

ARMSTRONG

Community Development District

JULY 11, 2024

AGENDA

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

July 4, 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, July 11, 2024 at 6:00 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 June 13, 2024 Meeting
- IV. Public Hearing Adopting the Budget for Fiscal Year 2025
 - A. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 - B. Consideration of Resolution 2024-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- V. Consideration of Proposals
 - A. Lake Doctor's Proposal to Repair the Fountain
 - B. Proposal for Mechanical Weed Removal
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

VII. Supervisor's Requests and Audience Comments

VIII. Financial Reports

A. Financial Statements as of June 30, 2024

B. Check Register

IX. Next Scheduled Meeting – August 8, 2024 @ 3:30 p.m. at Plantation Oaks Amenity Center

X. Adjournment

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, June 13, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor
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 3:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 9, 2024 Meeting

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the minutes of the May 9, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Suspension Letters

Ms. Giles outlined the three incidents that caused suspension and enforcement letters to go to the homeowners and after discussion the board determined that no more action needed to be taken for the enforcement letters.

Ms. Giles stated the next one was an actual suspension letter to the Flanagan family. This minor is a repeat offender. This is an interim suspension and gives the resident the opportunity to be heard at your next meeting.

It was the consensus of the board to suspend the individual for an additional month to give the parents an opportunity to attend the next meeting.

FIFTH ORDER OF BUSINESS**Discussion of Fiscal Year 2025 Approved Budget**

Ms. Giles stated a copy of the approved budget was included in the agenda package in case the board wanted to discuss what was approved at the last meeting.

Mr. Vergara Molero stated for the benefit of the residents who were not at the last meeting, the proposed budget remains flat with no proposed increase in assessments.

SIXTH ORDER OF BUSINESS**Ratification of Series 2017 Requisition 87-89**

Ms. Giles stated all three pay requisitions are for Court Surfaces for your pickleball striping and nets.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Requisitions 87-89 from the Series 2017 bonds were ratified.

SEVENTH ORDER OF BUSINESS**Consideration of Proposals:****A. Pond Fountain Repair**

This item tabled.

B. Mechanical Weed Removal

This item tabled.

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 - Qualifying Period noon June 10 to noon June 14

Ms. Giles stated the qualifying period started noon Monday and runs to noon Friday, Seats 1 and 5 are up for election. We had two people prequalify.

Your form 1 requirement to file online is July 1st. I have reached out to those who still need to do that.

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 and Mr. Taylor was authorized to work with staff on refurbishing some of the pool chairs within staff's spending limit.

2. Monthly Quality Inspection Report

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Taylor stated the HOA doesn't have an event committee anymore and we agreed that we can host the events and do a joint venture with the HOA. Maybe a summer/school's out party.

Ms. Bowen stated keep in mind the district doesn't have money for events until October. This would have to be coordinated with the HOA because they have funds for special events.

Mr. Soriano stated we can talk to the HOA. That is a normal event we do in many districts, a back to school event. I was going to bring up having a pickleball clinic.

Mr. Taylor asked is there a set schedule for food trucks?

Mr. Wilson stated every two weeks.

Mr. Taylor asked it is a long way off but how far out do we need to start planning a Christmas event?

Mr. Soriano stated that is another one we can look at. We were going to work with the HOA on that.

Mr. Brown asked do we want to consider doing photo ID cards and then we could have a policy that you have to have it with you?

Mr. Soriano stated that is nice because if you are on the deck or in the dog park, if they have a photo ID card you can easily see if they are a resident. The biggest issue is you have to provide more cards, because you have to have a photo of everyone in the household.

Mr. Vergara Molero stated my only issue with that is the cost.

Mr. Wilson stated I looked into that and a printer is \$500 to \$700 and the cards were about the same. It is a way to cut down on unauthorized access.

Ms. Bowen stated have they brought out the irrigation map?

Mr. Wilson stated they brought me a map that had all the spots. I wanted a map like Jay showed me the other day.

Ms. Bowen stated we have asked them for this for over a year. Can we put a deadline on it and we will not pay until they provided it.

Mr. Soriano stated we can put a deadline on it but as far as holding pay, that is a little tough. It depends on the contract.

Ms. Buchanan stated I would have to look at the terms of the agreement to see if it is allowed. We can look at it further.

Mr. Soriano stated I know the owner and I can call and ask for that. I will reach out to him and ask him to start making that. He is probably the one that was here overseeing a lot of that install.

Mr. Taylor stated I agree with Christine. There have been multiple incidents where we needed to find the valve box or controller and we don't know exactly where it is located. We need to have this information going forward for maintenance and troubleshooting.

Ms. Buchanan asked who put it in?

Mr. Soriano stated East West Construction and Tree Amigos when they were first digging the roads.

Ms. Giles stated if it is okay with the board I will give Jay a chance to work with Roger Aerosmith and Dean and those guys that developed the area. Jay, let me know if you have success or if I need to draft an official letter requesting the information.

Mr. Taylor stated I would say draft the letter. We have waited a long time. In their contract they are supposed to inspect and take care of some of the sprinkler system, including scheduling and clogged nuzzles, etc. The sprinklers water the asphalt very well in my area. That is something they are not doing according to the contract. They were never here to inspect how they work.

Mr. Soriano stated we can look at changing the wording in the contract. If you have irrigation inspections once a month we may want it more frequently, but you will be charged for that.

Ms. Bowen stated I don't think it hurts to look at other bids.

Ms. Buchanan stated I think someone should meet with the vendor, walk through, highlight all of the problems and send a follow-up email that says these are the 11 things that have to be corrected immediately. Then we expect a written report every month identifying the items were repaired or remediation for these 11 things. Then if you don't have it fixed very quickly you have established the baseline and you have a period of non-compliance that you have documented. I will tell you that I have yet to find a landscape bid with a lower price.

Ms. Giles stated we will start with the letter then the ride along.

Mr. Brown stated there is a huge field of brown grass and I don't want to pay for sod for their negligence.

Mr. Vergara Molero stated we do have an attendant at the amenity center, that is Ryan, we do enforce the rules and send warnings, security has improved. There seems to be misunderstandings of what has been communicated and it is not in line with what the board and staff have been working towards.

Mr. Deal stated if there is an issue you can email any of the supervisors, don't wait until the last minute or until the meeting or social media. Email us directly and we will try to address your issue.

Ms. Burke stated I want to piggyback on the comments about Tree Amigos. All of the beds in the roundabout are full of weeds about a foot tall. I live on a lake and they used to come once a week and mow around it but now it is sporadic. They also have someone that does the mowing around the lake but they can't reach the peak of it, between the neighborhood and drop off so a guy walks around with a weed eater and they only weed eat that space where someone has a fence. He will go along the fence but if you don't have a fence he just walks by. You end up with a foot gap and they leave it. It appears careless and they don't pay attention to detail.

Mr. Lopez stated the map you talked about, Royal Pines, pool pavers and coping, algae around the edge of the pool on the seat level area, the sun sails were dingy, the irrigation by my mailbox was getting tested the other day, towing signs at the amenity center I don't know if you have them or if that was protocol saying we are going to start towing, there is a blue van with a sticker that has been sitting there overnight the last couple days, the caps on the end of the pool lounge chairs pop off, the fabric slides off, you can buy a roll of 60 yards for \$50, you can do a bunch of lounges for a couple hundred dollars, I can send you the website if you want it, tennis courts are dark, the card process at Chimney Lakes was pretty cool, if you had a child you just put child on there instead of a picture so they know they are younger than the age limit, accountability for the irrigation it is going to be our problem, the irrigation thing put a QR code at every irrigation box, they can scan that when they are there, fill out the form and send it in and there is no paperwork involved then it will be on a spreadsheet online.

A resident stated I made a suggestion a couple months ago about getting some no loitering signs put up in the pool driveway. The kids stand out there past 10 p.m. sitting in the car, rolling blunts, throwing them on the ground. If security is there, they need to be policing the parking lot.

TENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of May 31, 2024**

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

B. Check Register

On MOTION by Ms. Bowen 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 – July 11, 2024 at 6:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for July 11, 2024 at 6:00 p.m. at which time we will adopt the budget.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the meeting adjourned at 5:13 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH 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	6/30/24	3 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 637,369	\$ 638,493	\$ -	\$ 638,493	\$ 637,369
Cost Share - Tynes Blvd	\$ 20,000	\$ 10,677	\$ 3,823	\$ 14,500	\$ 15,000
Miscellaneous Income	\$ -	\$ 1,540	\$ -	\$ 1,540	\$ -
Miscellaneous Income - Access Cards	\$ -	\$ 700	\$ -	\$ 700	\$ -
Miscellaneous Income - Rental	\$ -	\$ 800	\$ -	\$ 800	\$ -
Interest	\$ 3,000	\$ 14,200	\$ 4,500	\$ 18,700	\$ 14,631
Carry Forward Surplus	\$ 8,656	\$ -	\$ -	\$ -	\$ 53,382

Total Revenues	\$ 669,025	\$ 666,410	\$ 8,323	\$ 674,732	\$ 720,382
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Expenditures:

Administrative:

Supervisor Fees	\$ 12,000	\$ 8,600	\$ 3,000	\$ 11,600	\$ 12,000
FICA Expense	\$ 918	\$ 658	\$ 230	\$ 887	\$ 918
Engineering Fees	\$ 6,000	\$ 1,054	\$ 1,946	\$ 3,000	\$ 6,000
Attorney	\$ 15,000	\$ 12,751	\$ 8,000	\$ 20,751	\$ 20,000
Arbitrage	\$ 1,100	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Dissemination	\$ 7,000	\$ 5,350	\$ 1,750	\$ 7,100	\$ 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	\$ 37,564	\$ 12,521	\$ 50,085	\$ 53,090
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,250	\$ 938	\$ 313	\$ 1,250	\$ 1,250
Telephone	\$ 350	\$ 250	\$ 126	\$ 376	\$ 400
Postage	\$ 300	\$ 410	\$ 80	\$ 490	\$ 500
Printing & Binding	\$ 500	\$ 478	\$ 222	\$ 700	\$ 750
Insurance	\$ 7,250	\$ 6,818	\$ -	\$ 6,818	\$ 7,500
Legal Advertising	\$ 2,500	\$ 604	\$ 1,896	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 42	\$ 118	\$ 160	\$ 600
Office Supplies	\$ 250	\$ 103	\$ 47	\$ 150	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative:	\$ 124,478	\$ 91,302	\$ 34,999	\$ 126,301	\$ 133,971
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Operations & Maintenance

