

ARMSTRONG

Community Development District

AUGUST 8, 2024

AGENDA

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

August 1, 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, August 8, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Acceptance of Resignation from Supervisor Deal
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/24)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-07, Election of Officers
- IV. Approval of the Minutes of the July 11, 2024 Meeting
- V. Consideration of Proposals
 - A. LED Lights for Pond Fountain
- VI. Discussion Items
 - A. Cost Share Agreement with Armstrong Owners Association
 - B. Landscape Contract
 - C. CDD Goals & Objectives

- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Discussion of Fiscal Year 2025 Meeting Schedule
 - D. Facility Manager - Report
- VIII. Supervisor’s Requests and Audience Comments
- IX. Financial Reports
 - A. Financial Statements as of July 31, 2024
 - B. Check Register
- X. Next Scheduled Meeting – September 12, 2024 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XI. 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

A.

From: Jeff Deal jeffdgreylhawkcdd@gmail.com
Subject: Resignation ICO Supervisor Jeff Deal Seat 5
Date: August 3, 2024 at 2:54 PM
To: Sarah Sweeting ssweeting@gmsnf.com

Sarah,

*I'm formally resigning my position as supervisor for seat 5 CDD for the Armstrong community.
Thanks again you again for all your help and support.*

*-Jeff
Sent from my iPhone*

D.

RESOLUTION 2024-07

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

WHEREAS, the Board of Supervisors of the Armstrong Community Development District at a regular business meeting held on August 8, 2024 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2024.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, July 11, 2024 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Supervisor
Jeffrey Deal	Supervisor
Cherie Hernandez	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Triston Cottrell	S3
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Lopez stated I oppose that fountain repair it is a waste of money since we have a lot of rain and that should help with the algae.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Jorge Vergara Molero

Ms. Giles stated in front of you is the resignation letter from Mr. Vergara Molero.

Mr. Taylor stated I appreciate his service; he was a valued member of the board.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor Jorge Vergara Molero's resignation was accepted.

B. Appointment of Supervisor to Fill the Unexpired Term of Office

Ms. Giles stated it is up to the board how they want to fill the unexpired term of office of seat 1 that expires November 2024. Last time you sent an eblast to the community, you can appoint someone tonight, it is up to the board how you want to fill that vacancy.

Mr. Taylor asked is there someone running for Supervisor Molero's position?

Ms. Giles stated yes and I believe she is here tonight. Ms. Cherie Hernandez is running unopposed for that seat, which means she will get that seat.

On MOTION by Mr. Deal seconded by Mr. Taylor with all in favor Cherie Hernandez was appointed to fill the unexpired term of office of seat 1.

C. Oath of office to Newly Appointed Supervisor

Ms. Giles being a Notary Public of the State of Florida administered the oath of office to Ms. Hernandez.

Ms. Giles and Ms. Buchanan gave an overview of the sunshine law, public records law and ethics law.

Ms. Giles stated at the next meeting I will bring back a resolution for designation of officers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 13, 2024 Meeting

On MOTION by Mr. Taylor seconded by Mr. Deal with all in favor the minutes of the June 13, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2025

Ms. Giles stated the board approved the proposed budget at the May 9th meeting, the FY 25 budget has small changes to some line items but the assessments remain the same going forward into 2025 as it is in 2024.

Ms. Buchanan stated the purpose of the resolution is to actually adopt the budget. It is what we call your appropriations resolution. It also provides authorization to the district manager to move money between line items up to a certain amount without having to come back to the board for approval. If anything is over \$15,000 or 15% of the budget, then the board would have to authorize that. This budget is approved in total, not based on line items so you have the flexibility to make adjustments.

On MOTION by Mr. Taylor seconded by Mr. Deal with all in favor the public hearing was opened.

Ms. Giles stated the public hearing is open and this budget is flat, meaning it is the same in 2024 and 2025, there is no increase in assessments. This is a public hearing and your opportunity to be heard before the board votes and adopts the budget.

On MOTION by Mr. Deal seconded by Mr. Taylor with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Mr. Taylor stated for the Armstrong CDD portion of the tax bill, it is roughly \$1,404 per household.

Ms. Giles stated yes, that is for the O&M, not the bond.

Ms. Bowen stated also there is a discount if you pay the tax bill in November.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2024-05 was approved.

B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Ms. Buchanan stated this is what we call your assessment resolution. Your general fund is funded by the operations and maintenance assessments that you just discussed. Unlike the

assessments for the bond, these are levied on an annual basis. This resolution puts the lien in place for the operation and maintenance assessment. It includes the finding of benefit that the services, facilities, and operation that the district provides are of equal or greater value than the assessment that is levied on the property and it provides instructions for the collection of the assessments on the clay County tax roll.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2024-06 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Lake Doctor's Proposal to Repair the Fountain

Ms. Giles stated at the last meeting there were three proposals to repair the fountain that are again in your packet. I think Ryan also put two on your desk for consideration.

Mr. Soriano stated it is a big expense for repair, that is a big pond and it is not a requirement because if you turn the fountain off the pond isn't going to turn into muck.

After discussion of LED lights compared to halogen lights, repair now or budget for next year the board took the following action.

On MOTION by Mr. Deal seconded by Mr. Taylor with all in favor the proposal from Lake Doctors minus the halogen light bulb in the amount of \$5,897 was approved.

B. Proposal for Mechanical Weed Removal

Mr. Soriano stated this is a small pond and I don't think we should consider mechanical weed removal. This is the stuff that the fish actually eat and is the environment that is supposed to be there. When it gets too thick at the banks that is where it collects grass and trash and things like that, we will clear it out. If there is still a request then we can do manual weed removal such as Ryan did before, go out and rake a lot of it to the bank and thin it out. That is manual labor and we will charge the hourly charge. If you want us to devote a few hours on the pond on Amberly, we can do that, but not any others right now.

Ms. Giles stated it would come out of repair and replacement and we can monitor that line and not go overboard with it.

Mr. Taylor stated not to exceed 10 hours.

Mr. Soriano stated under my report the only thing I have from last month that we were working with Tree Amigos on is an irrigation map, something we have been asking them for a year. I went back to the original developer and engineer that was with East West and I was able to get those maps that I forwarded to you. The other set of maps, the branch lines that go into the neighborhood from Greenpointe. When you look at those maps it looks a little weird. That whole area was originally going to be part of Eagle Landing. East West was developing Eagle Landing and the commercial area, and that irrigation is hooked together. You have a lot of pipes that run into other areas and you have a box that sits on other people's property. Now we know where all the valves are I'm still asking Tree Amigos to develop a nice map that is user friendly for you to be able to see and we can even put it out for the residents when they have a problem they can tell us this area has been running all night. You do have a cost share that I have questioned and am still trying to meet with CCUA and Tree Amigos to figure out where all the water runs. We want to make sure that you are paying your fair amount and right now you may be paying more. A good amount of that meter serves the commercial area.

Ms. Bowen stated I have questions about an invoice Ryan received over the weekend. Did you confirm that it was on our property?

Mr. Soriano stated that clock is the one that sits right by the edge of your property and Integra or the clock number they put on the invoice. They told me when I talked to them last, there are a lot of flags they had for all the heads and solenoids where the clock was on the roundabout. That is one I'm waiting for confirmation. We won't pay until I'm sure because the other thing is Tree Amigos does the work and gets paid by the commercial side. They are the contracted company for South Village, and they are your contracted company. I don't like to get an invoice that says we fixed a few solenoids and 30 heads. I want good detail.

Ms. Bowen stated if they are doing monthly inspections per the contract, which I can't confirm that they have, to me there is a red flag if there are 26 spray nozzles that they replaced. Spray nozzles don't malfunction all at the same time. Shouldn't they have caught that in prior months?

Mr. Soriano stated they should. You also get the reports we have gotten sparsely, Ryan is not getting them every month. Any other contract that I have I detail those out. A year's worth of inspections is worth \$3,000 and if you don't do the inspections this month I'm not paying this

money. They did have the flags out when we had the problem and Ryan went out because you had some running two days straight. The flags were out and they were coming out that week. Quite a few of the 20+ heads were broken last month.

Ms. Bowen stated I went with Ryan around the property and looked at some of the clocks. I don't think they have been doing their inspections, the clock times were wrong, the dates and time were wrong, which caused them to go off at 3 p.m. even though it is set for 1 a.m. The irrigation guy came out but from speaking to him, I am not impressed. I asked what are they set to, how long and I got the answer, as long as they need. I think I got push back because I'm questioning things and he didn't like it and I was told he has been doing this for 13 years. The response and that defensiveness is a red flag. I think they haven't been doing their job, they even have complaints on the landscape cutting side. This is the last original company we have not replaced, and I think we should do our due diligence and look to see what else is out there. We have consistently had issues.

Mr. Taylor stated I'm not opposed to getting pricing from other companies. Did Tree Amigos do all the irrigation or was it someone else? I would hate to make the swap then have more trouble trying to get that map. I would rather finish the map and once we have the map then decide if we want to go out for another bid.

Mr. Soriano stated Tree Amigos was part of your original install. You did have another company, Tree Amigos was gone for a short period of time and you had Down to Earth. As-builts for irrigation is not like buildings, where an inspector is going to come out and make sure. It is actually as it says, it is general. You are under the threshold so we don't have to do a formal RFP and I have been able to do an informal process is about 60 days.

Mr. Taylor stated I'm not opposed but do we want to do this now?

Mr. Soriano stated just to warn you on that, I have had a district before where the neighborhood really wanted to do that and the vendor stated you are going out to bid so we are going to give you our 30-day notice, which they are allowed to do. That left that neighborhood for about 30-days without a vendor.

Ms. Giles stated you have a CDD website and your budget is on that so any vendor can look at your budget and see what we have in FY25 for the budgeted landscape amount. The goal would be that their proposals come in at or below your FY25 budget. If proposals come back and they are not below that, then we could have a landscape contract that is more than we budgeted.

We could work with Tree Amigos and tell them these are the things we are not happy with and give them some time to correct it, give them specific things. We have talked to them a lot.

Mr. Taylor stated the attitude and disrespect to a supervisor doesn't sit well with me.

Mr. Soriano stated they gave us a proposal for what they do and it is vague. We would ask them to change to a detailed contract we use everywhere and it will have pricing for inspections and if they don't turn in these inspection reports, we are going to get that credited. That is in the detail of the contract itself. They can say they don't want to do that and at that point we can say if you are not willing to work the way we want you to work we are going to go out with an RFP and you can expect that they will say we are not going to respond to the RFP.

Ms. Bowen stated I'm good with that suggestion. That way we have spelled out what we want and if they are not meeting it we can proceed.

Mr. Taylor stated I think that is the route we want to go.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated just a reminder to file your form 1.

Ms. Giles stated I am happy to report that they all did file their form 1 prior to the suspense date.

B. District Engineers

Ms. Giles stated I did follow-up with the engineer about the proposal for the pond bank inspection. He was going to be here tonight, but had a family emergency. He still has it on his radar.

C. District Manager

There being none, the next item followed.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of his report, and stated you have color swatches in front of you for the chairs and slings. They did not have our color and gave me these options.

It was the consensus of the board to choose the motley weave for the chairs and slings.

2. Monthly Quality Inspection Report

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Deal stated we talked last time about the back to school event.

Mr. Wilson stated we don't have the money on our side.

Ms. Bowen stated the money won't be there until October on the CDD side.

Ms. Giles asked Jeff or Ryan can one of you get with the HOA and see if they want to partner?

Mr. Deal stated yes.

Ms. Giles stated if you will work with the HOA and block off the date with Ryan to make sure that time is available at the amenity center for that.

Mr. Lopez stated there are ants in the common area where the pavers are that need to be taken care of. The pool paver area that is shifting with tiles falling off is looking bad. Have you factored into the budget replacing all of the lounge chairs? Lights for the tennis court would be great. Ryan and I noticed the pool drainage things on the corner are not working. Thanks for the firepit rocks, Ryan. The Hollywood chairs are starting to disintegrate around the firepit. Security, a couple weeks ago lightning happened they kicked everybody out of the pool and the amenity center and pushed us all out including bumping a resident as he was trying to throw trash out, saying don't worry just leave it on the ground and was behind him bumping him out. That is uncalled for. I notice that the amenity rules are for some but not for all. Make sure we get the pool guy to enforce all of the rules.

Ms. Giles stated we have invited S3 to join us at the meetings and Triston is here tonight. If you give him that information it is something he can work with.

Mr. Taylor stated the policy is out of the water but they don't have to leave the deck. We talked with Triston, there has been a little bit of turnover. Make sure that whoever is on staff at night knows if lightning happens, everyone out of the pool but don't force them out of the facility.

Mr. Cottrell stated I will go there Thursday, the next staff day and talk to him about the difference between pool being closed and other things.

Ms. Bowen stated the only thing I will comment on the lounges, we did look at it during the budget process and it will probably be when we order the next 30 when the new fiscal year starts so that we can get them all matched with the color change.

Mr. Deal stated we did look at lighting the basketball court but we also look at lighting pollution for the residents. We will continue to take under advisement.

A resident stated at the end of the street is a mailbox and the grass is dying behind the mailbox.

Mr. Wilson stated there are no irrigation lines in that area.

A resident stated I was here last month and it seems like Déjà vu with all the complaints about Tree Amigos.

Ms. Giles stated that is what Jay went over. Tree Amigos does not have a map and he was able to get with the original builder, East West, and get their irrigation plans and with ETM to get their irrigation plans. Now with both sets of plans we can work with Tree Amigos to get those maps.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2024

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

B. Check Register

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

TENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for August 8, 2024 at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Mr. Deal with all in favor the meeting adjourned at 7:09 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

A.



