

ARMSTRONG

Community Development District

SEPTEMBER 12, 2024

AGENDA

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

September 5, 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, September 12, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Approval of the Minutes of the August 8, 2024 Meeting
- IV. Discussion Items
 - A. Cost Share Agreement with Armstrong Owners Association
 - B. Landscape Scope of Services
- V. Ratification of Requisition No. 90
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Facility Manager - Report
- VII. Supervisor's Requests and Audience Comments

VIII. Financial Reports

A. Financial Statements as of August 30, 2024

B. Check Register

IX. Next Scheduled Meeting – October 10, 2024 @ 3:30 p.m. at Plantation Oaks Amenity Center

X. Adjournment

Board Oversight

Amenity Center – Supervisor Lopez

Security – Vice Chairman Brown

Landscape and Common Areas – Chairman Taylor

Pond Maintenance – Supervisor Hernandez

Finance and Accounting – Supervisor Bowen

THIRD ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, August 8, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Chairman
Cameron Brown	Vice Chairman by telephone
Christine Bowen	Supervisor
Cherie Hernandez	Supervisor
Jose Lopez	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Kyle Magee	District Counsel's office
Bill Schaeffer	District Engineer
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chadwick Milton	Tree Amigos

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Lopez corrected a statement he made at the last meeting, he was talking about the fountain not a pond.

Ms. Williams stated my concern is the contractors and understanding what supervisors do off- meeting time as far as who is responsible for what and how are they going to be accountable to us as owners when we come to these meetings. I would like to hear who is responsible for what. As an example, the lakes. If you are the supervisor responsible for that what was the progress you made for the month. Something like that, some kind of reporting accountability from you. You should be able to give us an update if you are responsible for something.

Mr. Taylor stated this section of the agenda is for anything specific to an agenda item. If it is general comments, it is the second public comment section at the end of the meeting.

Ms. Williams stated Ryan is responsible for supervising the contractors, right.

Mr. Soriano stated that is on me.

Ms. Williams stated overseeing them to make sure we are getting our money's worth.

Mr. Soriano stated that is one of the things we are going to discuss today.

Ms. Williams stated I want to make sure the board understands we are paying Ryan a lot of money to manage that and I thought your job was to make sure the people are cutting the lakes: they are not cutting the lakes. The Lake Doctors are not doing their job. I have not seen a Lake Doctor on my lake at all. There is debris all the way down to the end of that lake and when it is hot it starts smelling. At the beginning Ryan was there a lot, I don't see you on the property anymore.

Mr. Wilson stated I'm on the property all the time.

Mr. Soriano stated the board members don't have any responsibility as far as going out and doing any of the work; they are there to guide us, but it is not their responsibility. Your question was what are they responsible for; they are policy makers they are not workers.

Ms. Williams stated they oversee, they give direction.

Mr. Soriano stated the board as a whole gives the direction.

Ms. Williams stated but each person here has been assigned a duty.

Ms. Giles stated the oversight is for you to have flexibility. Christine as an example, you trust she is reviewing the financials every month so she has been tasked to overlook the finances and she will call me from time to time and ask questions and point things out. Kendrick has the amenity center and from time to time he pops in.

Most of my district's don't even have that. It is not a requirement in the Florida Statutes, but it gives the supervisors an opportunity to work closely with the staff if they want to.

Ms. Williams stated a lot of people are complaining about the lakes, landscape and about Ryan.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor Deal

Mr. Taylor stated we appreciate the work he did while he was on the board.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor Supervisor Jeffrey Deal's resignation was accepted.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/24)

On MOTION by Ms. Bowen seconded by Ms. Hernandez with all in favor Jose Lopez was appointed to fill the unexpired term of office.

C. Oath of Office for Newly Appointed Supervisor

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

Ms. Giles stated we will go over the forms and paperwork at the end of the meeting.

Mr. Schaeffer joined the meeting at this time by telephone.

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

Ms. Buchanan stated one additional item is the ethics requirements. Soon you will be required to complete four-hours of ethics training starting January 1, 2025. We generally advise if you have a question that you think might create an ethics issue just reach out to Marilee or myself.

Ms. Giles stated I recommend you create a separate email account just for CDD business. You can talk to the other board members about sports and school and kids and everything but not matters that are going to come before the board unless we are in a meeting.

D. Consideration of Resolution 2024-07 Election of Officers

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2024-07 adding Cherie Hernandez and Jose Lopez as assistant secretaries of the district was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 11, 2024 Meeting

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the minutes of the July 11, 2024 meeting were approved in substantial form amending a reference to a pond not fountain.

FIFTH ORDER OF BUSINESS**Consideration of Proposal for LED Lights for Pond Fountain**

It was the consensus of the board to repair the fountain as previously authorized and hold off on the LED lights.

SIXTH ORDER OF BUSINESS**Discussion Items****A. Cost Share Agreement with Armstrong Owners Association**

Ms. Giles stated Jay will cover items A and B. Christine noticed on the budget and financials one of the revenue items decreased greatly and that is because of the cost share agreement. This cost share agreement is \$1,100 for Tree Amigos to cut part of Royal Pines and a meter that we split the cost with them. The usage of that meter declined and the revenues declined also.