Security	\$ 51,364	\$ 30,394	\$ 11,302	\$ 41,697	\$ 51,364
Electric	\$ 1,450	\$ 939	\$ 477	\$ 1,416	\$ 1,450
Water & Sewer	\$ 34,270	\$ 18,048	\$ 9,270	\$ 27,318	\$ 34,270
Landscape Maintenance	\$ 134,375	\$ 89,583	\$ 44,792	\$ 134,375	\$ 138,406
Landscape Contingency	\$ 5,000	\$ 3,430	\$ 1,570	\$ 5,000	\$ 7,000
Lake Maintenance	\$ 13,988	\$ 6,965	\$ 2,985	\$ 9,950	\$ 13,988
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ 2,140
Irrigation Repairs	\$ 10,000	\$ 3,431	\$ 2,569	\$ 6,000	\$ 8,000
Repairs & Maintenance	\$ 5,000	\$ 2,095	\$ 1,500	\$ 3,595	\$ 7,000
Doggie Pot Stations	\$ 1,860	\$ 820	\$ 380	\$ 1,200	\$ 1,500

Total Operations & Maintenance:	\$ 257,307	\$ 155,706	\$ 74,845	\$ 230,551	\$ 265,118
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Armstrong
Community Development District
Approved Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025
<u>Amenity Center</u>					
Property/Amenity Manager	\$ 75,000	\$ 56,250	\$ 18,750	\$ 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	\$ 813	\$ 2,440	\$ 2,750
Electric	\$ 18,900	\$ 8,862	\$ 3,675	\$ 12,537	\$ 18,900
Water & Sewer	\$ 8,000	\$ 6,663	\$ 1,324	\$ 7,987	\$ 10,000
Gas	\$ 1,575	\$ 832	\$ 232	\$ 1,064	\$ 1,575
Reuse Service	\$ 4,320	\$ 3,722	\$ 1,329	\$ 5,051	\$ 6,646
Access Cards	\$ 5,000	\$ 1,767	\$ 3,233	\$ 5,000	\$ 5,000
Janitorial Services	\$ 13,016	\$ 9,762	\$ 3,254	\$ 13,016	\$ 13,797
Janitorial Supplies	\$ 4,000	\$ 1,087	\$ 353	\$ 1,440	\$ 4,000
Pool Maintenance	\$ 23,200	\$ 14,550	\$ 4,950	\$ 19,500	\$ 23,992
Pool Permit	\$ 125	\$ 300	\$ -	\$ 300	\$ 300
Repairs & Maintenance	\$ 12,500	\$ 8,978	\$ 6,022	\$ 15,000	\$ 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	\$ 446	\$ 1,000	\$ 3,000
Total Amenity Center:	\$ 233,953	\$ 152,301	\$ 58,910	\$ 211,211	\$ 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	\$ 452,597	\$ 168,754	\$ 621,351	\$ 720,382
Excess Revenues (Expenditures)	\$ -	\$ 213,813	\$ (160,432)	\$ 53,382	\$ -

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 additional 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		
October 2024 - May 2025		
\$29.95 per hour x 6 hours per day x 3 days per week	\$2,156	\$18,869
June 2025 - September 2025		
\$29.95 per hour x 6 hours per day x 4 days per week	\$2,875	\$12,220
Additional Hours/Holidays		\$18,776
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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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

Armstrong
Community Development District
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.

Armstrong
Community Development District
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 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Approved Budget FY2025
Revenues:					
Transfer In	\$ 53,288	\$ 53,288	\$ -	\$ 53,288	\$ 69,336
Interest	\$ 250	\$ 902	\$ 528	\$ 1,430	\$ 1,200
Total Revenues	\$ 53,538	\$ 54,190	\$ 528	\$ 54,718	\$ 70,536
Expenditures:					
Contingency	\$ -	\$ 136	\$ 114	\$ 250	\$ 600
Capital Outlay	\$ -	\$ 10,121	\$ -	\$ 10,121	\$ 25,000
Total Expenditures	\$ -	\$ 10,257	\$ 114	\$ 10,371	\$ 25,600
Excess Revenues (Expenditures)	\$ 53,538	\$ 43,933	\$ 414	\$ 44,347	\$ 44,936
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ 44,347
Fund Balance - Ending	\$ 53,538	\$ 43,933	\$ 414	\$ 44,347	\$ 89,283

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	6/30/24	3 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$	265,819	\$	266,287	\$	-	\$	266,287	\$	265,819
Interest	\$	7,500	\$	19,693	\$	6,180	\$	25,873	\$	20,700
Carry Forward Surplus	\$	187,544	\$	188,448	\$	-	\$	188,448	\$	212,902

Total Revenues	\$	460,863	\$	474,428	\$	6,180	\$	480,608	\$	499,421
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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	\$	206,722	\$	6,180	\$	212,902	\$	236,140
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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	6/30/24	3 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 411,185	\$ 411,591	\$ -	\$ 411,591	\$ 410,800
Special Assessments - Prepayments	\$ -	\$ 18,995	\$ -	\$ 18,995	\$ -
Interest	\$ 13,500	\$ 21,021	\$ 6,450	\$ 27,471	\$ 22,000
Carry Forward Surplus	\$ 292,185	\$ 294,026	\$ -	\$ 294,026	\$ 318,549
Total Revenues	\$ 716,870	\$ 745,633	\$ 6,450	\$ 752,083	\$ 751,349

Expenditures:

Series 2019

Interest - 11/01	\$ 132,956	\$ 132,956	\$ -	\$ 132,956	\$ 130,191
Principal - 11/01	\$ 145,000	\$ 145,000	\$ -	\$ 145,000	\$ 145,000
Special Call - 11/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 05/01	\$ 130,691	\$ 130,591	\$ -	\$ 130,591	\$ 127,925
Special Call - 08/01	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -
Total Expenditures	\$ 408,647	\$ 413,547	\$ 20,000	\$ 433,547	\$ 403,116

Other Sources/(Uses)

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

Excess Revenues (Expenditures)	\$ 308,223	\$ 332,099	\$ (13,550)	\$ 318,549	\$ 348,233
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Principal - 11/1/2025	\$150,000
Interest - 11/1/2025	<u>\$128,325</u>
Total	<u>\$278,325</u>
 Net Assessment	 \$410,856
Collection Cost (6%)	<u>\$26,225</u>
Gross Assessment	<u>\$437,081</u>

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	\$ 6,665,000	\$ 145,000	\$ 130,190.63	\$ 275,190.63
5/1/25	\$ 6,520,000	\$ -	\$ 127,925.00	\$ -
11/1/25	\$ 6,520,000	\$ 150,000	\$ 127,925.00	\$ 405,850.00
5/1/26	\$ 6,370,000	\$ -	\$ 125,300.00	\$ -
11/1/26	\$ 6,370,000	\$ 155,000	\$ 125,300.00	\$ 405,600.00
5/1/27	\$ 6,215,000	\$ -	\$ 122,587.50	\$ -
11/1/27	\$ 6,215,000	\$ 160,000	\$ 122,587.50	\$ 405,175.00
5/1/28	\$ 6,055,000	\$ -	\$ 119,787.50	\$ -
11/1/28	\$ 6,055,000	\$ 170,000	\$ 119,787.50	\$ 409,575.00
5/1/29	\$ 5,885,000	\$ -	\$ 116,812.50	\$ -
11/1/29	\$ 5,885,000	\$ 175,000	\$ 116,812.50	\$ 408,625.00
5/1/30	\$ 5,710,000	\$ -	\$ 113,750.00	\$ -
11/1/30	\$ 5,710,000	\$ 180,000	\$ 113,750.00	\$ 407,500.00
5/1/31	\$ 5,530,000	\$ -	\$ 110,600.00	\$ -
11/1/31	\$ 5,530,000	\$ 185,000	\$ 110,600.00	\$ 406,200.00
5/1/32	\$ 5,345,000	\$ -	\$ 106,900.00	\$ -
11/1/32	\$ 5,345,000	\$ 195,000	\$ 106,900.00	\$ 408,800.00
5/1/33	\$ 5,150,000	\$ -	\$ 103,000.00	\$ -
11/1/33	\$ 5,150,000	\$ 200,000	\$ 103,000.00	\$ 406,000.00
5/1/34	\$ 4,950,000	\$ -	\$ 99,000.00	\$ -
11/1/34	\$ 4,950,000	\$ 210,000	\$ 99,000.00	\$ 408,000.00
5/1/35	\$ 4,740,000	\$ -	\$ 94,800.00	\$ -
11/1/35	\$ 4,740,000	\$ 215,000	\$ 94,800.00	\$ 404,600.00
5/1/36	\$ 4,525,000	\$ -	\$ 90,500.00	\$ -
11/1/36	\$ 4,525,000	\$ 225,000	\$ 90,500.00	\$ 406,000.00
5/1/37	\$ 4,300,000	\$ -	\$ 86,000.00	\$ -
11/1/37	\$ 4,300,000	\$ 235,000	\$ 86,000.00	\$ 407,000.00
5/1/38	\$ 4,065,000	\$ -	\$ 81,300.00	\$ -
11/1/38	\$ 4,065,000	\$ 245,000	\$ 81,300.00	\$ 407,600.00
5/1/39	\$ 3,820,000	\$ -	\$ 76,400.00	\$ -
11/1/39	\$ 3,820,000	\$ 255,000	\$ 76,400.00	\$ 407,800.00
5/1/40	\$ 3,565,000	\$ -	\$ 71,300.00	\$ -
11/1/40	\$ 3,565,000	\$ 265,000	\$ 71,300.00	\$ 407,600.00
5/1/41	\$ 3,300,000	\$ -	\$ 66,000.00	\$ -
11/1/41	\$ 3,300,000	\$ 275,000	\$ 66,000.00	\$ 407,000.00
5/1/42	\$ 3,025,000	\$ -	\$ 60,500.00	\$ -
11/1/42	\$ 3,025,000	\$ 285,000	\$ 60,500.00	\$ 406,000.00
5/1/43	\$ 2,740,000	\$ -	\$ 54,800.00	\$ -
11/1/43	\$ 2,740,000	\$ 300,000	\$ 54,800.00	\$ 409,600.00
5/1/44	\$ 2,440,000	\$ -	\$ 48,800.00	\$ -
11/1/44	\$ 2,440,000	\$ 310,000	\$ 48,800.00	\$ 407,600.00
5/1/45	\$ 2,130,000	\$ -	\$ 42,600.00	\$ -
11/1/45	\$ 2,130,000	\$ 320,000	\$ 42,600.00	\$ 405,200.00
5/1/46	\$ 1,810,000	\$ -	\$ 36,200.00	\$ -
11/1/46	\$ 1,810,000	\$ 335,000	\$ 36,200.00	\$ 407,400.00
5/1/47	\$ 1,475,000	\$ -	\$ 29,500.00	\$ -
11/1/47	\$ 1,475,000	\$ 350,000	\$ 29,500.00	\$ 409,000.00
5/1/48	\$ 1,125,000	\$ -	\$ 22,500.00	\$ -
11/1/48	\$ 1,125,000	\$ 360,000	\$ 22,500.00	\$ 405,000.00
5/1/49	\$ 765,000	\$ -	\$ 15,300.00	\$ -
11/1/49	\$ 765,000	\$ 375,000	\$ 15,300.00	\$ 405,600.00
5/1/50	\$ 390,000	\$ -	\$ 7,800.00	\$ -
11/1/50	\$ 390,000	\$ 390,000	\$ 7,800.00	\$ 405,600.00
Totals		\$ 6,665,000	\$ 4,190,116	\$ 10,855,115.63