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	DATE 7/24/2024
BILLING ADDRESS 475 West Town Place Suite #114 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# 731209	MANUFACTURER: AQM <input type="radio"/> AES <input type="radio"/> KAS <input checked="" type="radio"/> LF <input type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS <input type="radio"/>

SERVICE REQUEST **The lights on the fountain are inoperable. The customer asked for a LED light quote to replace the existing non working halogen lights.**

NOTES **The quoted lights are RGBW color changing lights that come with a remote control. These lights are proven to be very solid lights that last and are very reliable. You can choose a variety of settings include white. The new lights will come with a 3 year manufacturer warranty.**

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
1	EA	652754 Airmax 115 V LED RGBW lights	3,249.00	3,249.00
		250 foot power cable included		0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

John Richardson

SERVED BY:

SERVICE DATE:

WORK AUTHORIZED BY:

PARTS TOTAL	\$ 3,249.00
LABOR	\$ 250.00
FREIGHT	\$ 90.00
SUBTOTAL	\$ 3,589.00
0.000% STATE SALES TAX	\$ 0.00
TOTAL	\$ 3,589.00

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

SIXTH ORDER OF BUSINESS

A.

**COST SHARE AGREEMENT FOR LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES**

THIS AGREEMENT ("Agreement") is made effective as of August 1st, 2020, 2020 by and between:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

ARMSTRONG OWNERS' ASSOCIATION, INCORPORATED, a Florida non-profit corporation, whose mailing address is 3973 Eagle Landing Parkway, Orange Park, Florida 32065 (hereinafter "Association" together with District, the "Parties").

RECITALS:

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Clay County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Association is the owners' association for the Discovery at Oakleaf project being developed on lands adjacent to the District ("Discovery"); and

WHEREAS, the District has entered into the *Landscape and Irrigation Maintenance Services Agreement* effective as of July 8, 2019 with Tree Amigos Outdoor Services, Inc., regarding the provision of landscape and irrigation maintenance services, attached hereto as **Exhibit A** ("Maintenance Agreement"); and

WHEREAS, the scope of service of the Maintenance Agreement includes the mowing of Royal Pines Drive from Oakleaf Plantation Parkway to the roundabout intersecting Tynes Boulevard ("Right of Way"), which Right of Way lies within Discovery; and

WHEREAS, the Parties agree that the maintenance of the Right of Way is a shared benefit; and

WHEREAS, for ease of administration, potential cost savings to the Association and District, and the benefits received by the Association and District, the Parties have agreed to share the costs of the Maintenance Agreement associated with the Right of Way; and

NOW, THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties hereto, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **LANDSCAPING & IRRIGATION CONTRACTS AND COST SHARING.**

- A. The Parties acknowledge that it is in their best interests that landscaping services for the Right of Way be provided by the District. The Parties agree that the Association shall not be considered a party to the Maintenance Agreement.
- B. The Parties agree that the Association shall pay monthly to the District **ONE THOUSAND ONE HUNDRED DOLLARS (\$1,100)** for landscape services to the Right of Way. Additionally, the Association shall reimburse the District for the actual costs of irrigation incurred by CCUA Meter located at 3518 Royal Pines Drive Reclaimed (00567729).
- C. The Parties acknowledge and agree that the District may amend the Maintenance Agreement or change providers for landscape and irrigation services, and that such changes may result in an increase in the amount of costs owed by the Association to the District. The District agrees to provide to the Association notice of a change in costs or service providers at least ninety (90) days before such changes become effective.

3. **APPROVAL OF SUPPLEMENTAL LANDSCAPING SERVICES.** The District shall notify Association in advance of any supplemental landscaping services proposed to be provided by the District. The Association shall approve or deny the shared cost of such supplemental landscaping services, in writing, prior to commencement of such supplemental landscaping services. Association shall not be required to compensate the District for any supplemental landscaping services performed without the its prior written consent.

4. **PAYMENT OF COSTS.** Association shall make monthly payments to the District for the landscaping services rendered, including any supplemental landscaping services approved pursuant to Paragraph 2, above. The District shall invoice Association for each monthly payment. All monthly payments shall be paid not more than fifteen (15) days after receipt of invoice.

5. **TERMINATION.** The Parties shall have the right to terminate this Agreement for any reason upon sixty (60) days written notice. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination, the District shall not be responsible for any future landscaping services to lands outside the District's boundaries.

6. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have

drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

7. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties hereto.

8. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **NOTICES.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to Association: Armstrong Development, Inc.
14700 Village Square Place
Midlothian, Virginia 23112
Attn: Dean Vincent

With a copy to: Thomas E. Carr & Associates, P.C.
3046 Plaza Blanca
Santa Fe, New Mexico 87507

B. If to District: Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Katie S. Buchanan

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

10. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Clay County, Florida.

11. **TERM.** This Agreement shall become effective as of the date of execution by the last signing party and remain in effect for a one-year. This agreement will be renewed automatically for additional one-year terms unless and until terminated by a Party pursuant to Paragraph 5 above.

12. **ENFORCEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

13. **ATTORNEYS' FEES.** In the event either Party is required to enforce this Agreement or any provision hereof through binding arbitration, court proceedings or otherwise, the prevailing Party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

14. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by any Party without the written consent of the other Party, which consent such Party shall not be obligated to give. Any purported assignment without such approval shall be void.

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. **BINDING EFFECT; NO THIRD-PARTY BENEFICIARIES.** The terms and provisions hereof shall be binding upon and shall inure to the benefit of the Parties. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

17. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged

into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties or their respective successors or assigns.

18. **EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the District and Association each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

Attest:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

Jim Perry

1471E54342174D3...

Secretary/Assistant Secretary

DocuSigned by:

By: *Liam O'Reilly*

54C6553CBA4C4A0...

Liam O'Reilly

Print Name;

Chairman

Its:

Attest:

**ARMSTRONG OWNERS' ASSOCIATION,
INCORPORATED**

Marilyn D. Ayers

Marilyn D. Ayers

Print Name

By: *PSA*

Print Name: Roger S. Arrowsmith

Its: President

Exhibit A: Maintenance Agreement

B.

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT
BETWEEN THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT AND
THE TREE AMIGOS OUTDOOR SERVICES, INC.**

THIS AGREEMENT (“**Agreement**”) is effective as of the 22nd day of August, 2023, by and between:

Armstrong Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

The Tree Amigos Outdoor Services, Inc., a Florida corporation, whose address is 5000-18 Highway 17, Suite 235, Fleming Island, Florida 32003 (“**Contractor**,” and collectively with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide certain landscape and irrigation maintenance services for certain lands within the District; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

- a. Scope of Services.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape and Irrigation Maintenance Areas Exhibit attached hereto as **EXHIBIT C** (“**Work**”). The Contractor agrees that the Landscape and Irrigation Maintenance Areas Exhibit attached hereto as **EXHIBIT C** is the District’s best estimate of the District’s landscape and irrigation needs, but that other areas may also include landscaping and irrigation that requires maintenance. The Contractor agrees that the District may, in its discretion, add

up to 0.5 acre(s) of landscaping and irrigation area to the Work, with no adjustment to price. The pricing shall be as reflected in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping and/or irrigation or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping and/or irrigation installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping and/or irrigation installed by the third party or to the areas where services were performed by the third party.

- b. *Acceptance of Site.*** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or irrigation was not in good condition or that the site was unsuitable for such landscaping and/or irrigation.
- c. *Manner of Contractor’s Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. *Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the

project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

- e. ***Scheduling.*** In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined herein).
- f. ***Protection of Property.*** Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor’s acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the satisfaction of the District.
- g. ***Reporting Services.*** The District shall designate in writing one or more persons to act as the District’s representatives with respect to the services to be performed under this Agreement (“**District Representatives**”). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates Marilee Giles to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor. Using the Forms attached hereto as **Exhibit E**, or any other form the District may provide, the Contractor shall provide to management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives at least bi-weekly to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement, and to attend all meetings of the District’s Board of Supervisors upon request.
- h. ***Deficiencies.*** If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48)

hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and without intending to limit the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor \$100 per day; to withhold some or all of the Contractor's payments under this Agreement; and to contract with outside sources to perform necessary Work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement.

- i. ***Compliance with Laws.*** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- j. ***Safety.*** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- k. ***Environmental Activities.*** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical

burns, and correcting any other harm resulting from the Work to be performed by Contractor.

- l. *Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements.
- m. *Subcontractors.*** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- n. *Independent Contractor Status.*** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

- a. *Term.*** Work under this Agreement shall begin on the date first written above and end on September 30, 2024 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, and unless terminated pursuant to the terms of this Agreement, this Agreement may renew upon the agreement of the parties at the prices provided for herein for up to two times and for one year periods.
- b. *Compensation.*** As compensation for the Work, the District agrees to pay Contractor the amounts set forth in **EXHIBIT B**. All additional work or services, and related compensation, shall be governed by Section 3.c. of this Agreement.
- c. *Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and

irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order (“ASO”). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor’s bid pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. ***Payments by District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida’s Prompt Payment Act, Section 218.70 et al., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. ***Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this section, Contractor will at all times keep the District’s property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance

arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement without cause by providing sixty (60) days' written notice of termination to the District. The Contractor can terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

On a default by Contractor, the District may elect not to terminate the Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. On a default by Contractor, the District further reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies.

5. INSURANCE.

- a. Insurance Required.** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed

to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

- b. *Types of Insurance Coverage Required.*** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
 - iii. Commercial General Liability Insurance covering liability for, among other things, bodily injury, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$1,000,000 per occurrence, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- c. *Additional Insureds.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its Supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its Supervisors, officers, staff, agents, employees, and representatives.
- d. *Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

- e. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in Section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.
- d. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or

indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

- e. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, and that said statutory provision does not govern, restrict or control this Agreement.

7. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping and irrigation services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- a. The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- b. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**") for all materials to be directly purchased by the District.
- c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- d. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping and irrigation services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

- h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

8. MISCELLANEOUS PROVISIONS.

- a. ***Default & Protection Against Third Party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- b. ***Custom & Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- c. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- d. ***Assignment.*** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- e. ***Headings for Convenience.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- f. ***Agreement.*** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document shall control.
- g. ***Attorney's Fees.*** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the

substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, mediation, or appellate proceedings.

- h. *Amendments.*** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.
- i. *Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
- j. *Notices.*** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: The Tree Amigos Outdoor Services, Inc.
5000-18 Highway 17, Suite 235
Fleming Island, Florida 32003
Attn: James Proctor

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices

shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- k. ***Third Party Beneficiaries.*** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- l. ***Controlling Law & Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Clay County, Florida.
- m. ***Public Records.*** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Marilee Giles (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

- n. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- o. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- p. ***Signatures.*** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Moreover, electronic records of signatures shall constitute original signatures for all purposes.
- q. ***E-Verify Requirements.*** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.


- r. ***Compliance with Section 20.055, Florida Statutes.*** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
- s. ***Scrutinized Companies Statement.*** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

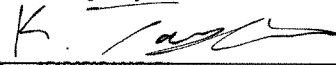
[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**


DocuSigned by:

138999D6EBC14F4...
By: Marilee Giles
☐ Secretary


DocuSigned by:

AF1D0F9DA28E4E4...
By: Kendrick Taylor
Assistant Secretary

Date: 8/22/2023, 2023

ATTEST:

**THE TREE AMIGOS OUTDOOR
SERVICES, INC.**


By: Jamie Martin
Its: Administrative Asst.


By: Colleen Ryan
Its: OFFICE MANAGER

Date: 8/23, 2023

- Exhibit A: Scope of Services
- Exhibit B: Fee Schedule
- Exhibit C: Maintenance Map
- Exhibit D: Additional Services Order
- Exhibit E: Reporting Forms

**EXHIBIT A
SCOPE OF SERVICES**



The Tree Amigos

Landscape Maintenance Specifications

Schedule "A"

General Services:

- A.** Mowing of all St. Augustine turf areas will be performed approximately 42 times per year as follows, once per week during summer months of April thru October 15th, and once every other week during the months of October 16th thru March. Mowing of all Bahia turf to be performed 28 times per year in the growing season. Mowing will be accomplished by use of rotary type commercial machine set at an approximated height of three and one-half inches.
- B.** Edging of all sidewalks, curbs, pathways and other paved surfaces will be performed approximately 42 times per year as follows, once per week during summer months of April thru October 15th, and once every other week during the months of October 16th thru March. Edging is to be defined as outlining and/or removing turf from the above-mentioned borders by use of a mechanical edger.
- C.** Trimming around obstacles within finished turf areas will be completed during each mowing by use of a string trimmer, chemical, or other mechanical means.
- D.** Detailing of all planted areas will be performed in a sectional method with the frequency of rotation being a minimum of once every three weeks for each individual area. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamentals and groundcover, removal of under story tree suckers as well as the defining of bed lines, tree saucer, and removal of unwanted vegetation (weeds).
- E.** Detailing of high traffic areas (i.e., entranceways and curb areas) will be accomplished in the same manner as stated in "D", however the frequency will be accelerated to meet the area's level of importance to the appearance to the property.
- F.** Selective trimming and pruning of trees up to eight feet will be performed annually to prevent disease, encourage good growth habits, and increase the infiltration of light. Any trimming or pruning in excess of eight feet will be covered under a separate work order.
- H.** Walks, curbs, and other paved surfaces adjacent to the turf areas and/or other landscaping elements will be kept clean of unwanted debris by use of forced air or vacuum machinery as conditions dictate.
- J.** All turf, shrub, ornamental, groundcover, and understory trees will be monitored for pests, disease and nutrient problems during each visit to the property. Positive findings will be reported to our designated contact person as a courtesy. The Tree Amigos will not be held responsible for any damages unless we have a broadened responsibility under turf care and/or tree and shrub care program. If we do have this service in force we will immediately take the necessary steps to remedy the problem. For more information on our fertilization/pest control program, please see schedule "B". In the event we do not have these program in force, we can upon request, propose an estimate based on the time and materials needed to effectively treat the areas infected.
- K.** Clean-up and removal of major (tornado, severe winds etc.) storm damage debris, fallen trees, tree limbs or other excessive debris is not covered under this agreement, but can be accomplished under separate work order if it should become necessary.