Mr. Soriano stated they do have maps they are working on that are better pointing out locations for these meters. This meter is all the way up in the commercial area. The meter sits outside the Pizza Hut, and it serves everything to the light but also back into your neighborhood. We don't have good maps and I don't have an understanding of how it was spit up. Originally the design of this neighborhood was going to be one neighborhood and you were a part of Eagle Landing. You have to have the cost share because there is no way to split that pipe. Then we have the 50/50 and we were trying to figure out if that is fair. When we went through and I have been able to see the maps and zones and where they feed, you are getting more than 50% of that pipe's water. You have more zones inside the district than they have. There are other items on the cost share that we want to address such as the mowing.

Ms. Bowen stated on that meter there can be multiple clocks.

Mr. Soriano stated there could be. They said they had clocks in the commercial zone and there is one more meter back there. There are 24 zones that are ours. We traced the maps down through the old engineer and the as-builts from GreenPointe for the stuff inside the neighborhood. We still need their input of how everything is set up. We want those maps because if there is a gate valve someplace in the ground it could be diverting water from the meter to another area.

Ms. Giles stated before Jay moves on if there is going to be a change to this cost share agreement the board needs to let us know so we can work with district counsel. There is a process to break this agreement and establish a new one.

Mr. Taylor stated we need to look at the landscape up there. We shouldn't be paying to cut landscaping in front of a commercial area; the commercial area should pay for that.

Ms. Giles stated when they cut we do get reimbursed \$1,100.

Ms. Buchanan stated that is increased as the landscape contract increases.

Ms. Giles stated let me make sure that is happening.

Mr. Soriano stated we pay the bill and get reimbursed. We can work to change that and we want to check the repair bills. The cost share is just for the cost of the maintenance.

Ms. Bowen stated I think we need to continue to review the repair side and that will affect the landscape cutting and do it at once.

Mr. Lopez stated also look into the cost share percentage.

Mr. Taylor stated separate the landscape. I don't want them billing us and we have to accept payment.

B. Landscape Contract

Mr. Soriano stated at the last meeting the board expressed concern for quality and service. We included the current contract in the agenda package. It is a little more generalized and the scope of service starts on page 48. This was provided by Tree Amigos. When you start off a neighborhood when it is a small district the developer or builders just solicit bids. The contract is set up around what they can get. Kutak Rock has helped with better scopes in other districts that help us hold their feet to the fire in the contract and that is what I have handed to you. If you follow their scope compared to what I have given you, ours is a lot more detailed. It is still some of the same wording just theirs is a little more vague. That leaves things open to interpretation and also an argument, if they are not doing their job realistically by their wording almost all the stuff they are actually hitting their job. There are things we would have to prove and hard to say they are in breach of contract but when you have a more detailed contract that is a little easier. This is not everything. This is things I pulled from multiple districts and I tried to match them to your property, cutting, trimming, edging, fertilization, shrub care and those types of things and put dates in there and a little more detail. I want to point out the things not just for detail but broken down

by pricing. There has been a change in ownership, and they are going to be doing better reporting, a little more detail work. I would like to work with them on this and get them to agree to a lot of things. These are not really a change. This is not a final document and we can change the wording. I prefer to work with them to get it right rather than going out with an RFP. We have had concerns with responsiveness, and I would like to work with them but if they don't agree then you may decide to go out with an RFP.

If you decide in a month or so you are not happy then I will need this document to go out for an RFP.

Ms. Giles asked how do you want to do this? First collectively as a board they are interested in this.

Mr. Soriano stated we can have a discussion and I can get input and I can note on there, but if they want to review this and send me information that you see as problematic.

Ms. Giles asked are we going to revisit this at the next meeting?

Mr. Taylor stated yes. In the meantime, we will send revisions to Jay and finalize it at the next meeting. Do we want to meet again before it goes to Tree Amigos or do we want Jay to read through it all and then take it to Tree Amigos before the next meeting?

Ms. Bowen stated we all need to be on the same page.

Ms. Giles stated we are not going to change the contract between now and the next meeting; Jay is looking for your input to the example he gave you. I don't anticipate you are going to have a lot of changes. This is a solid scope but there may be something specific to Armstrong you want to tweak a little bit. Once you get their input and it is all smooth you are going to share it with Tree Amigos and then bring it back?

Mr. Soriano stated I can share it with each one of them and send it out as an updated email as this is what I'm going to work with Tree Amigos on, thank you for your input. Hopefully, they pretty much agree with everything and it is not a negotiation back and forth because then it comes back to you and you have to decide if you want to continue or go out with an RFP.

C. CDD Goals & Objectives

Ms. Giles stated I think Katie has to drop off the call and Kyle will go over this new requirement and I will explain how it applies to Armstrong CDD.

Mr. Magee stated in the last legislative session there was a bill that passed and it now requires that all special districts starting October 1, 2024 to establish goals and objectives for each program and activity and develop performance measures of standards to assess whether those goals and activities are being met. It is the first year this legislation is in effect and our recommendation to all of our districts has been let's start with the basics as far as goals and objectives the first year to ensure the district can comply with them and we have a good clean slate and are meeting those objectives. Once we get through the first year if the board wants to revisit we could potentially start making objectives that are a little more tailored to the district. This first year we are recommending to set our goals and objectives to basic stuff the district is already doing to meet other statutory requirements. GMS has identified several categories as well as some potential goals for the district to adopt to meet the new legislative requirement. They also provided an annual reporting form that will meet that portion of the statute. The only requirement is that the district needs to have this in place by October 1.

