.06	R.W.
	4/9/24	Jet Fan Blower	205.85	R.W.
	4/17/24	Top Soil	3.42	R.W. R&M
		TOTAL	<u>\$452.70</u>	

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

Armstrong CDD - Greyhawk
C/O Governmental Management Services
475 West Town Pl
Suite 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
731209	5/15/2024	\$995.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

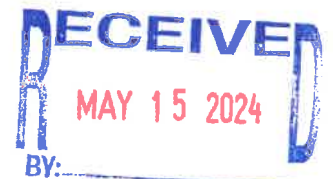
00000007312096001000000018272400000009950051

Please Return this invoice with your payment and notify us of any changes to your contact information.

Armstrong CDD - Greyhawk
Invoice Due Date 5/15/2024

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 1890736 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/15/2024	<u>Water Management - Monthly</u>		\$995.00	\$0.00	\$995.00
<p>Treated all ponds for algae. Ponds 1, 2, and 3 showing good results from previous treatment but, were targeted again for remaining algae.</p> <p>Thanks #77 <i>Lake Maintenance</i> <i>001.320.53800.46800</i> <i>5-15-24</i></p> <p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p>					
				Credits	\$0.00
				Adjustment	\$0.00
				AMOUNT DUE	



Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 731209
Portal Registration #: 4A64AE61
Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



INVOICE#: 1940244
INVOICE DATE: 5/1/2024
SERVICE MONTH: MAY
CUST ID: 196869

PO Box 160726
Altamonte Springs, Florida 32716-0726
(813) 889-9091
FL Lic: CPC056833
TX Lic: TICL742
AZ Lic: ROC 350640

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

Armstrong CDD			
3645 Royal Pines Dr. , Middleburg, FL 32068			\$1,650.00
Pool			\$1,650.00
Item	Type	Description	Charges
1	Service	AM - Commercial <u>C</u> hemical and <u>C</u> leaning	\$1,650.00
Taxes			\$0.00
Payments/Credits			\$0.00

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

#72
370.572.467

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 5/1/2024



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

RECEIVED
MAY 21 2024
BY: _____

INVOICE

BILL TO

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

INVOICE # 9989

DATE 05/01/2024

DUE DATE 05/31/2024

TERMS End of the month

SERVICE MONTH

May

ACTIVITY	# QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Friday and Saturday May 1 - May 31	54	29.95	1,617.30
Vehicle Patrol 6 Patrols Sunday and Thursdays, 3 Patrols Monday, Tuesday, Wednesday May 1 - May 31	93	17.95	1,669.35
Fuel Charge Fuel Charge	1	100.00	100.00
Holiday Service Memorial Day	1	125.00	125.00T

SUBTOTAL	3,511.65
TAX	0.00
TOTAL	3,511.65
BALANCE DUE	\$3,511.65

Security Monitoring
001.330.57200.34500


5-21-24



Florida Department of Health
in Clay County
Notification of Fees Due

1/7224835
10-BID-7224835

Permit Number
10-60-1882555

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2024).

Fee Amount: \$300.00

Previous Balance: \$0.00

Total Amount Due: \$300.00

Payment Due Date: 06/30/2024 or Upon Receipt

Mail To: Armstrong CDD
475 West Town Place E, Suite 114
Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Greyhawk Homeowners Association
Location: 3645 Royal Pines Drive
Orange Park, FL 32065

Pool Volume: 74,500 gallons
Bathing Load: 75
Flow Rate: 375

Owner Information:

Name: Armstrong CDD
Address: 475 West Town Place E, Suite 114
(Mailing) Saint Augustine, FL 32092

Home Phone: (904) 299-6115 Work Phone: ()



Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **10-60-1882555** Bill ID: **10-BID-7224835**

Billing Questions call DOH-Clay at: (904) 278-3784


If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Clay County
P.O. Box 578
Green Cove Springs, FL 32043

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:79378



PERMIT HOLDERS CAN NOW
pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