- L. The inspection, adjustment, cleaning or repairs of any irrigation components on the property is not a service provided by any part of schedule "A" unless the damage is caused by our negligence. Irrigation maintenance agreements are available through our irrigation division, we also accept call in service requests. Please see schedule "C" for more information about our irrigation inspection service. All -inclusive services are also available.
- M. The Tree Amigos will not be held responsible for any pre-existing conditions or damage caused by others, severe wind, freezes, frost, floods, drought or any other act of nature.
- N. Tree Amigos will visit property 52 times per year, at least, to insure top quality workmanship of project.

Turf and Shrub Care Specifications Schedule "B"

The Tree Amigos shall furnish all horticultural supervision, labor, material, equipment
And transportation required for the following specifications.

LAWN CARE

Fertilization: There will be 2 custom fertilizer applications to the turf areas per year.

Weed & Insect Control: There will be insecticide application for the control of chinch bugs, mole crickets, sod webworms, armyworms. A minimum of 2 pre and post emergent herbicide application for broadleaf weeds, and periodic inspections for insect and diseases. In addition, and at no additional charge. When necessary spray applications will be applied for control of insects listed above, also additional fertilizations for misapplication or unhealthy turf due to low fertilization when necessary.

SHRUB CARE

Fertilization: Fertilize established plants with a soluble nitrate fertilizer. Application Depending upon size and age of plants. This includes surface applications for shrubs Not located in turf and groundcover areas. No less than 2 applications per year, one in The spring for growth and one in the fall for root production.

Insect control: The spraying of all bed areas as often as necessary for the effective control of shrub damaging insects.

SUMMARY

It is our goal to provide the highest quality lawn and shrub services available, because we

5000 -18 Highway 17 #235 ☎ Fleming Island, FL 32003 ☎ Office: (904) 778-1030 Fax: (904) 778-1045



face a multitude of situations on every property we must perform our duties with care. We only use the highest quality materials and equipment and our people are the best in the industry. Because we are dealing with the uncertainties of nature and because every area of turf or shrub planting, is susceptible, we must be aware that problems with infestation or disease will occur. It would be wrong to suggest otherwise. What we promise is to minimize the chances of a problem occurring and to promptly treat a problem until it is eliminated.

Additional Work Program Schedule "C"

Bedding Plants

Our bedding plant program is designed to accommodate each individual customer. We use top quality plants for all of our installations as well as a sulfur-coated fertilizer (osmocote 14-14-14). Which ensures vigorous growth and bloom development. Bedding soil is not included in our per plant price and is an additional charge. Occasionally, it is necessary to change soil out if the soil becomes infected with a fungus or disease that cannot be treated. The type of annual planted are at our discretion, however, we will try to accommodate any requests from the customer. Bedding plants and installation will be handled under a separate work order.

Irrigation Inspection

Our irrigation inspection is designed to proactively seek out problems or potential problems with the existing irrigation systems.

The inspection includes the following:

- A. Check for clogged heads or nozzles
- B. Check irrigation heads for proper height
- C. Check for leaks in pipes and heads
- D. Check for proper head rotation
- E. Check for missing or broken heads
- F. Check controller for proper watering schedule and reset if necessary

**EXHIBIT B
FEE SCHEDULE**



April 25, 2023

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

Thank you for allowing us to submit a landscape management Armstrong CDD 475 West Town Place Ste 114 St. Augustine, FL 32092. Tree Amigos is committed to offering the highest quality service and best overall horticultural expertise in the landscape industry. We are excited about this opportunity and look forward to a professional partnership with you in our commitment to excellence in growing and enhancing your client's outdoor assets.

LANDSCAPE MANAGEMENT PROPOSAL for Common Areas, Amenity Center, Tynes Blvd Extension

Greyhawk Phase II, Greyhawk Lakes and Viburnum hedges at Amenity Center:

Total annual cost for landscape maintenance services for Year 1: \$134,374.86

Total monthly billing: \$11,197.90

Total annual cost for landscape maintenance services for Year 2: \$138,406.17

Total monthly billing: \$11,533.85

Total annual cost for landscape maintenance services for Year 3: \$142,558.36

Total monthly billing: \$11,879.86

Above includes: Mowing, trimming, edging, blowing, detailing, fertilization, pest and weed control, mulch, flower installation (4 times per year), select palm tree trimming and monthly irrigation checks included.

ADDITIONAL SERVICES:

Irrigation repairs @ **\$85.00** per hour plus parts

Sincerely,

Jim Proctor

PROPOSAL FORM FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
FOR
ARMSTRONG CDD

TO: Armstrong CDD

FROM: Tree Amigos Outdoor Services Inc.
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance Services for Armstrong CDD the undersigned proposes to provide all services as described in the Scope of Work and Maintenance Maps attached to this Proposal Form. Having carefully examined the Scope of Work, Maintenance Maps, and Maintenance Services Agreement and having thoroughly inspected the property that is the subject of this proposal, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work in accordance with the said documents, for the following amounts for year 1:

Common Areas

1. Annual Landscape and Irrigation Services	\$47,593.59
2. Mulch / Pine Straw Install — Per single install	\$4,771.42
Total (items 1-2)	\$52,365.01

Amenity Center

1. Annual Landscape and Irrigation Services	\$27,427.32
2. Mulch / Pine Straw Install — Per single install	\$2,295.00
3. Annual Color Flowers — (4) Four rotations	\$908.60

Total (items 1-3) **\$30,630.92**

Tynes Blvd. Extension

1. Annual Landscape Services \$9,611.61

Total Items: **\$9,611.61**

Greyhawk Phase II

- 1. Annual Landscape and Irrigation Services \$23,464.54
- 2. Mulch/Pine Straw Install-Per single install \$3,336.37

Total Items (1-2) **\$26,800.91**

Greyhawk Lakes

1. Annual Landscape Services \$13,922.41

Total Items **\$13,922.41**

Viburnum Hedges Amenity Center

Total Items **\$1,044.00**

-
-

EXHIBIT C MAINTENANCE MAP

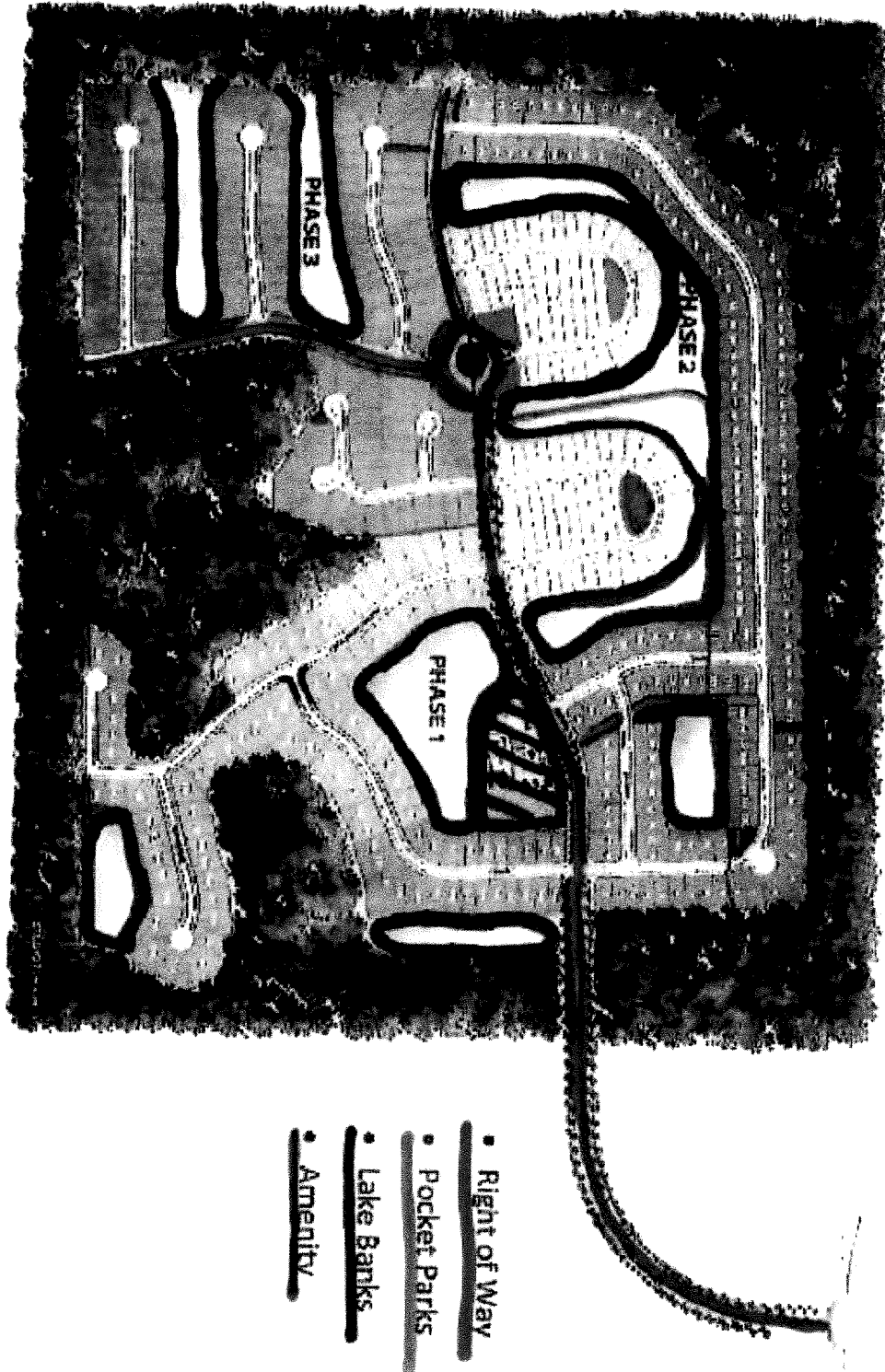


EXHIBIT D**ADDITIONAL SERVICES ORDER****ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**
ADDITIONAL SERVICES ORDER (ASO)*****FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM*******-Contact District Manager For Finalized Form-**

Date: MM/DD/YYYY

ASO #: 01

Contractor's Name: _____

Project Manager: _____

Project Manager's Email: _____

Contractor's Address: _____

Contractor's Phone: _____

Contractor's Facsimile: _____

District Manager: Marilee GilesDistrict Manager's Email: mgiles@gmsnf.com

District Address: _____

District Phone: _____

<u>Item #</u>	<u>Item Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Quantity</u>	<u>Total</u>
1			\$0.00	0.00	\$0.00
2			\$0.00	0.00	\$0.00
3			\$0.00	0.00	\$0.00
4			\$0.00	0.00	\$0.00
5			\$0.00	0.00	\$0.00

Net Change: \$0.00

Amount This ASO:	\$0.00
ASO Amount To Date:	\$0.00
Original Agreement Amount:	\$0.00
Revised Agreement Amount:	\$0.00

Reason for Additional Services Order, Please Explain:

Additional Specifications:

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions in the Agreement, the terms and conditions of the Agreement will govern and the conflicting terms

contained in the Additional Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time.

Original Agreement: Armstrong Community Development District – Landscape & Irrigation Maintenance Services Agreement

Signed & Dated: _____

IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below.

OWNER:

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special-purpose government

CONTRACTOR:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

**EXHIBIT E
REPORTING FORMS**

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED:_____

LOCATIONS:_____

ISSUES REQUIRING ATTENTION:_____

(Please notify District Rep. if any)

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE
REQUEST)**

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR TREATMENT:

IRRIGATION TECHNICIAN'S NAME: _____

REPRESENTATIVE NAME: _____

(INVOICE FOR THIS WORK MUST MATCH DESCRIPTION OF SERVICE REQUEST)

END

C.



Memorandum

To: Board of Supervisors

From: District Management

Date: July 17th, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Armstrong Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Armstrong Community Development District

District Manager: _____

Date: _____

Print Name: _____

Armstrong Community Development District

SEVENTH ORDER OF BUSINESS

C.