Ms. Giles stated we did look at some simple metrics that we could set for goals and objectives and those are here. We have one more meeting before this goes into effect. You can accept these or we can table it and we can have discussion if you want to change them. The annual report is due by December 1, 2025. Going into next year I will put this on the agenda a little sooner to give the board the opportunity to change them or keep them the same, whatever you want to do.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the 2025 goals and objective were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Mr. Schaeffer stated the first item is actual stormwater permit that was issued when the Armstrong parcel was permitted with the St. Johns River Water Management District. That has a condition 21 which is why we put together the proposal. I set this letter agreement up as a shopping list of things you may need so that you will know what it would be down the road. The intent is to educate you on what it is that needs to be done and then give you some general ideas of what

we will do in order to meet those requirements and give you an idea of what some of the fees would be and if we go out there and we to inspect the ponds and saw some things that needed to be fixed, some maintenance that needed to happen.

Mr. Schaeffer read into the record the conditions and process and responsibility of inspection of the stormwater system.

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor the engineering agreement for task 1 and 2 for pond bank inspection in the amount of \$2,500 was approved.
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C. District Manager – Discussion of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the fiscal year 2025 meeting schedule reflecting meetings on the second Thursday of the month was approved.
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Ms. Giles stated we have two new supervisors. Is the board interested in making any changes to the board oversight or did someone want to take landscape or pond maintenance. Those the two that were just vacated.

Mr. Lopez stated I would like the amenity center because I am there a lot if Kendrick doesn't mind.

Mr. Taylor stated I don't mind. I am there a lot as well and if you want that, I will take on the landscaping.

Ms. Giles asked Cherie, are you good with pond maintenance?

Ms. Hernandez responded yes.

Ms. Giles stated just to remind the board, this gives staff a supervisor to talk to about their particular area. A lot of times if the board gives us not to exceed amounts, then staff can work with a particular supervisor within that not to exceed amount.

Mr. Taylor stated just for clarification this does not make you the decision-maker for that area, it is just as a liaison with staff.

D. Facility Manager- Report

Mr. Wilson gave an overview of the facility manager's report, copy of which was included in the agenda package and stated my number is on the window and if there is an issue with landscape or ponds, give me a call.

Additional discussion: replacement of pool grates, line of sight issues, trim/relocate trees, ants in pool area.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Bowen introduced Chadwick of Tree Amigos who is the new point of contact. Are you onsite when are working?

Mr. Milton responded yes, I'm onsite once a week. There are new processes coming in for the crew leader who will be sending before and after pictures on weekly service.

Mr. Soriano stated that will be very helpful with resident complaints.

Ms. Bowen stated a week or so ago there was an issue with the meter boxes that Clay County fixed. I would like to know if that leak affected our water bill.

Mr. Lopez stated I have noticed the areas by the mailboxes collect a lot of trash and the mowers don't pick it up. Be cognizant of those issues in the mailbox area.

Ms. Williams stated will the proposal you just approved for the lakes give us a good snapshot of the lakes?

Ms. Giles stated pond banks.

Mr. Soriano stated it is not for water quality or anything like that, it is for the design of the lake, to ensure we are maintaining the proper slope.

Ms. Williams stated if there is a plug in the outfall, that would be public works.

Mr. Soriano stated I don't know that there are any plugs in yours. The last time I talked to them they said everything was good. The pond design in this area is very good and that is why we don't have standing water after a storm.

Ms. Williams asked do you to this on a monthly or yearly basis? Do you have reports on that?

Mr. Soriano stated I don't do it monthly. The last time I talked to them was on Amberly and that was two or three months after we came on, because of the complaints. You have a different lake service because of the complaints about algae. I don't call on a regular basis just to clear out culverts that don't need to be cleared because they won't respond anymore. They have

their own schedule they are supposed to do. You may want to follow-up and ask them what is the normal expectation to do an inspection. I don't know that they would tell you right away, but they do have a standard.

Ms. Williams asked what is Lake Doctor's responsibility?

Mr. Soriano stated the Lake Doctors is just the chemical side to make sure your water chemistry is better and that helps cut down algae. It's not going to get rid of it. Your ponds are better than they were last year at this time. Picking up trash is not in their contract.

Ms. Williams asked is that something the property manager can do?

Mr. Soriano stated he can help out but he just has so many hours, that is not really what he does. We put in a few extra hours to do things like maintenance, but he does everything.

Ms. Williams stated he has down time because I see him sitting in the office a lot.

Mr. Soriano stated just because you see him sitting there doesn't mean he is not working on something. The majority of his scope is to be the facility manager there.

Ms. Williams asked will the resident be able to give input on the goals and objectives or is that on the state level?

Ms. Giles stated today the board accepted the goals and objectives that were recommended. Residents can attend all the meetings and make recommendations. They are on the website in the agenda package if you want to review them.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 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 – September 12, 2024
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting is scheduled for September 12, 2024 at 3:30 p.m. at the same location.

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the meeting adjourned at 5:44 p.m.
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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH 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.