A.

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Armstrong Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Armstrong Community Development District for the Fiscal Year Ending September 30, 2025.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JULY 2024.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

B.

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Armstrong Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of July 2024.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

FIFTH 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.



The Lake Doctors, Inc.

Aquatic Management Services[®]

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11621 Columbia Park Dr. W.
Jacksonville, FL 32258
904-262-5500
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Classic Spray Pattern

2 HP Pattern Dimensions:

11'H x 30'W

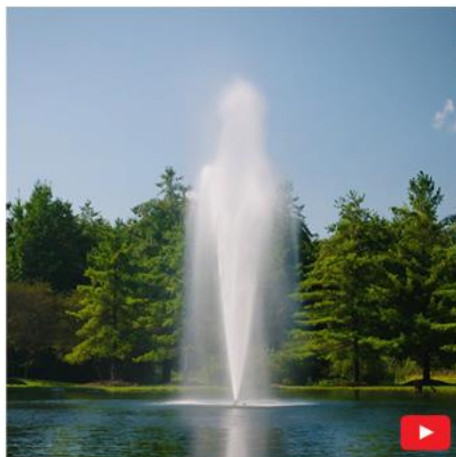
3 HP Pattern Dimensions:

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

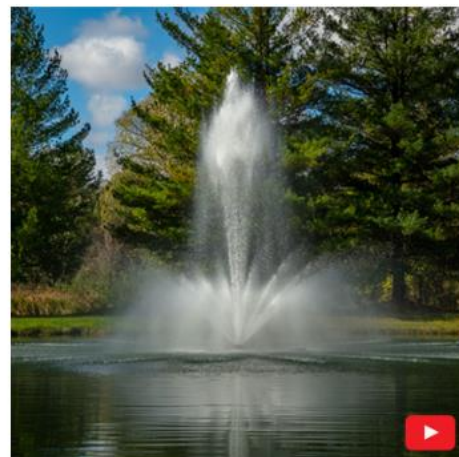
5 HP Pattern Dimensions:

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

SERVICED 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.

SIXTH 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 11th 2024

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

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3,648 in June*

Card counts:

New Owners	0
Replacements	2

Room Rentals

rentals in month of June- 1

Special Events

None This month

Operations:

- Pickleball Nets have been delivered
- Had the broken Depth Markers and no Diving tiles Replaced
- Obtained a new pool permit
- Pressure washed the canopy on the pool deck as well as some of the building
- Dug a 50 foot trench in preparation for lighting for the bulletin board
- The facility attendant started on 7-1-24
- Repaired and Painted the fencing at the neighborhood entrance on Royal pines

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

EIGHTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
June 30, 2024



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Armstrong
Community Development District
Balance Sheet
June 30, 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	\$ 102,447	\$ -	\$ -	\$ -	\$ 102,447
Cash - Truist Bank	\$ -	\$ 3,156	\$ -	\$ -	\$ 3,156
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 206,339	\$ -	\$ 206,339
Construction A	\$ -	\$ -	\$ -	\$ 9,841	\$ 9,841
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 280	\$ -	\$ 280
Prepayment B	\$ -	\$ -	\$ 103	\$ -	\$ 103
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 312,979	\$ -	\$ 312,979
Prepayment	\$ -	\$ -	\$ 19,220	\$ -	\$ 19,220
Investment - Custody	\$ 322,702	\$ -	\$ -	\$ -	\$ 322,702
State Board of Administration	\$ -	\$ 40,776	\$ -	\$ -	\$ 40,776
Due from Other	\$ 1,337	\$ -	\$ -	\$ -	\$ 1,337
Total Assets	\$ 426,486	\$ 43,933	\$ 1,026,029	\$ 9,841	\$ 1,506,288
Liabilities:					
Accounts Payable	\$ 4,070	\$ -	\$ -	\$ -	\$ 4,070
Total Liabilities	\$ 4,070	\$ -	\$ -	\$ -	\$ 4,070
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 488,430	\$ -	\$ 488,430
Assigned For Debt Service 2019	\$ -	\$ -	\$ 537,599	\$ -	\$ 537,599
Assigned For Capital Reserves	\$ -	\$ 43,933	\$ -	\$ -	\$ 43,933
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 9,841	\$ 9,841
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 422,415	\$ -	\$ -	\$ -	\$ 422,415
Total Fund Balances	\$ 422,415	\$ 43,933	\$ 1,026,028.80	\$ 9,841	\$ 1,502,217
Total Liabilities & Fund Equity	\$ 426,486	\$ 43,933	\$ 1,026,029	\$ 9,841	\$ 1,506,288

Armstrong
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Revenues:</u>				
Assessments	\$ 637,369	\$ 637,369	\$ 638,493	\$ 1,124
Cost Share - Tynes Blvd.	\$ 20,000	\$ 15,000	\$ 10,677	\$ (4,323)
Interest	\$ 3,000	\$ 2,250	\$ 14,200	\$ 11,950
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 700	\$ 700
Miscellaneous Income - Rental	\$ -	\$ -	\$ 800	\$ 800
Total Revenues	\$ 660,369	\$ 654,619	\$ 666,410	\$ 11,791
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 8,600	\$ 400
FICA Expense	\$ 918	\$ 689	\$ 658	\$ 31
Engineering Fees	\$ 6,000	\$ 4,500	\$ 1,054	\$ 3,446
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 5,250	\$ 5,350	\$ (100)
District Counsel	\$ 15,000	\$ 11,250	\$ 12,751	\$ (1,501)
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300
Trustee Fees	\$ 7,800	\$ 7,800	\$ 7,758	\$ 42
Management Fees	\$ 50,085	\$ 37,564	\$ 37,564	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,250	\$ 938	\$ 938	\$ (0)
Telephone	\$ 350	\$ 263	\$ 250	\$ 12
Postage	\$ 300	\$ 225	\$ 410	\$ (185)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 375	\$ 478	\$ (103)
Legal Advertising	\$ 2,500	\$ 1,875	\$ 604	\$ 1,271
Other Current Charges	\$ 600	\$ 450	\$ 42	\$ 408
Office Supplies	\$ 250	\$ 188	\$ 103	\$ 84
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 99,839	\$ 91,302	\$ 8,537
<u>Field Operations</u>				
Security	\$ 51,364	\$ 38,523	\$ 30,394	\$ 8,129
Electric	\$ 1,450	\$ 1,088	\$ 939	\$ 149
Water & Sewer/Irrigation	\$ 34,270	\$ 25,703	\$ 18,048	\$ 7,654
Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 2,095	\$ 1,655
Landscape - Contract	\$ 134,375	\$ 100,781	\$ 89,583	\$ 11,198
Landscape - Contingency	\$ 5,000	\$ 3,750	\$ 3,430	\$ 320
Lake Maintenance	\$ 13,988	\$ 10,491	\$ 6,965	\$ 3,526
Irrigation Repairs	\$ 10,000	\$ 7,500	\$ 3,431	\$ 4,069
Doggie Pot Stations	\$ 1,860	\$ 1,395	\$ 820	\$ 575
Total Field Operations:	\$ 257,307	\$ 192,980	\$ 155,706	\$ 37,274