**NOTICE OF MEETINGS
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Armstrong Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2025** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 10, 2024
November 14, 2024
December 12, 2024
January 9, 2025
February 13, 2025
March 13, 2025
April 10, 2025
May 8, 2025 at 6:00 p.m.
June 12, 2025
July 10, 2025 at 6:00 p.m.
August 14, 2025
September 11, 2025

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: July 8th 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 July- 1

Special Events

None This month

Operations:

- Working with HOA for a Back-to-school Bash.
- Had the pool Drain covers replaced.
- Obtained a quote for the LED light ring for the fountain
- Approved the Quote for the fountain repairs
-

Landscaping

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

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum

For questions, comments, or clarification, please contact:

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

NINTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

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

Armstrong
Community Development District
Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Wells Fargo Bank	\$ 45,980	\$ -	\$ -	\$ -	\$ 45,980
Cash - Truist Bank	\$ -	\$ 3,118	\$ -	\$ -	\$ 3,118
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 208,367	\$ -	\$ 208,367
Construction A	\$ -	\$ -	\$ -	\$ 9,883	\$ 9,883
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 350	\$ -	\$ 350
Prepayment B	\$ -	\$ -	\$ 103	\$ -	\$ 103
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 315,205	\$ -	\$ 315,205
Prepayment	\$ -	\$ -	\$ 19,303	\$ -	\$ 19,303
Investment - Custody	\$ 324,255	\$ -	\$ -	\$ -	\$ 324,255
State Board of Administration	\$ -	\$ 40,967	\$ -	\$ -	\$ 40,967
Due from Other	\$ 1,670	\$ -	\$ -	\$ -	\$ 1,670
Total Assets	\$ 371,905	\$ 44,085	\$ 1,030,436	\$ 9,883	\$ 1,456,308
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 490,528	\$ -	\$ 490,528
Assigned For Debt Service 2019	\$ -	\$ -	\$ 539,907	\$ -	\$ 539,907
Assigned For Capital Reserves	\$ -	\$ 44,085	\$ -	\$ -	\$ 44,085
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 9,883	\$ 9,883
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 371,905	\$ -	\$ -	\$ -	\$ 371,905
Total Fund Balances	\$ 371,905	\$ 44,085	\$ 1,030,435.60	\$ 9,883	\$ 1,456,308
Total Liabilities & Fund Equity	\$ 371,905	\$ 44,085	\$ 1,030,436	\$ 9,883	\$ 1,456,308

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<u>Revenues:</u>				
Assessments	\$ 637,369	\$ 637,369	\$ 638,493	\$ 1,124
Cost Share - Tynes Blvd.	\$ 20,000	\$ 15,000	\$ 12,347	\$ (2,653)
Interest	\$ 3,000	\$ 2,250	\$ 15,753	\$ 13,503
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 700	\$ 700
Miscellaneous Income - Rental	\$ -	\$ -	\$ 1,000	\$ 1,000
Total Revenues	\$ 660,369	\$ 654,619	\$ 669,833	\$ 15,214
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 9,600	\$ (600)
FICA Expense	\$ 918	\$ 689	\$ 734	\$ (46)
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	\$ 5,933	\$ (683)
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	\$ 41,738	\$ (4,174)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,500	\$ (150)
Website Maintenance	\$ 1,250	\$ 938	\$ 1,042	\$ (104)
Telephone	\$ 350	\$ 263	\$ 293	\$ (31)
Postage	\$ 300	\$ 225	\$ 559	\$ (334)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 375	\$ 572	\$ (197)
Legal Advertising	\$ 2,500	\$ 1,875	\$ 604	\$ 1,271
Other Current Charges	\$ 600	\$ 450	\$ 42	\$ 408
Office Supplies	\$ 250	\$ 188	\$ 104	\$ 84
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 99,839	\$ 97,677	\$ 2,163
<u>Field Operations</u>				
Security	\$ 51,364	\$ 38,523	\$ 33,395	\$ 5,128
Electric	\$ 1,450	\$ 1,088	\$ 1,054	\$ 33
Water & Sewer/Irrigation	\$ 34,270	\$ 25,703	\$ 23,674	\$ 2,028
Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 2,095	\$ 1,655
Landscape - Contract	\$ 134,375	\$ 100,781	\$ 111,979	\$ (11,198)
Landscape - Contingency	\$ 5,000	\$ 3,750	\$ 3,430	\$ 320
Lake Maintenance	\$ 13,988	\$ 10,491	\$ 7,960	\$ 2,531
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	\$ 187,839	\$ 5,141

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 56,250	\$ 62,500	\$ (6,250)
Preventative Maintenance	\$ 15,000	\$ 11,250	\$ 8,340	\$ 2,910
Facility Attendant	\$ 7,200	\$ 5,400	\$ -	\$ 5,400
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 2,063	\$ 2,117	\$ (55)
Electric	\$ 18,900	\$ 14,175	\$ 9,750	\$ 4,425
Water/Irrigation	\$ 8,000	\$ 6,000	\$ 7,419	\$ (1,419)
Gas	\$ 1,575	\$ 1,181	\$ 915	\$ 266
Reuse Service	\$ 4,320	\$ 3,240	\$ 4,165	\$ (925)
Access Cards	\$ 5,000	\$ 3,750	\$ 1,767	\$ 1,983
Janitorial Services	\$ 13,016	\$ 9,762	\$ 10,847	\$ (1,085)
Janitorial Supplies	\$ 4,000	\$ 3,000	\$ 1,296	\$ 1,704
Pool Maintenance	\$ 23,200	\$ 17,400	\$ 16,500	\$ 900
Pool Permit	\$ 125	\$ 125	\$ 300	\$ (175)
Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 9,705	\$ (2,205)
Fitness Center Repairs/Supplies	\$ 2,500	\$ 1,875	\$ 2,046	\$ (171)
Office Supplies	\$ 500	\$ 375	\$ 168	\$ 207
ASCAP/BMI License Fees	\$ 500	\$ 375	\$ -	\$ 375
Pest Control	\$ 800	\$ 600	\$ 409	\$ 191
Contingency	\$ 3,000	\$ 2,250	\$ 554	\$ 1,696
Total Amenities Cost Share	\$ 233,953	\$ 185,137	\$ 167,727	\$ 17,411
<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	\$ 506,530	\$ 24,715
Excess Revenues (Expenditures)	\$ (8,656)		\$ 163,303	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 371,905	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 188	\$ 1,092	\$ 904
Total Revenues	\$ 53,538	\$ 53,476	\$ 54,380	\$ 904
Expenditures:				
Contingency	\$ -	\$ -	\$ 174	\$ (174)
Capital Outlay	\$ -	\$ -	\$ 10,121	\$ (10,121)
Total Expenditures	\$ -	\$ -	\$ 10,295	\$ (10,121)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,476	\$ 44,085	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 44,085	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 265,819	\$ 266,287	\$ 468
Interest	\$ 7,500	\$ 5,625	\$ 21,791	\$ 16,166
Total Revenues	\$ 273,319	\$ 271,444	\$ 288,078	\$ 16,634
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		\$ 20,372	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 490,528	

Armstrong

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 411,185	\$ 411,591	\$ 406
Special Assessments - Prepayment	\$ -	\$ -	\$ 18,995	\$ 18,995
Interest	\$ 13,500	\$ 10,125	\$ 23,330	\$ 13,205
Total Revenues	\$ 424,685	\$ 421,310	\$ 453,915	\$ 32,605
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		\$ 40,381	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 539,907	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 565	\$ 565
Total Revenues	\$ -	\$ -	\$ 565	\$ 565
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)	\$ -		\$ (8,940)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 9,883	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,846	\$ 1,846
Total Revenues	\$ -	\$ -	\$ 1,846	\$ 1,846
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
Total Expenditures	\$ -	\$ -	\$ 213,476	\$ (213,476)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ 12
Excess Revenues (Expenditures)	\$ -		\$ (211,643)	
Fund Balance - Beginning	\$ -		\$ 211,643	
Fund Balance - Ending	\$ -		\$ -	

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 32,858	\$ 589,869	\$ 1,378	\$ -	\$ 5,486	\$ 5,949	\$ -	\$ 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	\$ 1,670	\$ -	\$ -	\$ 12,347
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ 2,136	\$ 1,946	\$ 1,840	\$ 1,554	\$ -	\$ -	\$ 15,753
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	\$ 200	\$ -	\$ -	\$ 1,000
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ 4,091	\$ 8,794	\$ 9,561	\$ 3,507	\$ 6,229	\$ 3,423	\$ -	\$ -	\$ 669,833
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 9,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ 734
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	\$ 583	\$ -	\$ -	\$ 5,933
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	\$ 4,174	\$ -	\$ -	\$ 41,738
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ 1,042
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ 20	\$ 47	\$ 42	\$ 43	\$ -	\$ -	\$ 293
Postage	\$ 48	\$ 39	\$ 1	\$ 12	\$ 10	\$ 38	\$ 62	\$ 16	\$ 184	\$ 149	\$ -	\$ -	\$ 559
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ 92	\$ 32	\$ 39	\$ 84	\$ 95	\$ -	\$ -	\$ 572
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	\$ 0	\$ -	\$ -	\$ 104
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	\$ 6,374	\$ -	\$ -	\$ 97,677
<u>Field Operations</u>													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ 3,153	\$ 3,512	\$ 3,235	\$ 3,000	\$ -	\$ -	\$ 33,395
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ 115	\$ 113	\$ 161	\$ 115	\$ -	\$ -	\$ 1,054
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ 902	\$ 2,465	\$ 3,573	\$ 5,626	\$ -	\$ -	\$ 23,674
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	\$ 11,198	\$ 11,198	\$ -	\$ -	\$ 111,979
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,770	\$ -	\$ 1,135	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ 3,430
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ -	\$ -	\$ 7,960
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	\$ 19,687	\$ 20,935	\$ -	\$ -	\$ 187,839

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	\$ 6,250	\$ -	\$ -	\$ 62,500
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ 173	\$ 1,128	\$ 1,154	\$ 13	\$ 410	\$ -	\$ -	\$ -	\$ 8,340
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 203	\$ 203	\$ -	\$ 490	\$ -	\$ -	\$ 2,117
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ 1,188	\$ 1,168	\$ 933	\$ 869	\$ 888	\$ -	\$ -	\$ 9,750
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ 242	\$ 640	\$ 579	\$ 757	\$ -	\$ -	\$ 7,419
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ 93	\$ 122	\$ 97	\$ 83	\$ -	\$ -	\$ 915
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ -	\$ -	\$ 4,165
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	\$ 1,085	\$ -	\$ -	\$ 10,847
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ 197	\$ 388	\$ 209	\$ -	\$ -	\$ -	\$ -	\$ 1,296
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ 16,500
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 300
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ 1,816	\$ 2,146	\$ 2,595	\$ 93	\$ -	\$ -	\$ 9,705
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ 350	\$ 263	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,046
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ 55	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ 168
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 46	\$ 46	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ 409
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
Total Amenities	\$ 40,461	\$ 14,096	\$ 18,054	\$ 12,815	\$ 14,420	\$ 13,395	\$ 14,654	\$ 14,040	\$ 14,054	\$ 11,738	\$ -	\$ -	\$ 167,727
<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	\$ 40,878	\$ 40,437	\$ 39,048	\$ -	\$ -	\$ 506,530
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,722)	\$ (90,984)	\$ (31,337)	\$ (30,554)	\$ (37,371)	\$ (34,208)	\$ (35,624)	\$ -	\$ -	\$ 163,303

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,406.20
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 July 31, 2024	\$9,882.90

2. Funds Available For Construction at July 31, 2024

Book Balance of Construction Fund at July 31, 2024	\$9,882.90
Contracts in place at July 31, 2024	

3. Investments - US Bank

July 31, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$9,882.90
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$9,882.90

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00						\$2,200.00						
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00						\$4,400.00						
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00						\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00									\$9,000.00			
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00							\$1,285.00					
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00									\$500.00			
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81				\$2,520.00					
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00										\$445.00		
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75				\$1,011.75								
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70						\$1,432.70						
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40						\$4,965.40						
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60						\$4,369.60						
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58				\$24,363.58								
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78						\$43,149.06		
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00								\$325.00				
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81						\$38,072.70		
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40						\$1,604.40						
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00										\$1,800.00		
81	10/27/23	England-Thims & Miller	\$3,750.00		\$3,750.00										\$3,750.00		
82	10/27/23	England-Thims & Miller	\$2,250.00		\$2,250.00										\$2,250.00		
83	10/27/23	England-Thims & Miller	\$1,500.00		\$1,500.00										\$1,500.00		
85 - VOIDED	2/28/24	Greyhawk Ventures	\$0.00		\$0.00	\$0.00											
86	2/21/21	Star Cleaning USA, Inc.	\$3,370.00		\$3,370.00	\$3,370.00											
87	5/23/24	Court Surfaces	\$1,750.00						\$1,750.00								
88	5/23/24	Court Surfaces	\$1,400.00						\$1,400.00								
89	5/23/24	Court Surfaces	\$1,750.00						\$1,750.00								
Grand Total			\$8,808,709.41	\$409,225.50	\$8,394,583.88	\$1,748,823.37	\$2,181,215.35	\$1,370,377.54	\$2,462,455.82	\$68,494.30	\$79,180.75	\$202,477.88	\$49,839.35	\$5,110.00	\$12,500.00	\$110,255.76	\$108,753.80

Armstrong Community Development District Series 2017

SUMMARY:		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,599,016.82	
INT REC'D TO DATE	\$10,406.19	
TRANS FROM DEBT SERVICE	\$16,117.54	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,808,709.41)	
BALANCE	\$9,882.90	