Exhibit A

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY**

October 1, 2024 through September 30, 2025

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

- | | |
|--|-------|
| 1. Mowing (Amenity Center, Roadways)-Edging,
weed-eating, weeding of beds, blowing and weeding of turf. | _____ |
| 2. Pruning (Shrubs and Trees) | _____ |
| 3. Palm Pruning (Canary Date / Sylvester's and Washingtonian) | _____ |
| 4. Cleaning litter, bogus signs | _____ |
| 5. Pesticide/Fertilization Application | _____ |
| 6. Irrigation Inspections and Repairs | _____ |
| 7. Mulch/Pine Straw Installation | _____ |
| 8. Annual Flower Rotation | _____ |
| 9. Certified Playground Mulch Maintenance and Replenishment | _____ |

Total Proposal Price (Items 1-9)	_____
---	-------

Proposal Summary By Month (Reflect seasonal variations by month)

October	
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

Armstrong Community Development District Landscape and Irrigation Maintenance Services

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:	Unit Price	Total Cost
Sodded Bermuda 419 Lawn, SF Stripped and Installed	_____ S/F	
Sodded Argentine Bahia Lawn, SF Stripped and Installed	_____ S/F	
Sodded St Augustine Lawn, SF Stripped and Installed	_____ S/F	
3" Deep Pine Straw (2 x annually) 6550 bales per application*	_____	_____
3" Deep Pine Bark (2 x annually) 250 C/Y per application	_____	_____
3" Deep Cert. Playground Mulch (per specs.) 270 C/Y per application	_____	_____
St. Augustine (stripped and laid) 10,000 sq. ft.	_____	_____
Intermediate perennial Rye Seed		_____
* Pine straw bales may be traded off as credit for pine bark mulch		

SHRUBS/TREES:	Unit Price	Total Cost
1 Gallon plants 500	_____	_____
3 Gallon plants 500	_____	_____
Agapanthus (1Gal)	_____	
Azalea (3 Gal)	_____	
Ligustrum (3 Gal)	_____	
Loropetalum (3 Gal)	_____	
Lantana (1 Gal)	_____	
Holly (3 Gal)	_____	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year	_____	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year	_____	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year	_____	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year	_____	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year	_____	

FLOWERS:	Unit Price	Total Cost
Annuals (4" pots) including installation	_____	_____
Flowers for Change Outs (4 x annually) 3280 per change out	_____	_____

PEST/WEED/FERTILIZER:	Unit Price	Total Cost
Top Choice Application	_____	_____
St. Augustine Fertilization	_____	_____
Bermuda Turf Fertilization 10 applications	_____	_____
Shrub Fertilization (8-10-10 with micronutrients)	_____	_____
Tree fertilization (14-14-14 with micronutrients)	_____	_____
Palms (High Manganese Combo)	_____	_____

IRRIGATION:	Unit Price	Total Cost
A. Rainbird ESP 32		_____
B. Hunter ICC		_____
C. Hunter ACC 2 Wire		_____

PLEASE PROVIDE RATES FOR THE FOLLOWING:	Rate
A. Mowers	_____/per acre
B. Bush Hog	_____/per hour
C. Tractor	_____/per hour
D. Supervisor with Transportation	_____/per hour
E. Laborer with Hand Equipment	_____/per hour
F. Truck	_____/per hour
G. Irrigation Tech Labor Rate	_____/per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	_____/per hour
B. Laborer w/ hand equipment	_____/per hour
C. Supervisor	_____/per hour
D. Truck	_____/per hour

Exhibit B

Armstrong Community Development District

Landscape Specifications

General Requirements:

The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for Armstrong CDD.

Reporting:

Contractor will assist in developing detailed service maps for cuts and irrigation. The Contractor will notify Owner/District representative when a service will be performed. This will be accompanied by an outlined monthly report submitted to the Owner.

- a) Monthly Property Inspection: Once per month a senior representative from the Contractor shall accompany the On-site Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.
- b) Irrigation Reporting: monthly inspection of the irrigation system is complete as defined here after, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the On-site Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**
- c) Attendance Requirements for CDD Board Meetings: Upon request of the district, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the On-site Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.

Schedule of Service:

The Contractor will be on site weekly to complete the scope of work. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand company vehicles shall not be parked in any area that may block traffic. Contractor service vehicles must be indicated by company logo, licensed, and tagged. All company personnel shall be in company uniforms.

Mowing:

The Contractor shall mow within the contract areas as described below (and also shown on maintenance map):

- **St Augustine and Bahia areas:** 1 time per week through Monday and Friday during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall be defined to include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. **(For a total of 41 cuts)**

Edging and String Trimming:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the cool season. Care shall be taken not to damage fence posts, signs, up lights, light poles or discharging of clippings into lakes or other bodies of water. Contractor shall be responsible for repairs to all stucco surfaces in the event of damage by trimmers, mowers, and weed eaters.

- a) Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain

shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.

- b) The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.
- c) Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- d) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**
- e) Care should be taken not to damage fence posts, light poles or other structural items or fixtures

Trimming/Palm Pruning:

Shrubs, vines, and ornamental trees shall be pruned to maintain their desired natural shape and to maintain appropriate distances between pedestrians and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards. Medjool Palms shall be trimmed twice yearly. Palm trees around the pool deck shall be trimmed as needed to prevent seed pods from dropping into the pool and onto the deck.