Armstrong

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 56,250	\$ 56,250	\$ -
Preventative Maintenance	\$ 15,000	\$ 11,250	\$ 7,917	\$ 3,333
Facility Attendant	\$ 7,200	\$ 5,400	\$ -	\$ 5,400
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 2,063	\$ 1,627	\$ 435
Electric	\$ 18,900	\$ 14,175	\$ 8,862	\$ 5,313
Water/Irrigation	\$ 8,000	\$ 6,000	\$ 6,663	\$ (663)
Gas	\$ 1,575	\$ 1,181	\$ 832	\$ 349
Reuse Service	\$ 4,320	\$ 3,240	\$ 3,722	\$ (482)
Access Cards	\$ 5,000	\$ 3,750	\$ 1,767	\$ 1,983
Janitorial Services	\$ 13,016	\$ 9,762	\$ 9,762	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 3,000	\$ 1,087	\$ 1,913
Pool Maintenance	\$ 23,200	\$ 17,400	\$ 14,550	\$ 2,850
Pool Permit	\$ 125	\$ 125	\$ 300	\$ (175)
Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 6,932	\$ 568
Fitness Center Repairs/Supplies	\$ 2,500	\$ 1,875	\$ 2,046	\$ (171)
Office Supplies	\$ 500	\$ 375	\$ 138	\$ 237
ASCAP/BMI License Fees	\$ 500	\$ 375	\$ -	\$ 375
Pest Control	\$ 800	\$ 600	\$ 363	\$ 237
Contingency	\$ 3,000	\$ 2,250	\$ 554	\$ 1,696
Total Amenities Cost Share	\$ 233,953	\$ 185,137	\$ 152,301	\$ 32,837
<u>Reserves</u>				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Reserves	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Expenditures	\$ 669,025	\$ 531,245	\$ 452,597	\$ 78,648
Excess Revenues (Expenditures)	\$ (8,656)		\$ 213,813	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 422,415	

Armstrong
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 188	\$ 902	\$ 714
Total Revenues	\$ 53,538	\$ 53,476	\$ 54,190	\$ 714
Expenditures:				
Contingency	\$ -	\$ -	\$ 136	\$ (136)
Capital Outlay	\$ -	\$ -	\$ 10,121	\$ (10,121)
Total Expenditures	\$ -	\$ -	\$ 10,257	\$ (10,121)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,476	\$ 43,933	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 43,933	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 265,819	\$ 266,287	\$ 468
Interest	\$ 7,500	\$ 5,625	\$ 19,693	\$ 14,068
Total Revenues	\$ 273,319	\$ 271,444	\$ 285,980	\$ 14,536
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		\$ 18,273	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 488,430	

Armstrong

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 411,185	\$ 411,591	\$ 406
Special Assessments - Prepayment	\$ -	\$ -	\$ 18,995	\$ 18,995
Interest	\$ 13,500	\$ 10,125	\$ 21,021	\$ 10,896
Total Revenues	\$ 424,685	\$ 421,310	\$ 451,607	\$ 30,297
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		\$ 38,073	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 537,599	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 523	\$ 523
Total Revenues	\$ -	\$ -	\$ 523	\$ 523
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)	\$ -		\$ (8,982)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 9,841	

Armstrong
Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	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	\$ -	\$ 2,952	\$ -	\$ -	\$ -	\$ 638,493
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ 1,139	\$ 1,123	\$ 1,100	\$ 1,260	\$ 1,337	\$ -	\$ -	\$ -	\$ 10,677
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ 2,136	\$ 1,946	\$ 1,840	\$ -	\$ -	\$ -	\$ 14,200
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	\$ 100	\$ -	\$ -	\$ -	\$ 800
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ 4,091	\$ 8,794	\$ 9,561	\$ 3,507	\$ 6,229	\$ -	\$ -	\$ -	\$ 666,410
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 8,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ 658
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,054
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 683	\$ -	\$ -	\$ -	\$ 5,350
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ 2,105	\$ 2,985	\$ 984	\$ 1,974	\$ -	\$ -	\$ -	\$ -	\$ 12,751
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	\$ 4,174	\$ -	\$ -	\$ -	\$ 37,564
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ 938
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ 20	\$ 47	\$ 42	\$ -	\$ -	\$ -	\$ 250
Postage	\$ 48	\$ 39	\$ 1	\$ 12	\$ 10	\$ 38	\$ 62	\$ 16	\$ 184	\$ -	\$ -	\$ -	\$ 410
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ 92	\$ 32	\$ 39	\$ 84	\$ -	\$ -	\$ -	\$ 478
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ 45	\$ 46	\$ 90	\$ 187	\$ -	\$ -	\$ -	\$ 604
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 11	\$ -	\$ -	\$ -	\$ 42
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 82	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 103
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 24,086	\$ 12,281	\$ 8,277	\$ 6,293	\$ 8,279	\$ 9,265	\$ 7,862	\$ 8,262	\$ 6,697	\$ -	\$ -	\$ -	\$ 91,302
<u>Field Operations</u>													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ 3,153	\$ 3,512	\$ 3,235	\$ -	\$ -	\$ -	\$ 30,394
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ 115	\$ 113	\$ 161	\$ -	\$ -	\$ -	\$ 939
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ 902	\$ 2,465	\$ 3,573	\$ -	\$ -	\$ -	\$ 18,048
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	\$ 11,198	\$ -	\$ -	\$ -	\$ -	\$ 89,583
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,770	\$ -	\$ 1,135	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ 3,430
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ -	\$ -	\$ -	\$ 6,965
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,431
Doggie Pot Stations	\$ 155	\$ 155	\$ 72	\$ -	\$ 148	\$ 42	\$ -	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ 820
Total Field Operations:	\$ 20,233	\$ 18,763	\$ 16,818	\$ 18,670	\$ 19,089	\$ 17,471	\$ 17,598	\$ 18,575	\$ 8,489	\$ -	\$ -	\$ -	\$ 155,706

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	\$ 6,250	\$ -	\$ -	\$ -	\$ 56,250
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	\$ 869	\$ -	\$ -	\$ -	\$ 8,862
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ 242	\$ 640	\$ 579	\$ -	\$ -	\$ -	\$ 6,663
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ 93	\$ 122	\$ 97	\$ -	\$ -	\$ -	\$ 832
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ -	\$ -	\$ -	\$ 3,722
Access Cards	\$ -	\$ -	\$ 1,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,767
Janitorial Services	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ 1,085	\$ -	\$ -	\$ -	\$ 9,762
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ 197	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,087
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,350	\$ 1,650	\$ -	\$ -	\$ -	\$ 14,550
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 300
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ 1,816	\$ 1,306	\$ 755	\$ -	\$ -	\$ -	\$ 6,932
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	\$ 14,654	\$ 12,678	\$ 11,728	\$ -	\$ -	\$ -	\$ 152,301
<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	\$ 40,114	\$ 39,515	\$ 26,914	\$ -	\$ -	\$ -	\$ 452,597
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,722)	\$ (90,984)	\$ (31,337)	\$ (30,554)	\$ (36,008)	\$ (20,685)	\$ -	\$ -	\$ -	\$ 213,813

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%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2017A Debt Service Asmt	2019A Debt Service Asmt	Total
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
06/24/24	ACH	\$6,209.28	\$124.19	\$0.00	\$0.00	\$6,085.09	\$2,951.52	\$1,230.94	\$1,902.63	\$6,085.09
						\$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		\$ 1,398,074.99	\$ 26,864.70	\$ 54,840.02	\$ -	\$ 1,316,370.27	\$ 638,493.03	\$ 266,286.56	\$ 411,590.69	\$ 1,316,370.28

100.18%	Net Percent Collected
\$ (2,349.79)	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 June 30, 2024

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,363.87
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 June 30, 2024	\$9,840.57

2. Funds Available For Construction at June 30, 2024

Book Balance of Construction Fund at June 30, 2024	\$9,840.57
Contracts in place at June 30, 2024	

3. Investments - US Bank

June 30, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$9,840.57
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$9,840.57

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00							\$2,200.00					
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00							\$4,400.00					
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00							\$29,034.00	
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00										\$9,000.00		
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00								\$1,285.00				
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70							\$3,932.70					
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00										\$500.00		
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10							\$4,798.10					
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81					\$2,520.00				
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00											\$445.00	
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75				\$1,011.75								
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70							\$1,432.70					
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40							\$4,965.40					
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60							\$4,369.60					
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58				\$24,363.58								
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78						\$43,149.06		
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00								\$325.00				
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20							\$3,939.20					
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81							\$38,072.70	
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20							\$3,239.20					
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40							\$1,604.40					
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00											\$1,800.00	
81	10/27/23	England-Thims & Miller	\$3,750.00		\$3,750.00											\$3,750.00	
82	10/27/23	England-Thims & Miller	\$2,250.00		\$2,250.00											\$2,250.00	
83	10/27/23	England-Thims & Miller	\$1,500.00		\$1,500.00											\$1,500.00	
85 - VOIDED	2/28/24	Greyhawk Ventures	\$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	\$10,363.86	
TRANS FROM DEBT SERVICE	\$16,117.54	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,808,709.41)	
BALANCE	\$9,840.57	

RECONCILIATION		
TRUST STATEMENT	\$9,840.57	
O/S REQ.	\$0.00	
ADJ BALANCE	\$9,840.57	
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	\$0.00	\$0.00		\$0.00
May-21	\$0.07	\$0.00		\$1.16	May-24	\$25.68	\$4.43		\$0.00
Jun-21	\$0.07	\$0.00		\$1.20	Jun-24	\$56.18	\$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	\$500.22	\$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

June 01, 2024 - June 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	6/4/24	1134-1137	\$ 3,101.67
	6/11/24	1138-1140	23,901.45
	6/18/24	1141-1144	6,462.24
	6/25/24	1145-1147	4,859.60
			<hr/> \$ 38,324.96
TOTAL			\$ 38,324.96