RECONCILIATION		
TRUST STATEMENT	\$9,882.90	
O/S REQ.	\$0.00	
ADJ BALANCE	\$9,882.90	
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		INT REC'D	A	B	COI	Transfer In	INT REC'D	A	B	COI	Transfer In
Oct-17	\$54.56	\$2.28		Oct-20	\$0.07	\$0.00		\$1.16	Oct-23	\$79.77	\$2.20		\$1,238.74
Nov-17	\$563.76	\$9.57		Nov-20	\$0.07	\$0.00		\$1.20	Nov-23	\$83.03	\$2.62		\$1,280.22
Dec-17	\$545.58	\$0.01		Dec-20	\$0.07	\$0.00		\$1.16	Dec-23	\$58.10	\$2.86		\$1,229.87
Jan-18	\$563.94	\$0.01		Jan-21	\$0.07	\$0.00		\$1.20	Jan-24	\$64.84	\$3.24		\$1,263.97
Feb-18	\$528.11	\$0.01		Feb-21	\$0.07	\$0.00		\$1.20	Feb-24	\$132.62	\$6.94		\$1,252.69
Mar-18	\$466.85	\$0.01		Mar-21	\$0.07	\$0.00		\$1.08	Mar-24	\$0.00	\$0.00		\$0.00
Apr-18	\$468.11	\$0.01		Apr-21	\$0.07	\$0.00		\$1.20	Apr-24	\$0.00	\$0.00		\$0.00
May-18	\$492.70	\$0.00		May-21	\$0.07	\$0.00		\$1.16	May-24	\$25.68	\$4.43		\$0.00
Jun-18	\$370.12			Jun-21	\$0.07	\$0.00		\$1.20	Jun-24	\$56.18	\$0.00		\$0.00
Jul-18	\$260.98			Jul-21	\$0.06	\$0.00		\$1.16	Jul-24	\$42.33	\$0.00		\$0.00
Aug-18	\$256.31			Aug-21	\$0.04	\$0.00		\$1.20	Aug-24	\$0.00	\$0.00		\$0.00
Sep-18	\$209.82			Sep-21	\$0.04	\$0.00		\$1.20	Sep-24	\$0.00	\$0.00		\$0.00
	\$4,780.84	\$11.90	Transfer In		\$0.77	\$0.00		\$14.12		\$542.55	\$22.29		\$6,265.49
Oct-18	\$175.10			Oct-21	\$0.04	\$0.00		\$1.16					
Nov-18	\$153.12			Nov-21	\$0.04	\$0.00		\$1.20					
Dec-18	\$138.72	\$106.38		Dec-21	\$0.04	\$0.00		\$1.16					
Jan-19	\$123.60	\$109.93		Jan-22	\$0.04	\$0.00		\$1.20					
Feb-19	\$60.39	\$109.93		Feb-22	\$0.04	\$0.00		\$1.20					
Mar-19	\$2.38	\$99.29		Mar-22	\$0.04	\$0.00		\$1.08					
Apr-19	\$6.39	\$109.93		Apr-22	\$0.04	\$0.00		\$1.20					
May-19	\$14.20	\$106.38		May-22	\$0.04	\$0.00		\$1.16					
Jun-19	\$14.41	\$99.03		Jun-22	\$0.04	\$0.00		\$1.20					
Jul-19	\$1.87	\$95.83		Jul-22	\$0.04	\$0.00		\$1.16					
Aug-19	\$0.27	\$82.52		Aug-22	\$0.04	\$0.00		\$1.20					
Sep-19	\$8.96	\$53.76		Sep-22	\$6.44	\$0.01		\$185.81					
	\$699.41		\$972.98		\$6.88	\$0.01		\$198.73					
Oct-19	\$9.28	\$46.83		Oct-22	\$12.26	\$0.03		\$347.31					
Nov-19	\$2.48	\$40.31		Nov-22	\$15.52	\$0.07		\$426.04					
Dec-19	\$2.11	\$32.77		Dec-22	\$17.14	\$0.11		\$451.51					
Jan-20	\$2.19	\$33.86		Jan-23	\$20.81	\$0.18		\$526.37					
Feb-20	\$2.19	\$33.77		Feb-23	\$23.09	\$0.25		\$559.94					
Mar-20	\$1.81	\$27.96		Mar-23	\$21.99	\$0.28		\$507.84					
Apr-20	\$0.82	\$12.60		Apr-23	\$30.91	\$0.45		\$685.36					
May-20	\$0.14	\$2.18		May-23	\$40.47	\$0.68		\$855.15					
Jun-20	\$0.15	\$2.25		Jun-23	\$44.68	\$0.86		\$885.26					
Jul-20	\$0.09	\$1.31		Jul-23	\$47.15	\$1.01		\$879.86					
Aug-20	\$0.08	\$1.23		Aug-23	\$57.87	\$1.35		\$1,025.34					
Sep-20	\$0.07	\$1.13		Sep-23	\$77.22	\$1.97		\$1,280.04					
	\$21.41		\$236.20		\$409.11	\$7.24		\$8,430.02					

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through 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

July 01, 2024 - July 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/1/24	1148-1152	\$ 5,467.36
	7/8/24	1153-1155	19,855.74
	7/22/24	1156-1158	4,049.62
	7/29/24	1159-1161	26,285.61
			<hr/> \$ 55,658.33
TOTAL			\$ 55,658.33

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/01/24	00007	6/20/24	2024-279 202406 310-51300-48000 NOT OF HEAR FY24/25 07/11	OSTEEN MEDIA GROUP	*	140.70	140.70 001148
7/01/24	00048	6/28/24	6 202406 310-51300-31300 REV.AMORT-SER2019A PREPAY	DISCLOSURE SERVICES LLC	*	100.00	100.00 001149
7/01/24	00001	6/24/24	138 202405 330-57200-47700 LOW PROFILE DOG WASTE STN		*	247.24	
		6/24/24	138 202405 330-57200-46000 CLN TRASH/DEBRIS/SPOTLIGHT		*	1,305.96	
		6/24/24	138A 202404 330-57200-46400 MULTIFOLD TOWELS		*	49.46	
				GOVERNMENTAL MANAGEMENT SERVICES			1,602.66 001150
7/01/24	00061	6/29/24	3411898 202405 310-51300-31500 MTG/MULCH/AMENITY MGT AGR	KUTAK ROCK LLP	*	1,974.00	1,974.00 001151
7/01/24	00072	7/01/24	1984103 202407 330-57200-46700 POOL CHEM & CLEAN JUL24	POOL TROOPERS	*	1,650.00	1,650.00 001152
7/08/24	00016	7/04/24	A0003073 202407 320-53800-43100 3518 ROYAL PINES DR IRRG		*	1,139.49	
		7/04/24	A0003093 202407 320-53800-43100 3682 ROYAL PINES DR IRRG		*	1,695.80	
		7/04/24	A0003275 202407 330-57200-43100 3645 ROYAL PINES DR POOL		*	417.90	
		7/04/24	A0003275 202407 330-57200-43100 3645 ROYAL PINES DR CLBHS		*	338.72	
		7/04/24	A0003275 202407 320-53800-43100 3645 ROYAL PINES DR IRRG		*	652.01	
		7/04/24	A0003375 202407 320-53800-43100 875 TYNES BLVD IRRG-JUL24		*	447.06	
		7/04/24	A0003375 202407 320-53800-43100 705 TYNES BLVD IRRG-JUL24		*	541.01	
		7/04/24	A0003710 202407 320-53800-43100 3976 HEATHERBROOK PL IRRG		*	124.63	
		7/04/24	A0003710 202407 320-53800-43100 4121 HEATHERBROOK PL IRRG		*	217.29	
		7/04/24	A0003767 202407 320-53800-43100 3846 SUNBERRY LN - JUL24		*	210.81	
		7/04/24	A0004021 202407 320-53800-43100 4173 HEATHERBROOK PL-JUL		*	89.42	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/04/24	A0004087 202407 320-53800-43100 1980 AMBERLY DR - JUL24		*	383.12	
		7/04/24	A0004087 202407 320-53800-43100 544 TYNES BLVD - JUL24		*	125.78	
CLAY COUNTY UTILITY AUTHORITY							6,383.04 001153
7/08/24	00082	5/16/24	32277 202405 330-57200-46000 SVC CALL-RPLC WALK/DR BLT		*	840.10	
ALWAYS IMPRVING LLC DBA FITNESS PRO							840.10 001154
7/08/24	00001	7/01/24	139 202407 310-51300-34000 MANAGEMENT FEES JUL24		*	4,173.75	
		7/01/24	139 202407 310-51300-49500 WEBSITE ADMIN JUL24		*	104.17	
		7/01/24	139 202407 310-51300-35100 INFORMATION TECH JUL24		*	150.00	
		7/01/24	139 202407 310-51300-31300 DISSEMINATION FEE JUL24		*	583.33	
		7/01/24	139 202407 310-51300-51000 OFFICE SUPPLIES		*	.12	
		7/01/24	139 202407 310-51300-42000 POSTAGE		*	148.92	
		7/01/24	139 202407 310-51300-42500 COPIES		*	94.50	
		7/01/24	139 202407 310-51300-41000 TELEPHONE		*	43.14	
		7/01/24	140 202407 320-53800-12200 PROPERTY MANAGER JUL24		*	6,250.00	
		7/01/24	140 202407 330-57200-46300 JANITORIAL JUL24		*	1,084.67	
GOVERNMENTAL MANAGEMENT SERVICES							12,632.60 001155
7/22/24	00100	7/12/24	9054872J 202407 320-53800-43000 3599 ROYAL PINES DR-JUL24		*	46.00	
		7/12/24	9082120J 202407 330-57200-43000 3645 ROYAL PINES DR AMNTY		*	888.00	
		7/12/24	9082351J 202407 320-53800-43000 705 TYNES BLVD IRRG-JUL24		*	35.00	
		7/12/24	9143346J 202407 320-53800-43000 3814 ROYAL PINES DR-JUL24		*	34.42	
CLAY ELECTRIC COOPERATIVE, INC.							1,003.42 001156
7/22/24	00070	6/25/24	56993676 202406 330-57200-46500 MTHLY PEST CONTROL JUN24		*	46.00	
ARROW EXTERMINATORS INC DBA							46.00 001157
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/22/24	00075	7/01/24 10166	202407 330-57200-34500		*	2,875.20	
			SECURITY OFFICER JUL24				
		7/01/24 10166	202407 330-57200-34500		*	125.00	
			4TH OF JULY SRVC JUL24				
				SECURITY DEVELOPMENT GROUP LLC			3,000.20 001158
7/29/24	00001	7/17/24 141	202406 330-57200-46000		*	1,839.60	
			RMV DEBRIS/CLN TRASH/RAIL				
		7/17/24 141	202406 320-53800-46900		*	410.38	
			DECKOVER PAINT/BRUSH/FLAG				
		7/17/24 141A	202405 330-57200-51000		*	29.49	
			HOME DECOR STRGE/MOUSEPAD				
		7/17/24 141A	202405 330-57200-46700		*	300.00	
			POOL PERMIT				
		7/17/24 141A	202405 320-53800-46900		*	13.43	
			BASKETBALL NET				
		7/17/24 141A	202405 330-57200-46400		*	208.98	
			GYM WIPE/TP/MULTIFOLD TWL				
		7/17/24 141B	202407 330-57200-46000		*	92.91	
			PVC/JUNCT.BOX/RELIEF END				
				GOVERNMENTAL MANAGEMENT SERVICES			2,894.79 001159
7/29/24	00077	7/19/24 1917718	202407 320-53800-46800		*	995.00	
			MTHLY WATER MGMT JUL24				
				THE LAKE DOCTORS, INC.			995.00 001160
7/29/24	00021	6/28/24 210991	202406 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT JUN24				
		6/28/24 210991	202406 320-53800-46200		*	2,552.58	
			LANDSCAPE AMENITY JUN24				
		6/28/24 210991	202406 320-53800-46200		*	800.97	
			TYNES BLVD EXT JUN24				
		6/28/24 210991	202406 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II JUN24				
		6/28/24 210991	202406 320-53800-46200		*	1,160.20	
			GREYHAWK LAKES JUN24				
		6/28/24 210991	202406 320-53800-46200		*	87.00	
			VIBURNAM HDGE JUN24				
		7/28/24 211225	202407 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT JUL24				
		7/28/24 211225	202407 320-53800-46200		*	2,552.58	
			LANDSCAPE AMENITY JUL24				
		7/28/24 211225	202407 320-53800-46200		*	800.97	
			TYNES BLVD EXT JUL24				
		7/28/24 211225	202407 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II JUL24				

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/28/24	211225	202407 320-53800-46200		GREYHAWK LAKES JUL24	*	1,160.20	
7/28/24	211225	202407 320-53800-46200		VIBURNAM HDGE JUL24	*	87.00	
TREE AMIGOS OUTDOOR SERVICES INC.							22,395.82 001161

TOTAL FOR BANK A						55,658.33	
TOTAL FOR REGISTER						55,658.33	

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2024-279100
Invoice Date: 6/20/2024
Due Date: 7/19/2024

BILL TO
Accounts Payable
Armstrong CDD C/O GMS, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
#7
310-313-48

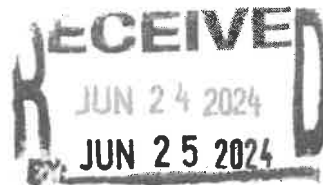
Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 110519	Notice of Public Hearing Adoption of FY 2024/2025 and Notice of Regular Meeting July 11, 2024	CT - Clay Today	Jun 20	2024		column inch 2x	Black & White	6.7000	\$140.70
									\$140.70

Total: \$140.70

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 Legal Notice

In the matter of Armstrong CDD Notice of Public
Hearing Adoption FY 2024/2025 Budget and Notice of
Regular Board Meeting July 11, 2024

LEGAL: 110519

Was published in said newspaper in the issues:

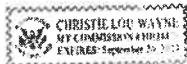
6/13/2024 and 6/20/2024

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.