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas in the median shall be clear of vegetation or obstruction to a height of 8 feet.
- All ornamental grasses, and hedges within sight lines will be cut back two (2) per year, once in the spring, no later than May 15, and once in the month of August. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager.

Pruning shall include removal of all dead wood and up limbing of multi-stem trees wherever irrigation is blocked. Bike paths and walking trails shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Community/Operations Manager. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager

Weeding of Landscape Beds:

Plant beds, natural areas and hardscape shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means. Post and Pre-emergent herbicides shall be used. Care shall be exercised not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractor's expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt, and other debris.

Turf, Shrub, and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs, and other grass and plant pest as well as plant and grass fungus. When possible, low application rates will be utilized to help reduce environmental stress. All chemicals and pesticides shall be purchased and obtained as to the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Any applications at the amenity center sports fields require prior approval from the On-Site Community/Operations Manager.

Amenity Center and Pool Deck Areas:

Fire ant control will be done using Top Choice granular fire ant bait. Broadcast application will be done in March. Spot treatments will be done as needed to control mound outbreaks.

Seasonal Color:

Annuals shall be changed out at a minimum of 4 cycles annually with additional change outs to be done as needed at Contractor expense to ensure constant color. Color, species, and bed design shall be approved by the Manager prior to installation. Additional soil amendments, fungicides and insect applications will be performed as needed to maintain vigorous growth and color. (See Map for Locations)

Mulching:

Contractor will mulch/pine straw twice per year, in November and May. The mulch/straw will be installed at a depth of at least three (3) inches and shall match the existing mulch. Mulch/pine straw will be distributed evenly and not piled around plants and tree trunks.

Irrigation Inspection and Repair Guidelines:

Monthly inspections (12 inspections/per yr.) to all controllers and the full irrigation system including battery controllers will be performed by the Contractor and shall include:

- All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas when possible.
- Inspect all valve boxes for broken or missing lids, replacing as needed
- Relocation or adjustment of heads to accommodate plant growth as needed
- Adjust as needed the controller to provide proper application of supplemental water while following the required SJRWMD guidelines.
- Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
- Adjust watering schedules as required by association manager as needed to accommodate special events and sports activities.
- Watering schedules will be adjusted as needed based on seasonal rainfall amounts.
- A written report outlining all zone inspections shall be provided to the property manager upon completion of the inspection.
- Contractor must provide an on call 24 hour emergency service person that is familiar with the system.
- Contractor will maintain testing and certification records on all backflows connected to the system.
- Contractor is to provide quarterly pump and well service through a licensed well contractor that is NOT the irrigation contractor. Licensed well contractor is to be approved by the On-Site Community Operations Manager and a full report will be provided to this manager.

The annual inspection contract amount shall include all of the following repairs as needed, and pre-approved in an amount of up to \$???. With notification of amount and detail to the on-site management, Any and all repairs above this amount will need to be approved before hand with the on site management through the board. During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is “under repair”. These flags and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents. All irrigation repairs shall be included within 24 hours of notification unless otherwise approved by the Amenity General Manager or designee.

- Lateral Line Repairs
- Valve repair and replacement as required
- Solenoid Replacement
- Head replacement, raising and adjusting as needed
- Wire splices, locating cut wires as needed.
- Valve Box Replacement as needed.

- Decoder repair and replacement as needed
- Battery replacement in all controllers as needed to maintain memory functions

Other than major repair needing time-sensitive approvals, **any** damage to the landscape due to an irrigation related issue, be it over or under watering, shall be repaired or replace at the landscape Contractor's expense. There shall be no extra costs for special service calls for repairing, adjusting or maintaining the irrigation system unless the damage is due to vandalism or power surges. All irrigation repairs shall be completed within 24 hours of notification.

Debris and Trash Removal:

- a) Policing of grounds will on each visit/day per week, 52 weeks per year. Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Amenity General Manager or designee or staff.
- b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.
- c) Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.
- d) Natural Areas defined as visible areas (within 5' of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

Fertilization and Weed Control of Turf Areas:

All St. Augustine lawn areas shall be fertilized with granular slow release fertilizers using the following minimum schedules. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick and one that does not promote surge growth or burning. Contractor is responsible for replacement of grass that is damaged due to lack of maintenance. Fertilizers shall be sulfur coated. One pound of total nitrogen shall be applied per 1000 per application. Nitrogen will be in slow release form. Weed control in turf areas shall be done as needed to maintain a healthy weed free appearance. Pre-emergent herbicides shall be applied in the spring and fall. PH/Fertility testing will be done prior to the spring fertilization to determine nutritional requirements and adjustments needed. Contractor shall submit test results to the Manager.

Fertilization of Shrubs and Trees and Annuals:

Shrubs and trees shall be fertilized twice yearly with a balanced slow release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing fertilizers and/or minor elements shall be treated as necessary. Applications will be made in March and November. Palms shall be fertilized with palm fertilizer four (4) times per year and treated with fungicide every 90 days. Seasonal annuals will be fertilized on 30 day cycles utilizing water soluble nitrogen.