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/24	00061	5/31/24 3397010	202404 310-51300-31500	MTG/HVAC AGR/2025BGT/SRVY	*	983.67	
				KUTAK ROCK LLP			983.67 001134
6/04/24	00070	4/24/24 56122815	202404 330-57200-46500	MTHLY PEST CONTROL APR24	*	46.00	
		5/21/24 56556306	202405 330-57200-46500	MTHLY PEST CONTROL MAY24	*	46.00	
				ARROW EXTERMINATORS INC DBA			92.00 001135
6/04/24	00072	6/01/24 1960536	202406 330-57200-46700	POOL CHEM & CLEAN JUN24	*	1,650.00	
				POOL TROOPERS			1,650.00 001136
6/04/24	00083	5/23/24 1	202404 330-57200-46000	PRS.WSH-SGNS/AMENITY CEIL	*	376.00	
				RIVERSIDE MANAGEMENT SERVICES, INC.			376.00 001137
6/11/24	00007	6/06/24 2024-278	202406 310-51300-48000	NOT.OF MEETING 06/13/24	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001138
6/11/24	00001	6/01/24 136	202406 320-53800-12200	PROPERTY MANAGER JUN24	*	6,250.00	
		6/01/24 136	202406 330-57200-46300	JANITORIAL JUN24	*	1,084.67	
		6/01/24 137	202406 310-51300-34000	MANAGEMENT FEES JUN24	*	4,173.75	
		6/01/24 137	202406 310-51300-49500	WEBSTIE ADMIN JUN24	*	104.17	
		6/01/24 137	202406 310-51300-35100	INFORMATION TECH JUN24	*	150.00	
		6/01/24 137	202406 310-51300-31300	DISSEMIANTION FEE JUN24	*	583.33	
		6/01/24 137	202406 310-51300-51000	OFFICE SUPPLIES	*	.90	
		6/01/24 137	202406 310-51300-42000	POSTAGE	*	184.47	
		6/01/24 137	202406 310-51300-42500	COPIES	*	84.30	
		6/01/24 137	202406 310-51300-41000	TELEPHONE	*	41.75	
				GOVERNMENTAL MANAGEMENT SERVICES			12,657.34 001139
6/11/24	00021	5/28/24 203306	202405 320-53800-46200	LANDSCAPE MAINT MAY24	*	4,363.75	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/28/24	203306 202405 320-53800-46200 LANDSCAPE AMENITY MAY24		*	2,552.58	
		5/28/24	203306 202405 320-53800-46200 TYNES BLVD EXT MAY24		*	800.97	
		5/28/24	203306 202405 320-53800-46200 GREYHAWK PHASE II MAY24		*	2,233.41	
		5/28/24	203306 202405 320-53800-46200 GREYHAWK LAKES MAY24		*	1,160.20	
		5/28/24	203306 202405 320-53800-46200 VIBURNAM HDGE MAY24		*	87.00	
TREE AMIGOS OUTDOOR SERVICES INC.							11,197.91 001140
6/18/24	00016	6/07/24	A0003073 202406 320-53800-43100 3518 ROYAL PINES DR IRRG		*	474.47	
		6/07/24	A0003093 202406 320-53800-43100 3682 ROYAL PINES DR IRRG		*	1,288.85	
		6/07/24	A0003275 202406 330-57200-43100 3645 ROYAL PINES DR POOL		*	245.46	
		6/07/24	A0003275 202406 330-57200-43100 3645 ROYAL PINES DR CLBHS		*	333.60	
		6/07/24	A0003275 202406 320-53800-43100 3645 ROYAL PINES DR IRRG		*	342.41	
		6/07/24	A0003375 202406 320-53800-43100 875 TYNES BLVD IRRG JUN24		*	490.10	
		6/07/24	A0003375 202406 320-53800-43100 705 TYNES BLVD IRRG JUN24		*	596.35	
		6/07/24	A0003710 202406 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	77.07	
		6/07/24	A0003710 202406 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	64.62	
		6/07/24	A0003767 202406 320-53800-43100 3846 SUNBERRY LN IRRG JUN		*	59.60	
		6/07/24	A0004021 202406 320-53800-43100 4173 HEATHERBROOK PL JUN		*	53.70	
		6/07/24	A0004087 202406 320-53800-43000 1980 AMBERLY DR - JUN24		*	46.45	
		6/07/24	A0004087 202406 320-53800-43100 544 TYNES BLVD - JUN24		*	126.04	
CLAY COUNTY UTILITY AUTHORITY							4,198.72 001141
6/18/24	00100	6/13/24	9054872J 202406 320-53800-43000 3599 ROYAL PINES DR IRRG		*	45.00	
		6/13/24	9082120J 202406 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	869.00	
		6/13/24	9082351J 202406 320-53800-43000 705 TYNES BLVD IRRG JUN24		*	35.00	
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/13/24	9143346J 202406 320-53800-43000 3814 ROYAL PINES - JUN24		*	34.53	
				CLAY ELECTRIC COOPERATIVE, INC.			983.53 001142
6/18/24	00072	6/10/24	1981120 202406 330-57200-46000 RPR TILE/MATERIAL/LGHTWDG		*	754.99	
				POOL TROOPERS			754.99 001143
6/18/24	00021	3/28/24	202667 202406 320-53800-46300 RPLC OAK TREE W/ HOLLY TR		*	525.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			525.00 001144
6/25/24	00084	6/19/24	2024-665 202404 310-51300-31100 REV.AGDA/ATTEND MTG/TRVEL		*	630.00	
				DOMINION ENGINEERING GROUP INC			630.00 001145
6/25/24	00077	6/24/24	1911170 202406 320-53800-46800 MTHLY WATER MGMT JUN24		*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001146
6/25/24	00075	6/01/24	10080 202404 330-57200-34500 SECURITY OFFICER JUN24		*	3,234.60	
				SECURITY DEVELOPMENT GROUP LLC			3,234.60 001147
						TOTAL FOR BANK A	38,324.96
						TOTAL FOR REGISTER	38,324.96

ARMS ARMSTRONG TVISCARRA

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2024

#61

310-510-315

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3397010

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



Invoice No. 3397010

1323-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/24	K. Buchanan	0.30	105.00	Review HVAC agreement
04/06/24	R. Dugan	0.10	27.50	Prepare Fiscal Year 2025 budget documents
04/11/24	K. Buchanan	2.10	735.00	Prepare for and attend board meeting
04/15/24	J. Gillis	0.50	87.50	Confer with staff regarding amenity management agreement with GMS; review proposal for playground mulch installation and draft amendment to agreement with Tree Amigos
04/26/24	K. Haber	0.10	25.50	Correspond with Giles regarding local government finances survey
TOTAL HOURS		3.10		

KUTAK ROCK LLP

Armstrong CDD

May 31, 2024

Client Matter No. 1323-1

Invoice No. 3397010

Page 2

TOTAL FOR SERVICES RENDERED	\$980.50
-----------------------------	----------

DISBURSEMENTS

Travel Expenses	3.17
-----------------	------

TOTAL DISBURSEMENTS	<u>3.17</u>
---------------------	-------------

TOTAL CURRENT AMOUNT DUE	<u>\$983.67</u>
--------------------------	-----------------



Nader's Pest Raiders
5533 Wesconnett Blvd
Jacksonville, FL 32244-1949
904-771-5566

INVOICE: 56122815
DATE: 4/24/2024
ORDER: 56122815

[2634163]
Armstrong Cdd
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822-5147



[2634163] 904-322-4835
Armstrong Cdd
3645 Royal Pines Dr
Middleburg, FL 32068

4/24/2024 09:36 AM

JFCARPENTE

Johnny Carpenter

5/21/2024

RPC-MONTHLY

Pest Control Service

\$46.00

Pest Control - Monthly Service / Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835

You may notice a slight increase with the cost of your service. We manage our costs to keep prices as low as possible, however it's necessary for us to implement this nominal increase at this time. Thank you for trusting us to protect your home and family.

SUBTOTAL	\$46.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$46.00

AMOUNT DUE \$46.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



Nader's Pest Raiders
5533 Wesconnett Blvd
Jacksonville, FL 32244-1949
904-771-5566

INVOICE: 56556306
DATE: 5/21/2024
ORDER: 56556306

[2634163]

Armstrong Cdd
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822-5147



[2634163] 904-322-4835

Armstrong Cdd
3645 Royal Pines Dr
Middleburg, FL 32068

5/21/2024

11:23 AM

JFCARPENTE

Johnny Carpenter

5/21/2024

RPC-MONTHLY

Pest Control Service

\$46.00

Pest Control - Monthly Service / Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835 Pest Control in Clubhouse only-contact for pest svc is Tiffany 904-322-4835

You may notice a slight increase with the cost of your service. We manage our costs to keep prices as low as possible, however it's necessary for us to implement this nominal increase at this time. Thank you for trusting us to protect your home and family.

SUBTOTAL	\$46.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$46.00

AMOUNT DUE \$46.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



INVOICE#: 1960536
INVOICE DATE: 6/1/2024
SERVICE MONTH: JUNE
CUST ID: 196869

PO Box 160726
Altamonte Springs, Florida 32716-0726
(813) 889-9091
FL Lic: CPC058833
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

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

Taxes

\$0.00

Payments/Credits

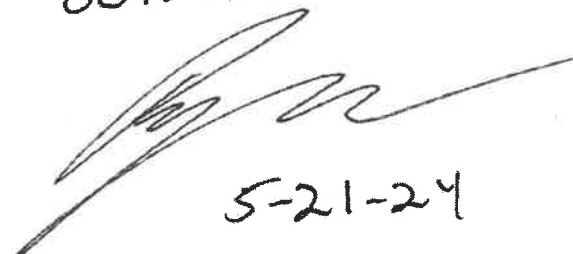
\$0.00

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

#72

Pool Maintenance

001.330.57200.46700


5-21-24

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 6/1/2024.