Hugh Osteen

Sworn to me and subscribed before me 06/20/2024

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Armstrong Community Development District ("District") will hold a public hearing on July 11, 2024 at 8:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services - North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at armstrongcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 110519 Published 6/13/2024 and
6/20/2024 in Clay County's Clay Today newspaper

Invoice

Date	Invoice #
6/28/2024	6

Bill To
Armstrong CDD C/O GMS

RECEIVED
JUN 28 2024
BY: _____

Terms	Due Date
Net 30	7/28/2024

[illegible]

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

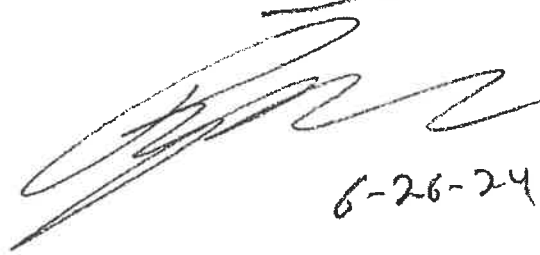
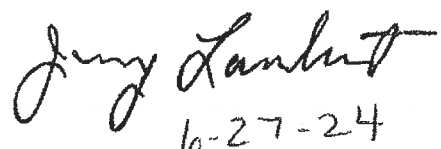
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

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

Invoice #: 138
Invoice Date: 6/24/24
Due Date: 6/24/24
Case:
P.O. Number:



Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2024		1,050.40	1,050.40
Maintenance Supplies		552.26	552.26
#1 Doggy Lot Stations \$247.24 001.330.57200.47700			
Sanitation Supplies \$44.46 001.330.57200.46400			
Repairs & Maintenance \$1305.96 001.330.57200.46000			
<u>\$1602.66</u>  6-26-24			
 6-27-24			
Total			\$1,602.66
Payments/Credits			\$0.00
Balance Due			\$1,602.66

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/6/24	1.07	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/8/24	2.05	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/10/24	3.77	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
5/13/24	1.98	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/15/24	2.18	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/17/24	2.25	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
5/20/24	1.97	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/22/24	2.43	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
5/24/24	2.53	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
5/29/24	2.05	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
5/31/24	1.98	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
TOTAL	<u>26.26</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong				
	4/30/24	Multifold Towels	49.46	R.W. -
	5/2/24	100-240v Powere Supply Adapter	25.94	R.W.
	5/12/24	75' Black Landscape Wire	64.98	J.S.
	5/12/24	Landscape Spotlight	74.73	J.S.
	5/16/24	Standard Low Profile Dog Waste Station	247.24	R.W. -
	5/22/24	Husky Post Hole Digger	57.47	R.W.
	5/22/24	60lb Sakrete Concrete	4.95	R.W.
	5/22/24	16x20x2 Filters	13.75	R.W.
	5/22/24	20x20x1 Filters	13.75	R.W.
		TOTAL	<u>\$552.26</u>	

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2024

#61

310-310-315

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

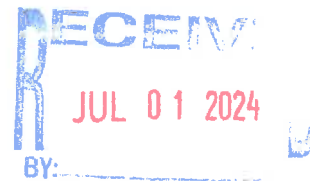
A/C #

Reference: Invoice No. 3411898

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. 3411898

1323-1

Re: General Counsel

For Professional Legal Services Rendered

05/02/24	K. Haber	0.20	51.00	Prepare budget approval resolution; correspond with Sweeting regarding same
05/03/24	K. Haber	0.80	204.00	Prepare mulch installation agreement; correspond with Giles and Soriano regarding same
05/06/24	K. Buchanan	0.30	105.00	Review amenity privilege suspension letter
05/06/24	K. Haber	0.80	204.00	Prepare amenities management agreement; correspond with Giles regarding same
05/09/24	K. Buchanan	3.30	1,155.00	Prepare for and attend board meeting; confer with district manager
05/09/24	K. Haber	0.60	153.00	Revise amenity management agreement
05/16/24	K. Haber	0.40	102.00	Prepare budget notices; correspond with Sweeting regarding same
TOTAL HOURS		6.40		

KUTAK ROCK LLP

Armstrong CDD

June 29, 2024

Client Matter No. 1323-1

Invoice No. 3411898

Page 2

TOTAL FOR SERVICES RENDERED

\$1,974.00

TOTAL CURRENT AMOUNT DUE

\$1,974.00



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

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

RECEIVED
JUN 20 2024
BY: _____

INVOICE#: 1984103
INVOICE DATE: 7/1/2024
SERVICE MONTH: JULY
CUST ID: 196869

RECEIVED
JUN 20 2024
BY: _____

Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068

\$1,650.00

Pool

\$1,650.00

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

Taxes

\$0.00

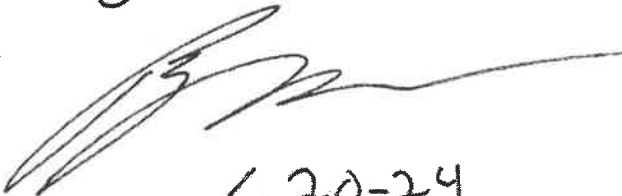
Payments/Credits

\$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


6-20-24

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,650.00

Payment Due: 7/1/2024



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$474.47
Payments	-\$474.47
Current Charges	\$1,139.49

Total Amount Due July 25, 2024 **\$1,139.49**

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

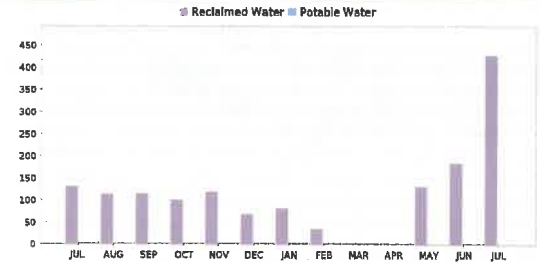
Online
<https://www.clayutility.org/>

X
 @CCUA

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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	383.564 kGal	\$1,039.46
Total Current Charges			\$1,139.49

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 82100744

Previous Read
 4,751,802

Current Read
 5,182,066

#16
 20-578-431

RECEIVED
 JUL 08 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:

07/04/24

Due Date:

07/25/24

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 **\$1,139.49**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000430 12/7

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

0A00030732 0000113949 072524 0 0 2



Account Summary:

Thank you for keeping your account current

3176 Old Jennings Road, Middleburg, FL 32068-3907



Bill Date	07/04/24
Previous Balance	\$1,288.81
Payments	-\$1,288.81
Current Charges	\$1,695.80

Total Amount Due July 25, 2024 \$1,695.80

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

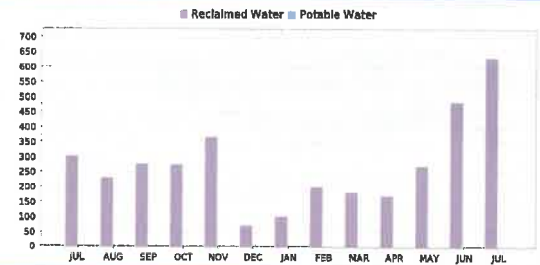
Online
<https://www.clayutility.org/>

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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	588.845 kGal	\$1,595.77
Total Current Charges			\$1,695.80

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 83801396

Previous Read
 6,251,277

Current Read
 6,886,822

#16
 320-578-431

RECEIVED
 JUL 08 2024
 BY

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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: 07/04/24
Due Date: 07/25/24
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 \$1,695.80

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000432 12/9

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

0A00030937 0000169580 072524 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$245.46
Payments	-\$245.46
Current Charges	\$417.90

Total Amount Due July 25, 2024 \$417.90

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

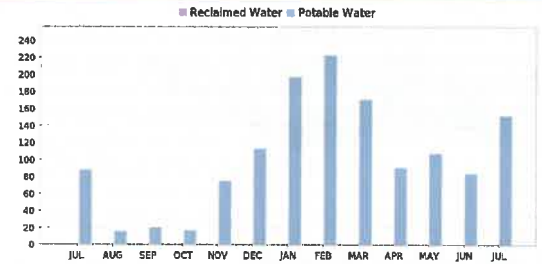
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$30.79
Potable Water Usage - Tier 1	\$2.54	151.939 kGal	\$385.93
AWS Surcharge			\$1.18
Total Current Charges			\$417.90

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 86819700

Previous Read
 5,653,844

Current Read
 5,805,783

#16
 230-572-431



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:

07/04/24

Due Date:

07/25/24

Account Number:

A00032750

Service Address:

3645 Royal Pines Drive Pool, Orange Park

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

Total Amount Due \$417.90

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000431 12/8

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

0A00032750 0000041790 072524 0 0 8



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$333.61
Payments	-\$333.61
Current Charges	\$338.72

Total Amount Due July 25, 2024 **\$338.72**

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

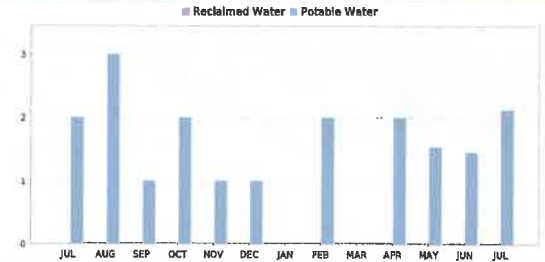
Online
<https://www.clayutility.org/>

X
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Facebook
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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$98.43
Potable Water Usage - Tier 1	\$2.54	2.128 kGal	\$5.41
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$222.91
Sewer Usage Charge - Tier 1	\$5.07	2.128 kGal	\$10.79
Total Current Charges			\$338.72

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 05/31/24 - 06/28/24 Days: 28
 Meter Previous Read Current Read
 86276213 163,996 166,124

#16
 370-572-431



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: 07/04/24
 Due Date: 07/25/24
 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 **\$338.72**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000427 12/4

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

0A00032751 0000033872 072524 0 0 5



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$342.41
Payments	-\$342.41
Current Charges	\$652.01

Total Amount Due July 25, 2024 \$652.01

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

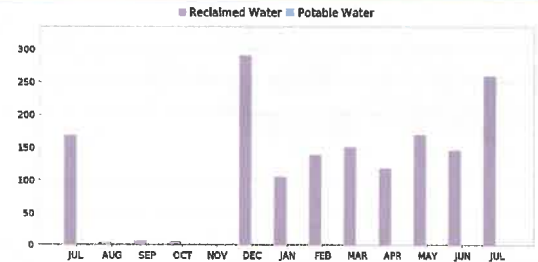
Online
<https://www.clayutility.org/>

X
 @CCUA

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 CCUAFL

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	167.15 kGal	\$452.98
Total Current Charges			\$652.01

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 95885845

Previous Read
 753,300

Current Read
 1,013,750

#16
 720 538-431

RECEIVED
 JUL 08 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: 07/04/24
Due Date: 07/25/24
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 \$652.01

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000429 12/6

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

0A00032752 0000065201 072524 0 0 8



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$490.10
Payments	-\$490.10
Current Charges	\$447.06

Total Amount Due July 25, 2024 \$447.06

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

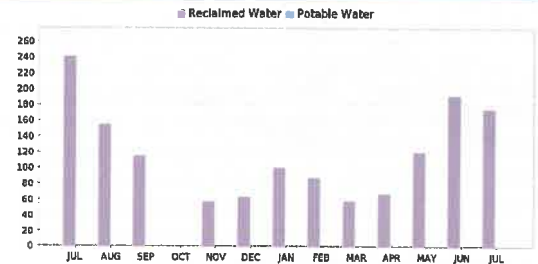
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
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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	128.055 kGal	\$347.03
Total Current Charges			\$447.06

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24
Meter 92332970
Previous Read 743,422
Days: 28
Current Read 918,177

#16
 320-578-431

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 07/04/24
Due Date: 07/25/24
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 \$447.06

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000425 12/2

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 0000044706 072524 0 0 3



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$596.31
Payments	-\$596.31
Current Charges	\$541.01

Total Amount Due July 25, 2024 \$541.01

Account Information

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

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

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

Email
 billing@clayutility.org

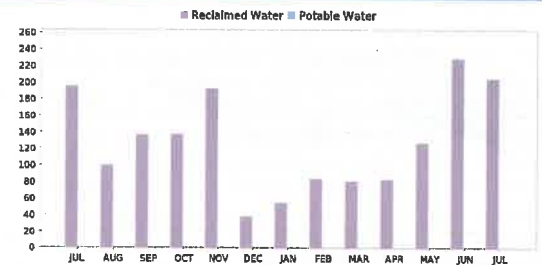
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	29.6 kGal	\$27.23
Reuse Water Usage - Tier 2	\$1.79	10.4 kGal	\$18.62
Reuse Water Usage - Tier 3	\$2.71	165.575 kGal	\$448.71
Total Current Charges			\$541.01

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/24/24

Days: 24

Meter
 86278201

Previous Read
 7,839,096

Current Read
 8,044,671

#16
 320-538-431

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 BY:

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 07/04/24
 Due Date: 07/25/24
 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 \$541.01

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000433 12/10

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

0A00033751 0000054101 072524 0 0 2



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$77.00
Payments	-\$77.00
Current Charges	\$124.63

Total Amount Due July 25, 2024 \$124.63

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

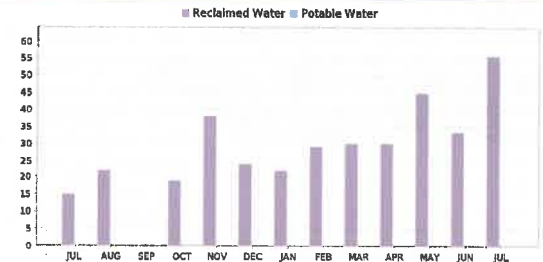
Online
<https://www.clayutility.org/>

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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	9.078 kGal	\$24.60
Total Current Charges			\$124.63

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
87137737

Previous Read
2,131,000

Current Read
2,186,778

#16
220-578-431

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Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date:

07/04/24

Due Date:

07/25/24

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 \$124.63

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
2000000428 12/5

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

0A00037105 0000012463 072524 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$64.62
Payments	-\$64.62
Current Charges	\$217.29
Total Amount Due July 25, 2024	\$217.29