Playground Areas:

- All playground mulch will be raked out and redistributed monthly to fill holes and voids.
- Each playground will receive a fresh application of Certified Playground Mulch once annually at the discretion of the Manager.
- All playground areas will be weeded a minimum of once monthly.

Storm Damage and Clean Up:

The contractor shall not be responsible for cleaning after or removing the debris or results of damage caused by major flooding or hurricanes as part of this agreement. (Except for normal removal of palm fronds and miscellaneous tree, or shrub debris from storms.)

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the Manager on quality inspections at a minimum of once monthly. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection. A mandatory written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall include fertilization and pest control schedules as well as special projects needing attention.

General Notes:

Traffic control through all work zones under this contract shall comply with the most current State of Florida Department of Transportation 'Roadway and Traffic Design Standards' available at:

Florida Department of Transportation

Maps and Publication Sales

Mail Station 12

605 Suwannee Street

Tallahassee, Fl 32399-0450

Phone: (850) 414-4050

Fax: (850) 414-4915

www11.myflorida.com/rddesign/publications/pub.htm

Licensure:

Contractor must have and maintain the appropriate licensure for business operation within the appropriate counties. This includes irrigation licensing, pest control business license and applicable business license. Prior to using any subcontractors, the association must first approve said subcontractors. All subcontractors are required to be licensed, insured and provide that documentation. Any intentions to utilize subcontractors to complete any portion of this RFP should be outlined and disclosed with the proposal.

FIFTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017

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

- (a) Requisition Number: **90**
- (b) Name of Payee: **The Lake Doctors**
PO Box 20122
Tampa, FL 33622-0122
- (c) Amount Payable: **\$5,897.00**
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable):

Invoice #1938167 – Installation of new pump, motor & start box for the fountain.
- (e) Fund or Account from which disbursement to be made:

Series 2017A Construction Account - \$5,897.00

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,
or
☐ this requisition is for Costs of issuance that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund or the 2017 Cost of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
- 4. each disbursement represents a Cost of the Project which has not previously been paid, and
- 5. The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee

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

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

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

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: Mauli D. Sheth
Responsible Officer

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

If this requisition is for a disbursement from other than Costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2017 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

M. E. Sheth
Consulting Engineer 9-5-24

MAKE CHECK PAYABLE TO:


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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	8/21/2024	\$5,897.00

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

00000007312096001000000020691000000058970084

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

Armstrong CDD - Greyhawk
Invoice Due Date 8/16/2024

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 1938167 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/16/2024	Fountain Repair		\$5897.00	\$0.00	\$5897.00

The new pump, motor and starter box were installed on the fountain today. The existing motor cable was used. The motor cable had a perfect Meg reading. The fountain is now running properly again. Thanks.

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

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$5897.00

This Invoice Total:

\$5897.00

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

SIXTH ORDER OF BUSINESS

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: August 12th 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	0

Room Rentals

rentals in month of Aug- 2

Special Events

None This month

Operations:

- Back to School Bash was a success
- I Walked to ponds on 8-15-24 picked up trash I could reach
- We painted to dog park
- One of the gates at the dog park was fixed
- Painted the address numbers on the Amenity center
- Cleaned the drains on the side of the pool
- Sent off the sample chair sling for measurements. 10 will be replaced once they are returned
- Me and Jose moved around a few of the pool umbrellas to get them out of the walkways
- Security guard did not show up on the 29th and the 30th. We now have a new guard onsite. I also made sure we will be credited for the time missed.
- We busted up and removed the small concrete slab where the bench used to be
- I got in contact with Pollywood about a few broken chairs at the firepit. They are sending 4 new backs to replace the broken ones
- I tightened up all the screws and bolts for the firepit furniture, they were getting very wobbly.
- The new AC unit was not working properly so McGowans came out Checked it and replaced the coil on the new AC unit.
-

Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

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

For questions, comments, or clarification, please contact:

- Ryan Wilson, Greyhawk Amenity Manager (904) 322-3199 greyhawkmanager@gmsnf.com
- Jay Soriano, GMS Operations Manager (904) 274-2450 jsoriano@gmsnf.com

EIGHTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
August 31, 2024



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Armstrong
Community Development District
Balance Sheet
August 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	\$ 87,969	\$ -	\$ -	\$ -	\$ 87,969
Cash - Truist Bank	\$ -	\$ 3,080	\$ -	\$ -	\$ 3,080
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 210,475	\$ -	\$ 210,475
Construction A	\$ -	\$ -	\$ -	\$ 9,927	\$ 9,927
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 422	\$ -	\$ 422
Prepayment B	\$ -	\$ -	\$ 103	\$ -	\$ 103
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 316,538	\$ -	\$ 316,538
Prepayment	\$ -	\$ -	\$ 168	\$ -	\$ 168
Investment - Custody	\$ 250,696	\$ -	\$ -	\$ -	\$ 250,696
State Board of Administration	\$ -	\$ 41,157	\$ -	\$ -	\$ 41,157
Due from Other	\$ 3,361	\$ -	\$ -	\$ -	\$ 3,361
Total Assets	\$ 342,027	\$ 44,238	\$ 1,014,815	\$ 9,927	\$ 1,411,006
Liabilities:					
Accounts Payable	\$ 15,398	\$ -	\$ -	\$ -	\$ 15,398
Total Liabilities	\$ 15,398	\$ -	\$ -	\$ -	\$ 15,398
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 492,708	\$ -	\$ 492,708
Assigned For Debt Service 2019	\$ -	\$ -	\$ 522,107	\$ -	\$ 522,107
Assigned For Capital Reserves	\$ -	\$ 44,238	\$ -	\$ -	\$ 44,238
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 9,927	\$ 9,927
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 326,629	\$ -	\$ -	\$ -	\$ 326,629
Total Fund Balances	\$ 326,629	\$ 44,238	\$ 1,014,814.96	\$ 9,927	\$ 1,395,608
Total Liabilities & Fund Equity	\$ 342,027	\$ 44,238	\$ 1,014,815	\$ 9,927	\$ 1,411,006