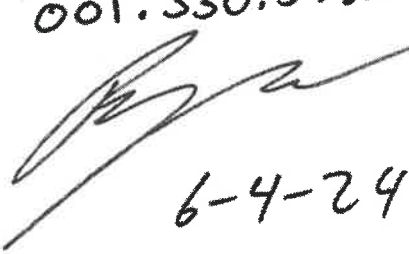
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092


Invoice

Bill To:
Armstrong CDD

Invoice #: 1
Invoice Date: 5/23/2024
Due Date: 5/23/2024
Case:
P.O. Number:



Description	Hours/Qty	Rate	Amount
Pressure Washing Services - April 2024 #83 Repairs & Maintenance 001.330.57200.46000  6-4-24		376.00	376.00


5-28-24

Total	\$376.00
Payments/Credits	\$0.00
Balance Due	\$376.00

Governmental Management Services, Inc.
475 West Town Place, Suite 114, Saint Augustine, Florida 32092

Service Detail

Bill To: Armstrong CDD

Invoice Date: 5/21/24

Due Date: Upon Receipt

Amount Due: \$ 376.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
4/29/24	Pressure washed signs on west side of road	\$ 242.00
4/30/24	Began pressure washing ceiling at amenity center	\$134.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$ 376.00

Should you have any questions, please contact Jerry Lambert @ (904) 288-7667
or jlambert@msnf.com

Remit Payment

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2024-278613
Invoice Date: 6/6/2024
Due Date: 7/5/2024

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

Advertiser
Armstrong CDD C/O GMS, LLC

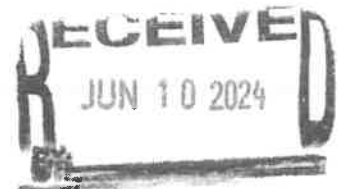
Customer ID
21021

#7
310-513-48

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 111352	Notice of Meeting June 13, 2024	CT - Clay Today	Jun 6	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 Armstrong CDD

In the matter of Regular Meeting June 13, 2024

LEGAL: 111352

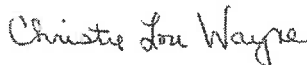
Was published in said newspaper in the issues:

6/6/2024

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 06/06/2024



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 Dis-
trict will be held on Thursday, June 13, 2024 at
3:30 p.m. at the Plantation Oaks Amenity Cen-
ter, 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 Dis-
trict 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 accommoda-
tions at this meeting because of a disability or
physical impairment should contact the District
Office at (904) 940-5850 at least two calendar
days prior to the meeting. If you are hearing or
speech impaired, please contact the Florida
Relay Service at 1-800-955-8770, for aid in con-
tacting 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 111352 Published 6/6/2024 in Clay
County's Clay Today newspaper

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 136

Invoice Date: 6/1/24

Due Date: 6/1/24

Case:

P.O. Number:

Bill To:

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

RECEIVE
JUN 07 2024
BY: _____

Description	#	Hours/Qty	Rate	Amount
Property Manager -June 2024	720-538-122		6,250.00	6,250.00
Janitorial - June 2024	770-572-463		1,084.67	1,084.67
Total				\$7,334.67
Payments/Credits				\$0.00
Balance Due				\$7,334.67

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 137**Invoice Date:** 6/1/24**Due Date:** 6/1/24**Case:****P.O. Number:****Bill To:**

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



Description	#	Hours/Qty	Rate	Amount
Management Fees - June 2024	310 517.34		4,173.75	4,173.75
Website Administration - June 2024	495		104.17	104.17
Information Technology - June 2024	351		150.00	150.00
Dissemination Agent Services - June 2024	313		583.33	583.33
Office Supplies	51		0.90	0.90
Postage	42		184.47	184.47
Copies	423		84.30	84.30
Telephone	41		41.75	41.75

Total \$5,322.67**Payments/Credits** \$0.00**Balance Due** \$5,322.67



Tree Amigos

Outdoor Services



Invoice

Invoice#: 203306

Date: 05/28/2024

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

Project: Armstrong CDD Maintenance

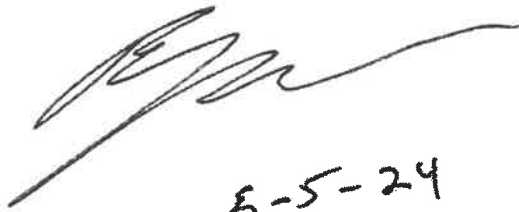
Description	Quantity	Price	Ext Price
May Monthly <u>Landscape Maintenance</u> Common Areas	1.00	4,363.75	4,363.75
May Monthly <u>Landscape Maintenance</u> <u>Amenity Center</u>	1.00	2,552.58	2,552.58
May Monthly <u>Landscape Maintenance</u> <u>Tynes Blvd Extension</u>	1.00	800.97	800.97
May Monthly 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



6-5-24



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024 **\$474.47**



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/>

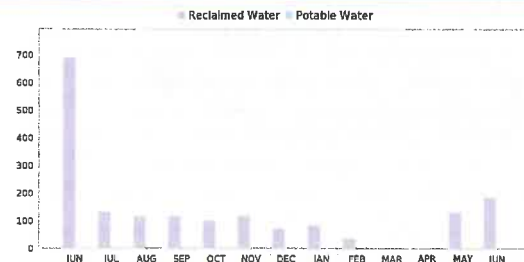
X
@CCUA

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	34.5 kGal	\$31.74
Reuse Water Usage - Tier 2	\$1.79	12.2 kGal	\$21.84
Reuse Water Usage - Tier 3	\$2.71	138.169 kGal	\$374.44
Total Current Charges			\$474.47

#16
380538431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
82100744

Previous Read
4,566,933

Days: 28
Current Read
4,751,802



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: 06/07/24
Due Date: 06/28/24
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 **\$474.47**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
2000000325 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

0A00030632 0000046446 052824 0 0 6



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Bill Date	06/07/24
Previous Balance	\$697.18
Payments	-\$697.18
Current Charges	\$1,288.85

Total Amount Due June 28, 2024 \$1,288.85



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

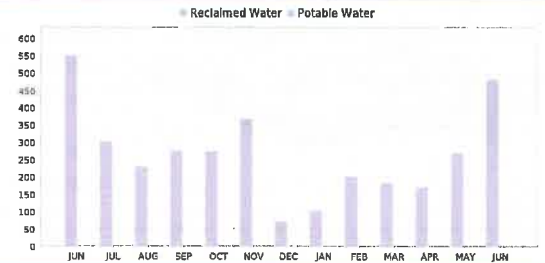
Online
<https://www.clayutility.org/>

X
 @CCUA

f Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	34.5 kGal	\$31.74
Reuse Water Usage - Tier 2	\$1.79	12.2 kGal	\$21.84
Reuse Water Usage - Tier 3	\$2.71	438.679 kGal	\$1,188.82
Total Current Charges			\$1,288.85

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 83801396

Previous Read
 5,765,898

Days: 28
 Current Read
 6,251,277

#16
 320-528-471



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:	06/07/24
Due Date:	06/28/24
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 \$1,288.85

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000331 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

0A00030937 0000128885 062824 0 0 7



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024

\$245.46

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

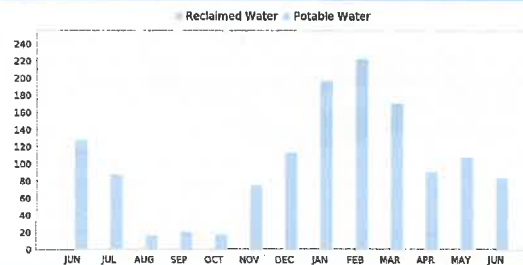
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CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$30.79
Potable Water Usage - Tier 1	\$2.54	84.051 kGal	\$213.49
AWS Surcharge			\$1.18
Total Current Charges			\$245.46

#16
730 592-431

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 05/03/24 - 05/31/24

Meter
86819700

Previous Read
5,569,793

Days: 28
Current Read
5,653,844

RECEIVED
JUN 17 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:
Due Date:
Account Number:
Service Address:

06/07/24
06/28/24
A00032750
3645 Royal Pines Drive Pool, Orange Park

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

Total Amount Due

\$245.46

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
2000000330 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

0A00032750 0000024546 062824 0 0 9



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Bill Date	06/07/24
Previous Balance	\$334.24
Payments	-\$334.24
Current Charges	\$333.60

Total Amount Due June 28, 2024 \$333.60



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

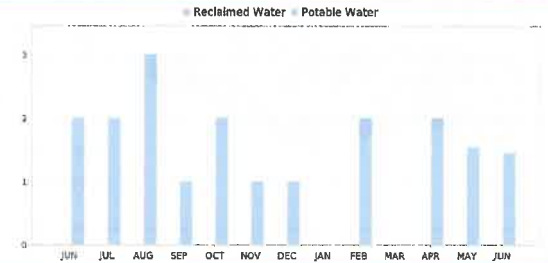
Online
<https://www.clayutility.org/>

X
 @CCUA

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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$98.43
Potable Water Usage - Tier 1	\$2.54	1.456 kGal	\$3.70
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$222.91
Sewer Usage Charge - Tier 1	\$5.07	1.456 kGal	\$7.38
Total Current Charges			\$333.60

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 05/03/24 - 05/31/24

Meter
 86276213

Previous Read
 162,540

Days: 28
 Current Read
 163,996

#16
 330 542-431



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:	06/07/24
Due Date:	06/28/24
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 \$333.60

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000329 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

0A00032751 0000033360 062824 0 0 2



Account Summary:

Thank you for keeping your account current!