Account Information

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

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

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

Email
 billing@clayutility.org

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

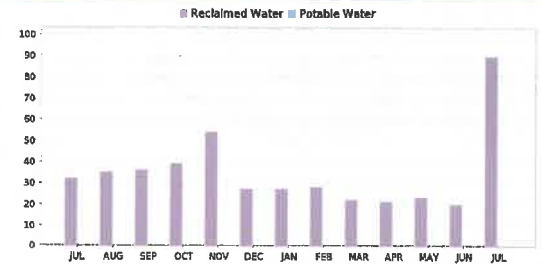
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	34.5 kGal	\$31.74
Reuse Water Usage - Tier 2	\$1.79	12.2 kGal	\$21.84
Reuse Water Usage - Tier 3	\$2.71	43.271 kGal	\$117.26
Total Current Charges			\$217.29

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 87137740

Previous Read
 1,681,764

Current Read
 1,771,735

#16

320-538-431



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date:

07/04/24

Due Date:

07/25/24

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

\$217.29

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A

2000000426 12/3

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

0A00037106 0000021729 072524 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$59.66
Payments	-\$59.66
Current Charges	\$210.81

Total Amount Due July 25, 2024 \$210.81

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/>

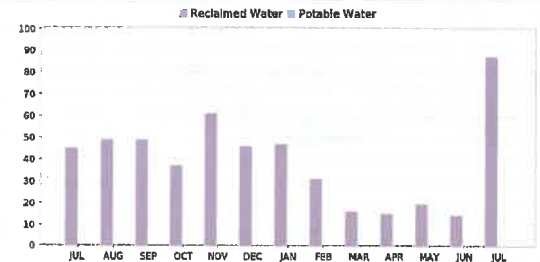
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 @CCUA

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	34.5 kGal	\$31.74
Reuse Water Usage - Tier 2	\$1.79	12.2 kGal	\$21.84
Reuse Water Usage - Tier 3	\$2.71	40.88 kGal	\$110.78
Total Current Charges			\$210.81

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 87777241

Previous Read
 1,952,791

Current Read
 2,040,371

#16
 720-578-431

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 07/04/24
Due Date: 07/25/24
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 \$210.81

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000435 12/12

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



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

0A00037677 0000021081 072524 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$53.71
Payments	-\$53.71
Current Charges	\$89.42
Total Amount Due July 25, 2024	\$89.42

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/>

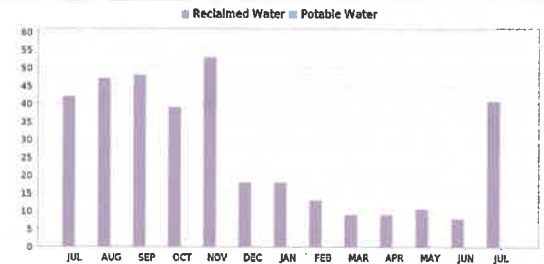
X
 @CCUA

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	6.273 kGal	\$11.23
Total Current Charges			\$89.42

Usage Profile

(KGAL = 1,000 gallons)



#16
 20-978-431

Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 87777245

Previous Read
 924,511

Current Read
 965,284



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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:

07/04/24

Due Date:

07/25/24

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

\$89.42

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000437 12/14

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

0A00040217 0000008942 072524 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$46.41
Payments	-\$46.41
Current Charges	\$383.12

Total Amount Due July 25, 2024 \$383.12

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/>

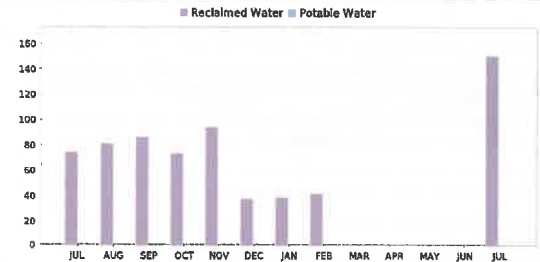
X
@CCUA

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	104.462 kGal	\$283.09
Total Current Charges			\$383.12

#16
320-578-431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
89187072

Previous Read
1,636,171

Current Read
1,787,333

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

Bill Date:

07/04/24

Due Date:

07/25/24

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 \$383.12

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
2000000436 12/13

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



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

0A00040871 0000038312 072524 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current

Bill Date	07/04/24
Previous Balance	\$126.04
Payments	-\$126.04
Current Charges	\$125.78
Total Amount Due July 25, 2024	\$125.78

Account Information

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

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

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

Email
 billing@clayutility.org

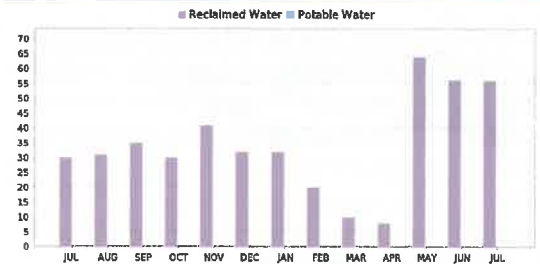
Online
<https://www.clayutility.org/>

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 @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	9.501 kGal	\$25.75
Total Current Charges			\$125.78

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 05/31/24 - 06/28/24

Days: 28

Meter
 89187071

Previous Read
 1,237,369

Current Read
 1,293,570

#16
 320-598-431

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

Bill Date:
 Due Date:
 Account Number:
 Service Address:

07/04/24
 07/25/24
 A00040873
 544 Tynes Blvd, Middleburg

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

Total Amount Due \$125.78

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10705A
 2000000434 12/11

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

0A00040873 0000012578 072524 0 0 2

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



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

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

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

Invoice details

Invoice no.: 32277
Terms: Net 15
Invoice date: 05/16/2024
Due date: 05/31/2024

#82
Repairs & Maintenance
001.330.57200.46000

[Signature]
7-3-24

#	Product or service	Description	SKU	Qty	Rate	Amount
1.		SERVICE REQUEST 39698 - REPAIRS IDENTIFIED DURING APRIL PM				
2.	1. Return Labor	May 10, 2024: Estimated Labor - Tech replaced walk belt and drive belt, and flipped deck on Life Fitness Treadmill INTD SN: HTT104007. UNIT TESTS CORRECT		1.5	\$90.00	\$135.00
3.	2a. Parts	May 6, 2024: Parts for Repair: Walking Belt LF 0K65-01002-0000		1	\$625.00	\$625.00
4.	2a. Parts	May 6, 2024: Parts for Repair: Drive Belt LF 1004417-0001		1	\$28.80	\$28.80
5.	2b. Shipping/ Handling	Apr 10, 2024: Shipping and Handling Estimate:		1	\$51.30	\$51.30
6.		Service Request Details/Notes: 1. Life Fitness Treadmill INTD SN: HTT104007 belt beginning to cup and wearing smooth. Deck is flippable. Should replace tread belt and flip deck.				

Total

\$840.10

Ways to pay



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 139**Invoice Date:** 7/1/24**Due Date:** 7/1/24**Case:****P.O. Number:****Bill To:**

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

REC-11
JUL 02 2024
BY: _____

Description	#1	Hours/Qty	Rate	Amount
Management Fees - July 2024	310 517.24		4,173.75	4,173.75
Website Administration - July 2024	405		104.17	104.17
Information Technology - July 2024	351		150.00	150.00
Dissemination Agent Services - July 2024	313		583.33	583.33
Office Supplies	51		0.12	0.12
Postage	42		148.92	148.92
Copies	425		94.50	94.50
Telephone	41		43.14	43.14

Total	\$5,297.93
--------------	-------------------

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

Balance Due	\$5,297.93
--------------------	-------------------

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

Invoice

Invoice #: 140
Invoice Date: 7/1/24
Due Date: 7/1/24


Case:

P.O. Number:

Bill To:

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



Description	#1	Hours/Qty	Rate	Amount
Property Manager - July 2024	20-536-122		6,250.00	6,250.00
Janitorial - July 2024	330-592-463		1,084.67	1,084.67
 7-3-24				

Total \$7,334.67

Payments/Credits \$0.00

Balance Due \$7,334.67



Clay Electric Cooperative, Inc.

A Touchstone Energy Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9054872

Trustee District:

06

Statement Date:

07/12/2024

Current Bill Due Date:

08/02/2024

Previous Balance

\$45.00

Payment Received 06/24/24

-\$45.00

Balance Forward

\$0.00

Current Charges Due 08/02/24

\$46.00

2023 Capital Credit Allocation: \$21.53

Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

Important Messages

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

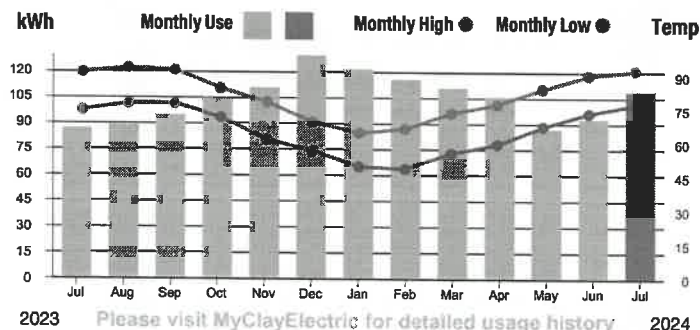
Total
Amount Due

\$46.00

Due Date:
08/02/2024

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	06/10/24	07/11/24	5525	5634	1	109



Current Service Detail

Access Charge		\$32.00
Energy Charge	109 kWh @ 0.0813	\$8.86
Power Cost Adjustment	109 kWh @ 0.0200	\$2.18
FLA Gross Receipts Tax		\$1.11
Clay Co Public Ser Utility Tax		\$1.58
Operation Round Up		\$0.27
Total Current Charges for this Location		\$46.00

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BY:

#100
220578-413

This Month Last Month This Month Last Year Avg Daily High



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.



5530 0 MB 0.571
ARMSTRONG CDD
6200 LEE VISTA BLVD
STE 300
ORLANDO FL 32822-5149

5 5530
C-20

Account Number	9054872
Current Charges Due 08/02/24	\$46.00
Total Amount Due	\$46.00

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



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

9



09054872 0000046006



CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

POWER OUTAGES:

Steps to follow:

- ▶ Check your fuses and breakers to ensure the problem is not within your electrical system.
- ▶ If the outage is not within your system, report it by calling 888-434-9844
- ▶ Always stay away from downed power lines.

DOWNLOAD OUR APP:



Storm evacuation help for those with special needs

With storm season approaching, it's vital for members to be prepared.

If you or someone you know has special needs and requires assistance in case of evacuation, your local government can help. Visit floridadisaster.org/shelters or go to <https://snr.flhealthresponse.com/> to register with the Florida Special Needs Registry.

DEFINITIONS:

Access Charge: The Access Charge recovers some of the fixed costs that come directly from serving an individual member, regardless of how much electricity is used. These costs include the cost of the meter, wire and other equipment used to deliver electricity to the home or business, as well as meter reading technology and billing expenses. All utilities have some type of an access charge.

Power Cost Adjustment: The Power Cost Adjustment reflects the increases/decreases in the co-op's cost of power purchased wholesale from Seminole Electric Cooperative. The fluctuation in the Power Cost Adjustment is largely caused by changes in the cost of fuel for generation.

Operation Round Up: Operation Round Up is a program to generate and collect voluntary donations that are used to benefit organizations in Clay Electric's service area for the purpose of improving the quality of life of our members and their communities.



Auto Pay
Free recurring payments from checking/savings or from a credit/debit card. Enroll at ClayElectric.com.



By Phone
Free with checking/savings account, or credit/debit card. Call (844) 936-2704.



Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.



Pay Stations
\$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.



Mail
Mail check or money order to: Clay Electric Cooperative P.O. Box 308 Keystone Heights, FL 32656



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

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District 06
Statement Date: 07/12/2024
Current Bill Due Date: 08/02/2024

Important Messages

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

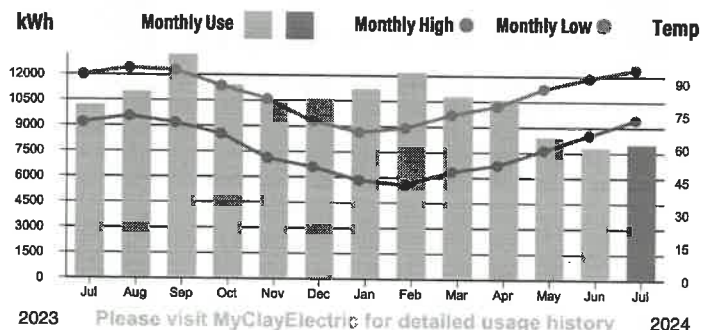


Previous Balance \$869.00
Payment Received 06/24/24 -\$869.00
Balance Forward \$0.00

Current Charges Due 08/02/24 \$888.00
2023 Capital Credit Allocation: \$618.96
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

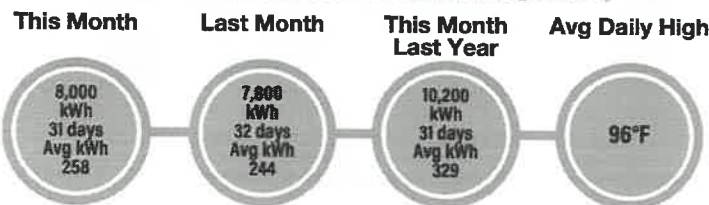
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	06/10/24	07/11/24	3151	3191	200	8,000



Current Service Detail

Access Charge		\$32.00
Energy Charge	8,000 kWh @ 0.0813	\$650.40
Power Cost Adjustment	8,000 kWh @ 0.0200	\$160.00
FLA Gross Receipts Tax		\$21.59
Clay Co Public Ser Utility Tax		\$23.22
Operation Round Up		\$0.79
Total Current Charges for this Location		\$888.00

RECEIVE
JUL 22 2024
BY: _____



#100
370-572-43



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



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082120
Current Charges Due 08/02/24	\$888.00
Total Amount Due	\$888.00

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 0000888002

POWER OUTAGES:

Steps to follow:

- ▶ Check your fuses and breakers to ensure the problem is not within your electrical system.
- ▶ If the outage is not within your system, report it by calling 888-434-9844
- ▶ Always stay away from downed power lines.