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Assessments	\$ 637,369	\$ 637,369	\$ 638,493	\$ 1,124
Cost Share - Tynes Blvd.	\$ 20,000	\$ 18,333	\$ 14,038	\$ (4,295)
Interest	\$ 3,000	\$ 2,750	\$ 17,194	\$ 14,444
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 700	\$ 700
Miscellaneous Income - Rental	\$ -	\$ -	\$ 900	\$ 900
Total Revenues	\$ 660,369	\$ 658,452	\$ 672,866	\$ 14,413
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 10,600	\$ 400
FICA Expense	\$ 918	\$ 842	\$ 811	\$ 31
Engineering Fees	\$ 6,000	\$ 5,500	\$ 1,054	\$ 4,446
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 6,417	\$ 6,517	\$ (100)
District Counsel	\$ 15,000	\$ 13,750	\$ 15,004	\$ (1,254)
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300
Trustee Fees	\$ 7,800	\$ 7,800	\$ 7,758	\$ 42
Management Fees	\$ 50,085	\$ 45,911	\$ 45,911	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,250	\$ 1,146	\$ 1,146	\$ (0)
Telephone	\$ 350	\$ 321	\$ 321	\$ 0
Postage	\$ 300	\$ 275	\$ 656	\$ (381)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 458	\$ 688	\$ (229)
Legal Advertising	\$ 2,500	\$ 2,292	\$ 662	\$ 1,629
Other Current Charges	\$ 600	\$ 550	\$ 42	\$ 508
Office Supplies	\$ 250	\$ 229	\$ 104	\$ 125
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 116,265	\$ 106,316	\$ 9,949
Field Operations				
Security	\$ 51,364	\$ 47,084	\$ 36,629	\$ 10,454
Electric	\$ 1,450	\$ 1,329	\$ 1,176	\$ 153
Water & Sewer/Irrigation	\$ 34,270	\$ 31,414	\$ 30,784	\$ 630
Repairs & Maintenance	\$ 5,000	\$ 4,583	\$ 3,403	\$ 1,181
Landscape - Contract	\$ 134,375	\$ 123,177	\$ 123,513	\$ (336)
Landscape - Contingency	\$ 5,000	\$ 4,583	\$ 3,430	\$ 1,153
Lake Maintenance	\$ 13,988	\$ 12,822	\$ 8,955	\$ 3,867
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ 4,037	\$ 5,130
Doggie Pot Stations	\$ 1,860	\$ 1,705	\$ 820	\$ 885
Total Field Operations:	\$ 257,307	\$ 235,865	\$ 212,746	\$ 23,118

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 68,750	\$ 68,750	\$ -
Preventative Maintenance	\$ 15,000	\$ 13,750	\$ 8,340	\$ 5,410
Facility Attendant	\$ 7,200	\$ 6,600	\$ 1,569	\$ 5,031
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 2,521	\$ 2,353	\$ 168
Electric	\$ 18,900	\$ 17,325	\$ 10,638	\$ 6,687
Water/Irrigation	\$ 8,000	\$ 7,333	\$ 8,240	\$ (907)
Gas	\$ 1,575	\$ 1,444	\$ 996	\$ 447
Reuse Service	\$ 4,320	\$ 3,960	\$ 4,608	\$ (648)
Access Cards	\$ 5,000	\$ 4,583	\$ 1,767	\$ 2,816
Janitorial Services	\$ 13,016	\$ 11,931	\$ 11,931	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 3,667	\$ 1,409	\$ 2,258
Pool Maintenance	\$ 23,200	\$ 21,267	\$ 18,150	\$ 3,117
Pool Permit	\$ 125	\$ 125	\$ 300	\$ (175)
Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 9,727	\$ (561)
Fitness Center Repairs/Supplies	\$ 2,500	\$ 2,292	\$ 2,304	\$ (12)
Office Supplies	\$ 500	\$ 458	\$ 168	\$ 291
ASCAP/BMI License Fees	\$ 500	\$ 458	\$ -	\$ 458
Pest Control	\$ 800	\$ 733	\$ 501	\$ 232
Contingency	\$ 3,000	\$ 2,750	\$ 1,808	\$ 941
Total Amenities Cost Share	\$ 233,953	\$ 217,681	\$ 182,489	\$ 35,192
<u>Reserves</u>				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Reserves	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Expenditures	\$ 669,025	\$ 623,098	\$ 554,839	\$ 68,259
Excess Revenues (Expenditures)	\$ (8,656)		\$ 118,027	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 326,629	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 229	\$ 1,283	\$ 1,053
Total Revenues	\$ 53,538	\$ 53,517	\$ 54,571	\$ 1,053
Expenditures:				
Contingency	\$ -	\$ -	\$ 212	\$ (212)
Capital Outlay	\$ -	\$ -	\$ 10,121	\$ (10,121)
Total Expenditures	\$ -	\$ -	\$ 10,333	\$ (10,121)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,517	\$ 44,238	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 44,238	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 265,819	\$ 266,287	\$ 468
Interest	\$ 7,500	\$ 6,875	\$ 23,971	\$ 17,096
Total Revenues	\$ 273,319	\$ 272,694	\$ 290,258	\$ 17,564
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		\$ 22,552	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 492,708	