Bill Date	06/07/24
Previous Balance	\$386.11
Payments	-\$386.11
Current Charges	\$342.41

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024 \$342.41



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/>

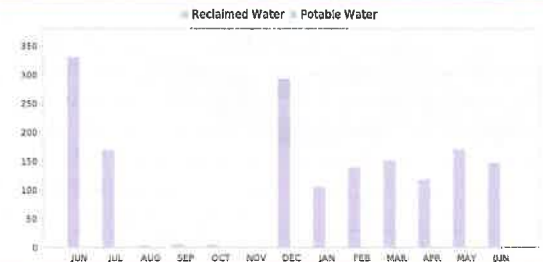
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 @CCUA

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	70 kGal	\$64.40
Reuse Water Usage - Tier 2	\$1.79	23.3 kGal	\$41.71
Reuse Water Usage - Tier 3	\$2.71	52.907 kGal	\$143.38
Total Current Charges			\$342.41

#16
 320-578 431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 95885845

Previous Read
 607,093

Days: 28
 Current Read
 753,300



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: 06/07/24
 Due Date: 06/28/24
 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 \$342.41

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000328 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

0A00032752 0000034241 062824 0 0 4



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024

\$490.10



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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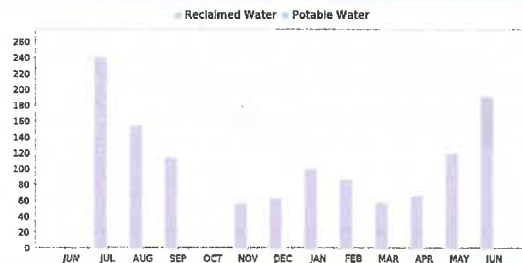
Facebook
CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	35.8 kGal	\$32.94
Reuse Water Usage - Tier 2	\$1.79	12.5 kGal	\$22.38
Reuse Water Usage - Tier 3	\$2.71	143.297 kGal	\$388.33
Total Current Charges			\$490.10

#16
320-538-431

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/02/24 - 05/31/24

Meter
92332970

Previous Read
551,825

Days: 29
Current Read
743,422

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Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date: 06/07/24
Due Date: 06/28/24
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

\$490.10

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
2000000322 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 0000049010 062824 0 0 1



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024

\$596.35

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

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are subject to a \$3.30 late fee.

Email
billing@clayutility.org

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

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@CCUA

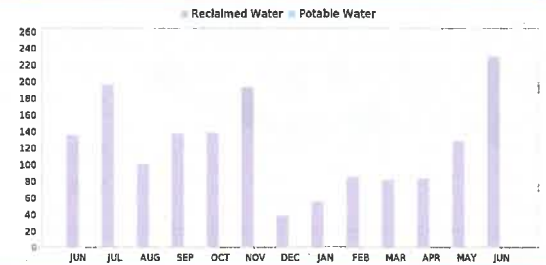
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CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	34.5 kGal	\$31.74
Reuse Water Usage - Tier 2	\$1.79	12.2 kGal	\$21.84
Reuse Water Usage - Tier 3	\$2.71	183.144 kGal	\$496.32
Total Current Charges			\$596.35

#16
320-578 4131

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
86278201

Previous Read
7,609,252

Days: 28
Current Read
7,839,096



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:

06/07/24

Due Date:

06/28/24

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

\$596.35

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
2000000326 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

0A00033751 0000059635 062824 0 0 4



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024

Bill Date	06/07/24
Previous Balance	\$92.13
Payments	-\$92.13
Current Charges	\$77.07

\$77.07



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

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

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Facebook
 CCUAFL

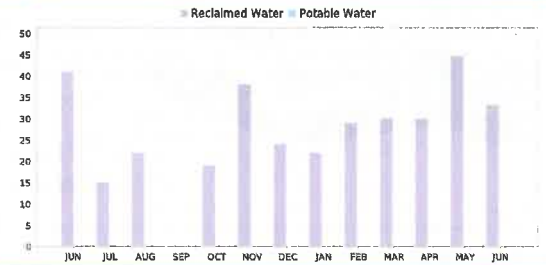
Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.284 kGal	\$30.62
Total Current Charges			\$77.07

#16

320-538-431

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Days: 28

Meter
 87137737

Previous Read
 2,097,716

Current Read
 2,131,000

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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:

06/07/24

Due Date:

06/28/24

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

\$77.07

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000323 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

0A00037105 0000007707 062824 0 0 0



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Total Amount Due June 28, 2024

\$64.62

Bill Date	06/07/24
Previous Balance	\$67.62
Payments	-\$67.62
Current Charges	\$64.62



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/>

X
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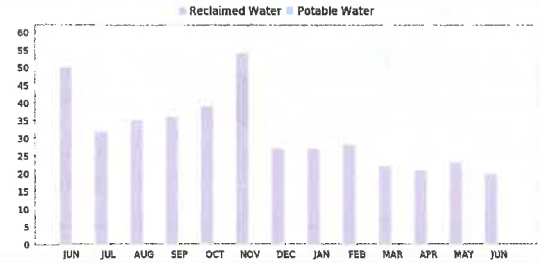
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	19.751 kGal	\$18.17
Total Current Charges			\$64.62

#16
 320-535431

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 87137740

Previous Read
 1,662,013

Days: 28
 Current Read
 1,681,764



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: 06/07/24
 Due Date: 06/28/24
 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

\$64.62

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000334 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

0A00058207 0000007674 074946 0 0 7



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Bill Date	06/07/24
Previous Balance	\$64.39
Payments	-\$64.39
Current Charges	\$59.60

Total Amount Due June 28, 2024 \$59.60



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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 @CCUA

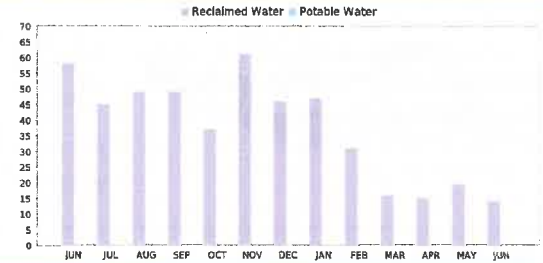
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	14.292 kGal	\$13.15
Total Current Charges			\$59.60

#16

320-578 631

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 87777241

Previous Read
 1,938,499

Days: 28
 Current Read
 1,952,791



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: 06/07/24
 Due Date: 06/28/24
 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 \$59.60

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000333 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

0A00037677 0000005960 062824 0 0 4



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Bill Date	06/07/24
Previous Balance	\$56.23
Payments	-\$56.23
Current Charges	\$53.70

Total Amount Due June 28, 2024 \$53.70



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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 @CCUA

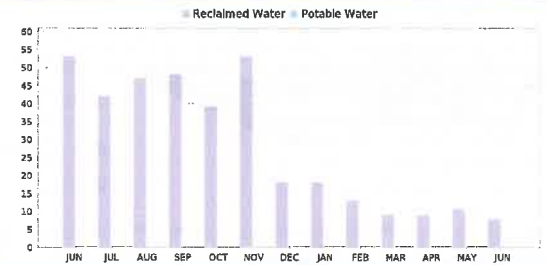
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 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	7.882 kGal	\$7.25
Total Current Charges			\$53.70

#16

320-538 1131

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 87777245

Previous Read
 916,629

Days: 28
 Current Read
 924,511



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: 06/07/24
 Due Date: 06/28/24
 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 \$53.70

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10607D
 2000000327 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

0A00040217 0000005370 062824 0 0 9



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Bill Date	06/07/24
Previous Balance	\$46.02
Payments	-\$46.02
Current Charges	\$46.45

Total Amount Due June 28, 2024 \$46.45



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

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

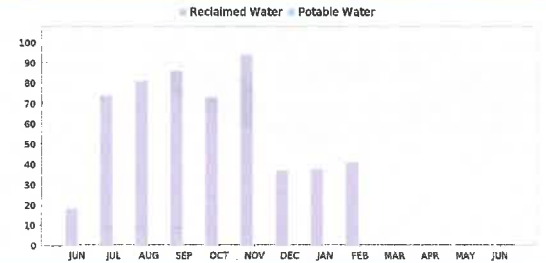
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Total Current Charges			\$46.45

H-16
 720-578-443

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 89187072

Previous Read
 1,636,171

Days: 28
 Current Read
 1,636,171



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: 06/07/24
 Due Date: 06/28/24
 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 \$46.45

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other ____

AY10607D
 2000000332 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

0A00040871 0000004645 062824 0 0 8



Account Summary:

Thank you for keeping your account current!

3176 Old Jennings Road, Middleburg, FL 32068-3907

Bill Date	06/07/24
Previous Balance	\$136.68
Payments	-\$136.68
Current Charges	\$126.04

Total Amount Due June 28, 2024 \$126.04



Account Information

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

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

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 are subject to a \$3.30 late fee.

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 billing@clayutility.org

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

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 @CCUA

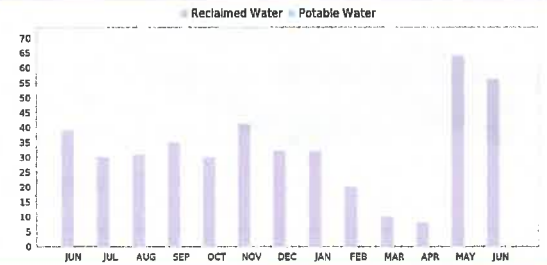
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 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	34.5 kGal	\$31.74
Reuse Water Usage - Tier 2	\$1.79	12.2 kGal	\$21.84
Reuse Water Usage - Tier 3	\$2.71	9.598 kGal	\$26.01
Total Current Charges			\$126.04

#16

328538471

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

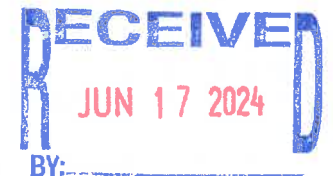
Reclaimed Water

Read Dates: 05/03/24 - 05/31/24

Meter
 89187071

Previous Read
 1,181,071

Days: 28
 Current Read
 1,237,369



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: 06/07/24
 Due Date: 06/28/24
 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 \$126.04

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other ____

AY10607D
 2000000324 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

0A00060985 0000024706 074946 0 0 9

Important Messages

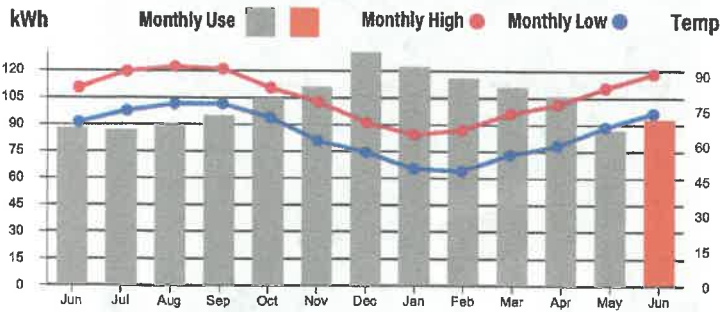
If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem.