DOWNLOAD OUR APP:



**Hurricane Season
June 1- Nov. 30**

This year's hurricane season is predicted to be more active than usual. Make sure you're ready and have a plan in place.

Get a copy of our free preparedness guide at ClayElectric.com/storm-center

Storm evacuation help for those with special needs

With storm season approaching, it's vital for members to be prepared.

If you or someone you know has special needs and requires assistance in case of evacuation, your local government can help. Visit floridadisaster.org/shelters or go to <https://snr.flhealthresponse.com/> to register with the Florida Special Needs Registry.

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Auto Pay
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By Phone
Free with checking/savings account, or credit/debit card. Call (844) 936-2704.



Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.



Pay Stations
\$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.



Mail
Mail check or money order to:
Clay Electric Cooperative
P.O. Box 308
Keystone Heights, FL 32656



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

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 07/12/2024
Current Bill Due Date: 08/02/2024

Important Messages

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

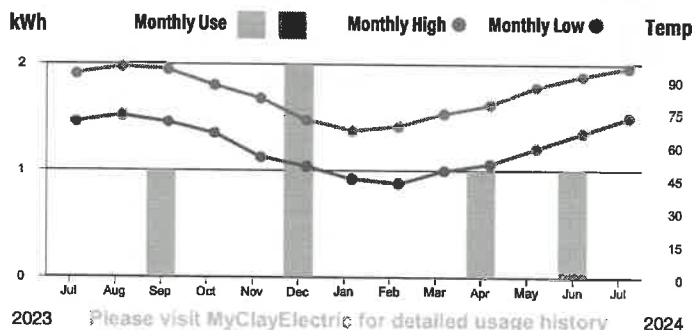


Previous Balance \$35.00
Payment Received 06/24/24 -\$35.00
Balance Forward \$0.00

Current Charges Due 08/02/24 \$35.00
2023 Capital Credit Allocation: \$16.03
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

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	06/10/24	07/11/24	40	40	1	0

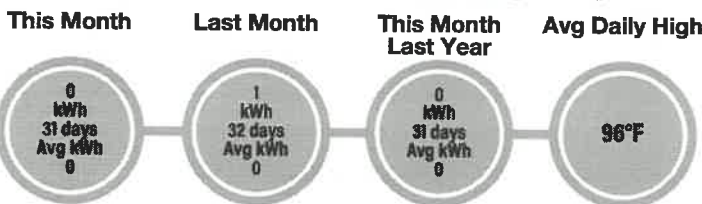


Current Service Detail

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

RECEIVED
JUL 22 2024
BY: _____

#100
720.538.43



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 08/02/24	\$35.00
Total Amount Due	\$35.00

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



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



09082351 0000035000

POWER OUTAGES:

Steps to follow:

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- ▶ Always stay away from downed power lines.

DOWNLOAD OUR APP:

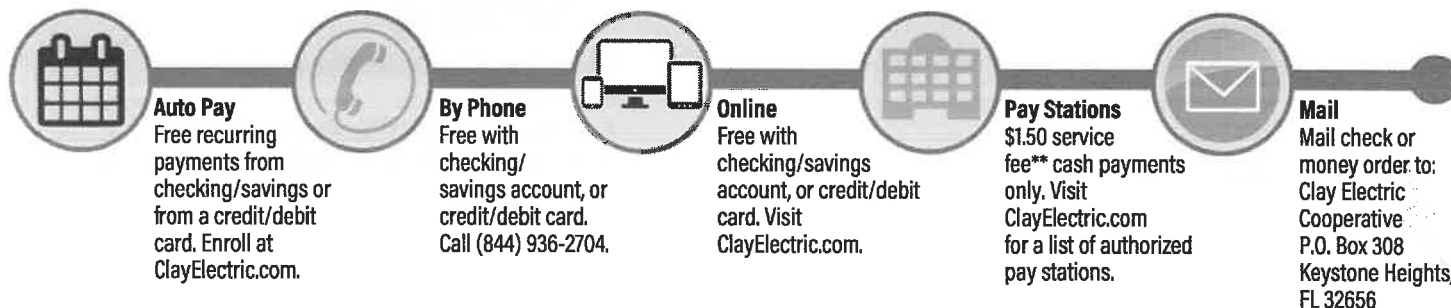


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Statement Date: 07/12/2024
Current Bill Due Date: 08/02/2024

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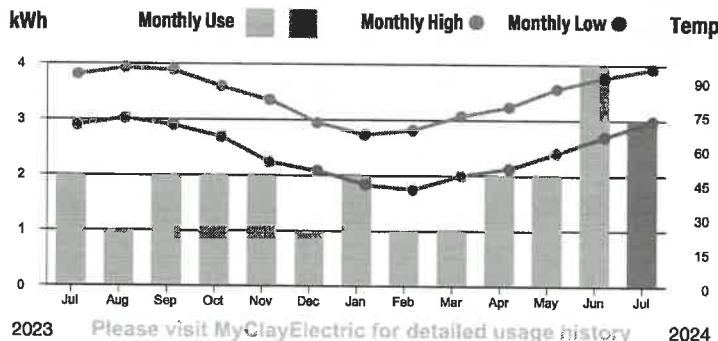
Total Amount Due
\$34.42
Due Date: 08/02/2024

Previous Balance \$34.53
Payment Received 06/24/24 -\$34.53
Balance Forward \$0.00

Current Charges Due 08/02/24 \$34.42
2023 Capital Credit Allocation: \$16.10
Please note your Capital Credits allocation above. This allocation is not a current refund, but will be distributed over future years as Capital Credits are retired. Learn more about Capital Credits: <https://www.clayelectric.com/capital-credits>.

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	06/10/24	07/11/24	91	94	1	3



Current Service Detail

Access Charge		\$32.00
Energy Charge	3 kWh @ 0.0813	\$0.24
Power Cost Adjustment	3 kWh @ 0.0200	\$0.06
FLA Gross Receipts Tax		\$0.83
Clay Co Public Ser Utility Tax		\$1.29
Total Current Charges for this Location		\$34.42



#100
320-538-413



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 08/02/24	\$34.42
Total Amount Due	\$34.42

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



POWER OUTAGES:

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DOWNLOAD OUR APP:



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Online

Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.



Pay Stations

\$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.



Mail

Mail check or money order to: Clay Electric Cooperative P.O. Box 308 Keystone Heights, FL 32656

From: kbehn@naderspestraiders.com
Subject: Invoice for Service
Date: July 22, 2024 at 11:03 AM
To: aperegrino@gmscfl.com



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

INVOICE

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

Service Address [2634163]
Armstrong Cdd
3645 Royal Pines Dr
Middleburg, FL 32068

Invoice # 56993676
Invoice Date 06/25/24
Service Date 06/25/24

Technician Johnny Carpenter
License #
Target Pest
Purchase Order

#70
Mthly
330-572-485

Service	Description	Price
RPC-MONTHLY	<u>Pest Control</u> Service	\$46.00
Subtotal		\$46.00
Tax		\$0.00
Total		\$46.00
Amount Paid		\$0.00
Balance		\$46.00

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.



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

RECEIVED
JUL 18 2024
BY:

INVOICE

BILL TO

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

INVOICE # 10166

DATE 07/01/2024

DUE DATE 07/31/2024

TERMS End of the month

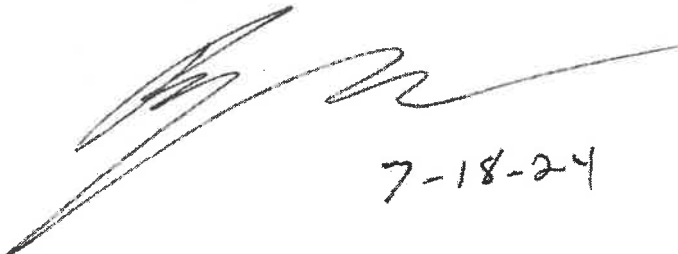
SERVICE MONTH

July

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	96	29.95	2,875.20
Dedicated Officer for 6 Hours Thurs - Sun (July 1 - July 31)			
Holiday Service	1	125.00	125.00
4th of July			

SUBTOTAL	3,000.20
TAX	0.00
TOTAL	3,000.20
BALANCE DUE	\$3,000.20

Security Monitoring
001.330.57200.34500


7-18-24

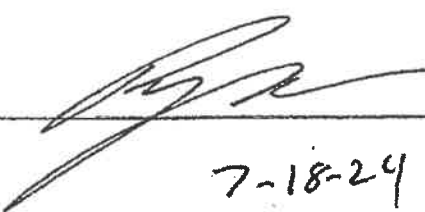
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763


Invoice

Invoice #: 141
Invoice Date: 7/17/24
Due Date: 7/17/24
Case:
P.O. Number:

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

RECEIVE
JUL 22 2024
BY: _____

#	Description	Hours/Qty	Rate	Amount
	Facility Maintenance June 1 - June 30, 2024		1,839.60	1,839.60
	Maintenance Supplies		1,055.19	1,055.19
	Sanitorial Supplies #208.98 001.330.57200.46400			
	Office Supplies #29.49 001.330.57200.57000			
	Pool Permit #300.00 001.330.57200.46700			
	Preventative Maintenance #516.72 001.320.53800.46900			
	Repairs & Maintenance #1,839.60 001.330.57200.46000			
	 #2,894.79 7-18-24			
Total				\$2,894.79
Payments/Credits				\$0.00
Balance Due				\$2,894.79


7-22-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/3/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/5/24	2.28	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/7/24	2.02	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/10/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/12/24	3.38	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
6/14/24	2.3	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/17/24	2.05	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/18/24	0.5	R.A.	Delivered pressure washer to amenity center
6/19/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/21/24	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/24/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/25/24	5.5	R.A.	Milled lumber to correct thickness and length, replaced rotted fence rails with lumber, picked up supplies
6/25/24	5.5	J.S.	Assisted with replacement of front fence, picked up supplies
6/26/24	4	R.A.	Worked on painting fence rails
6/26/24	4	J.S.	Worked on painting fence rails
6/26/24	2.02	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/28/24	2.42	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
TOTAL	<u>45.99</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES



Period Ending 7/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong				
	OS 5/17/24	Home Décor Storage	17.28	R.W.
	5/21/24	Pool Permit	307.29	R.W.
	5/22/24	Net Basketball	6.14	R.W.
	OS 5/22/24	Site Merch Mouse Pad	12.21	R.W.
	JS 5/28/24	Gym Wipes 800ct (4)	105.06	R.W.
	JS 5/28/24	Multifold Towels	49.39	R.W.
	JS 5/28/24	Jumbo Toilet Paper 12 Rolls	54.53	R.W.
	6/22/24	4x6' US Flag	45.98	J.S.
	6/23/24	US Replacement Nylon Flag 4x5	45.98	R.W.
	6/25/24	4"x6" 8' Pressure Treated (2)	42.50	R.A.
	6/25/24	Behr Advanced Deckover Paint	244.95	R.A.
	6/25/24	4" Foam Roller and Tray	8.02	R.A.
	6/25/24	Basic Brush Set 3pc (2)	22.95	R.A.
	7/4/24	3/4 Conduit PVC (5)	60.24	J.S.
	7/4/24	4x4 Junction Box	17.23	J.S.
	7/4/24	3/4" Male Terminal Adapter	0.64	J.S.
	7/4/24	1x3/4" Washer Adapter	1.07	J.S.
	7/4/24	1/2" Strain Relief End	8.98	J.S.
	7/4/24	3/4" Locknut	1.56	J.S.
	7/4/24	3/4" Elbow (2)	3.17	J.S.
		TOTAL	<u>\$1,055.19</u>	

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

			
CARD NUMBER		EXP. DATE	
SIGNATURE		AMOUNT PAID	

ADDRESS

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	7/23/2024	\$995.00

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

0000000731209600100000001995750000009950050

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

Armstrong CDD - Greyhawk
Invoice Due Date 7/19/2024

3645 Royal Pines Dr Orange Park, FL 32065

Invoice 1917718

PO #

RECEIVED
JUL 24 2024
BY: 

Invoice Date	Description	Quantity	Amount	Tax	Total
7/19/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00
<p>#77</p> <p>Treated ponds for shoreline weeds, algae and aquatic weeds. Pond 3 algae will take multiple treatments to control. If you have any questions or concerns, please call Trey at (904) 610-2552. Thank you.</p> <p><i>Lake Maintenance</i> <i>001.320.53800. 46800</i></p> <p><i>[Signature]</i> 7-24-24</p> <p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p>					
				Credits	\$0.00
				Adjustment	\$0.00
				AMOUNT DUE	

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

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

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

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

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



Invoice

Invoice#: 210991

Date: 06/28/2024

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

Project: Armstrong CDD Maintenance

#21
320 578-462

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

Notes:

Invoice Total: \$11,197.91

Landscape Maintenance
001, 320. 53800. 46200

 7-24-24



Invoice

Invoice#: 211225

Date: 07/28/2024

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

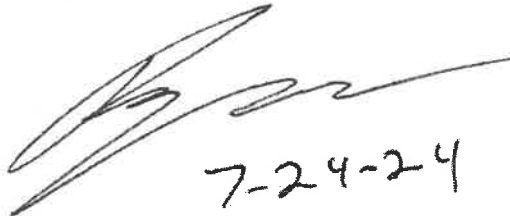
Project: Armstrong CDD Maintenance

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

Notes:

Invoice Total: \$11,197.91

#21
Landscape Maintenance
001.320.53800.46200


7-24-24