Total Amount Due
\$45.00
Due Date:
07/05/2024

Previous Balance \$44.00
Payment Received 05/28/24 -\$44.00
Balance Forward \$0.00
Current Charges Due 07/05/24 \$45.00

Service Address: 3599 ROYAL PINES DR IRRIGATION

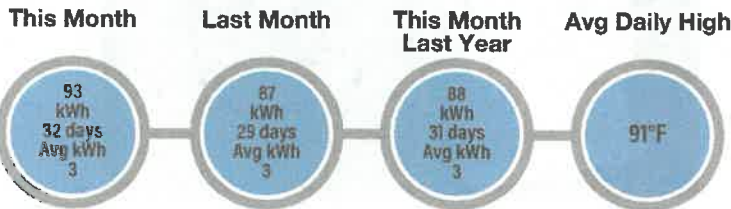
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	05/09/24	06/10/24	5432	5525	1	93



Current Service Detail

Access Charge		\$32.00
Energy Charge	93 kWh @ 0.0813	\$7.56
Power Cost Adjustment	93 kWh @ 0.0200	\$1.86
FLA Gross Receipts Tax		\$1.07
Clay Co Public Ser Utility Tax		\$1.56
Operation Round Up		\$0.95
Total Current Charges for this Location		\$45.00

#100
120-538-43



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JUN 17 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.



5482 0 MB 0.571
ARMSTRONG CDD
6200 LEE VISTA BLVD
STE 300
ORLANDO FL 32822-5149

5 5482
C-20

Account Number	9054872
Current Charges Due 07/05/24	\$45.00
Total Amount Due	\$45.00

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

0000045008



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082120

Trustee District:

06

Statement Date:

06/13/2024

Current Bill Due Date:

07/05/2024

Previous Balance

\$933.00

Payment Received 05/28/24

-\$933.00

Balance Forward

\$0.00

Current Charges Due 07/05/24

\$869.00

Important Messages

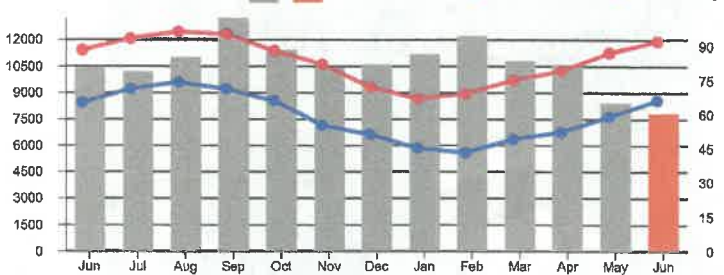
If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem.



Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	05/09/24	06/10/24	3112	3151	200	7,800

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
Energy Charge	7,800 kWh @ 0.0813	\$634.14
Power Cost Adjustment	7,800 kWh @ 0.0200	\$156.00
FLA Gross Receipts Tax		\$21.06
Clay Co Public Ser Utility Tax		\$24.98
Operation Round Up		\$0.82
Total Current Charges for this Location		\$869.00

#100
930 572-43

RECEIVED
JUN 17 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	9082120
Current Charges Due 07/05/24	\$869.00
Total Amount Due	\$869.00

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

0000869002

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 06/13/2024
Current Bill Due Date: 07/05/2024

Previous Balance \$35.00
Payment Received 05/28/24 -\$35.00
Balance Forward \$0.00
Current Charges Due 07/05/24 \$35.00

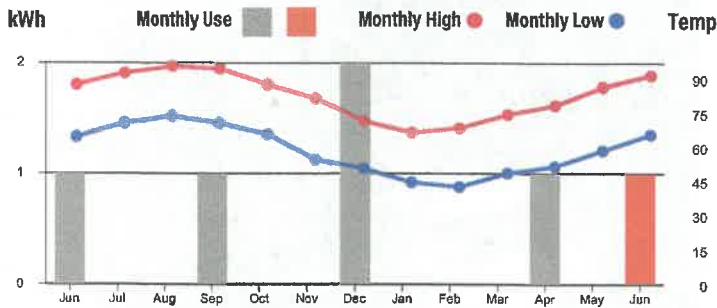
Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem.

Total Amount Due
\$35.00
Due Date: 07/05/2024

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	05/09/24	06/10/24	39	40	1	1



2023 Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history 2024

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



Current Service Detail

Access Charge		\$32.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0200	\$0.02
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.28
Operation Round Up		\$0.80
Total Current Charges for this Location		\$35.00

#100
320-33843

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JUN 17 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	9082351
Current Charges Due 07/05/24	\$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



Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 06/13/2024
Current Bill Due Date: 07/05/2024

Important Messages

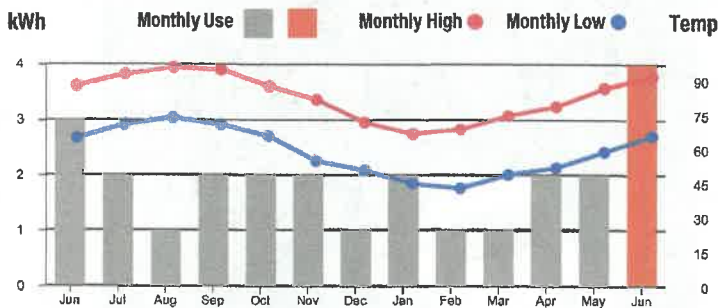
If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem.

Total Amount Due
\$34.53
Due Date:
07/05/2024

Previous Balance \$34.32
Payment Received 05/28/24 -\$34.32
Balance Forward \$0.00
Current Charges Due 07/05/24 \$34.53

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	05/09/24	06/10/24	87	91	1	4



Current Service Detail

Access Charge		\$32.00
Energy Charge	4 kWh @ 0.0813	\$0.33
Power Cost Adjustment	4 kWh @ 0.0200	\$0.08
FLA Gross Receipts Tax		\$0.83
Clay Co Public Ser Utility Tax		\$1.29
Total Current Charges for this Location		\$34.53

2023 **Please visit MyClayElectric for detailed usage history** 2024



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JUN 17 2024
BY: _____



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	9143346
Current Charges Due 07/05/24	\$34.53
Total Amount Due	\$34.53

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



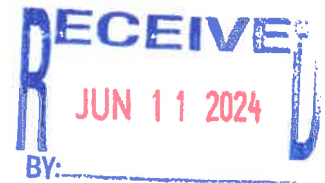
CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308





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

CUSTOMER ID:	196869
INVOICE ID:	1981120
INVOICE DATE:	6/10/2024
DUE DATE:	6/10/2024
PO#:	N/A



Billing Address:

Armstrong CDD
3645 Royal Pines Dr 3645 Royal Pines Dr. , Middleburg, FL 32068
- Pool
Middleburg, FL
32068

Service Address:

3645 Royal Pines Dr 3645 Royal
Pines Dr. , Middleburg, FL 32068 -
Pool
Middleburg, FL
32068

Description	Quantity	Unit Price	Total
BAPSTILE3 - Tile repair material to include tile	4	\$55.65	\$222.60
25549-610-000 - LIGHT WEDGE	1	\$45.89	\$45.89
Miscellaneous repair- Commercial			\$486.50

Subtotal:	\$754.99
Taxes:	\$0.00
Payments/Credits:	\$0.00
Total Due:	\$754.99
Due Date:	6/10/2024

Tested and confirmed proper operations. No leaks. Completed system safety checks.

#72

Repairs & Maintenance

001. 330. 57200. 46000

 6-11-24



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202667

Date: 03/28/2024

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

Project: Armstrong CDD Enhancements

Description	Quantity	Price	Ext Price
Replace dead Oak Tree with Holly Tree			
Demo (1) Dead Oak Tree and haul off debris.	1.00	85.00	85.00
Replace with (1) 30 gal Holly Tree	1.00	375.00	375.00
Irrigation	1.00	65.00	65.00

Notes:

Invoice Total: \$525.00

#21

Landscape Contingency

001.320.53800.46300

6-18-24

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: June 19, 2024

Invoice Number 2024-6653

Net 15 days

#84
310-570-711

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

Reference: District Engineer
Armstrong CDD, Clay County, FL
DEG Project Number 2200.001



Task 4 CDD Board Meetings and Assignments

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
Sr. Engineering Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	3	\$630.00
TOTAL		3	\$630.00

1. Review agenda prior to meeting
2. Attend CDD meeting on April 11, 2024
3. Travel time to meeting

Total Amount Due \$630.00

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

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 correct 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	6/24/2024	\$995.00

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

RECEIVE
JUN 25 2024
BY: _____

00000007312096001000000019197100000009950057

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

Armstrong CDD - Greyhawk

3645 Royal Pines Dr Orange Park, FL 32065

Invoice Due Date 6/24/2024


Invoice 1911170

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/24/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

Treated ponds 1,2,3,4,5 and 6 for algae emergents and invasive weeds. Please allow 1-2 weeks for results. Please contact at Trey at (904) 610-2552 with any questions or concerns.

#77
Lake Maintenance
001.320.53800.46800

 6-25-24

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

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



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

RECEIVED
JUN 25 2024
BY:

INVOICE

BILL TO

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

INVOICE # 10080**DATE 06/01/2024****DUE DATE 07/01/2024****TERMS End of the month****SERVICE MONTH**

June

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	108	29.95	3,234.60
Dedicated Officer for 6 Hours Thurs - Sun (June 1 - June 30)			

SUBTOTAL	3,234.60
TAX	0.00
TOTAL	3,234.60
BALANCE DUE	\$3,234.60

Security Monitoring

001. 330. 57200. 34500

6-25-24