Armstrong

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 411,185	\$ 411,591	\$ 406
Special Assessments - Prepayment	\$ -	\$ -	\$ 18,995	\$ 18,995
Interest	\$ 13,500	\$ 12,375	\$ 25,729	\$ 13,354
Total Revenues	\$ 424,685	\$ 423,560	\$ 456,315	\$ 32,755
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
Interest - 08/01	\$ -	\$ -	\$ 200	\$ (200)
Special Call - 08/01	\$ -	\$ -	\$ 20,000	\$ (20,000)
Total Expenditures	\$ 408,647	\$ 408,647	\$ 433,747	\$ (25,100)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ (12)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12	\$ (12)
Excess Revenues (Expenditures)	\$ 16,038		\$ 22,580	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 522,107	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 609	\$ 609
Total Revenues	\$ -	\$ -	\$ 609	\$ 609
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)	\$ -		\$ (8,896)	
Fund Balance - Beginning	\$ -		\$ 18,823	
Fund Balance - Ending	\$ -		\$ 9,927	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	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	\$ 1,692	\$ -	\$ 14,038
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ 2,136	\$ 1,946	\$ 1,840	\$ 1,554	\$ 1,441	\$ -	\$ 17,194
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	\$ 100	\$ -	\$ -	\$ 900
Total Revenues	\$ 2,015	\$ 34,753	\$ 591,403	\$ 6,056	\$ 4,091	\$ 8,794	\$ 9,561	\$ 3,507	\$ 6,229	\$ 3,323	\$ 3,133	\$ -	\$ 672,866
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	\$ 1,000	\$ -	\$ 10,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ 811
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	\$ 583	\$ -	\$ 6,517
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ 2,105	\$ 2,985	\$ 984	\$ 1,974	\$ 1,047	\$ 1,206	\$ -	\$ -	\$ 15,004
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	\$ 4,174	\$ -	\$ 45,911
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ 1,146
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ 20	\$ 47	\$ 42	\$ 43	\$ 27	\$ -	\$ 321
Postage	\$ 48	\$ 39	\$ 1	\$ 12	\$ 10	\$ 38	\$ 62	\$ 16	\$ 184	\$ 149	\$ 97	\$ -	\$ 656
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Printing & Binding	\$ 39	\$ 48	\$ 56	\$ 26	\$ 62	\$ 92	\$ 32	\$ 39	\$ 84	\$ 95	\$ 115	\$ -	\$ 688
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ 45	\$ 46	\$ 90	\$ 187	\$ -	\$ 59	\$ -	\$ 662
Other Current Charges	\$ -	\$ 12	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 11	\$ -	\$ -	\$ -	\$ 42
Office Supplies	\$ 12	\$ 1	\$ 7	\$ 82	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ -	\$ 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	\$ 7,744	\$ 7,580	\$ 6,386	\$ -	\$ 106,316
<u>Field Operations</u>													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ 3,153	\$ 3,512	\$ 3,235	\$ 2,821	\$ 3,414	\$ -	\$ 36,629
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ 115	\$ 113	\$ 161	\$ 115	\$ 122	\$ -	\$ 1,176
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ 902	\$ 2,465	\$ 3,573	\$ 5,626	\$ 7,109	\$ -	\$ 30,784
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ 100	\$ 45	\$ -	\$ 1,307	\$ -	\$ -	\$ 3,403
Landscape - Contract	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,198	\$ 11,534	\$ -	\$ 123,513
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,770	\$ -	\$ 1,135	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ 3,430
Lake Maintenance	\$ 995	\$ -	\$ -	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ 995	\$ -	\$ 8,955
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ 606	\$ -	\$ -	\$ -	\$ 4,037
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	\$ 20,293	\$ 22,062	\$ 23,174	\$ -	\$ 212,746

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	\$ 6,250	\$ -	\$ 68,750
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ 173	\$ 1,128	\$ 1,154	\$ 13	\$ 410	\$ -	\$ -	\$ -	\$ 8,340
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,569	\$ -	\$ -	\$ 1,569
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 203	\$ 203	\$ -	\$ 490	\$ 236	\$ -	\$ 2,353
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ 1,188	\$ 1,168	\$ 933	\$ 869	\$ 888	\$ 888	\$ -	\$ 10,638
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ 242	\$ 640	\$ 579	\$ 757	\$ 821	\$ -	\$ 8,240
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ 93	\$ 122	\$ 97	\$ 83	\$ 81	\$ -	\$ 996
Reuse Service	\$ 354	\$ 354	\$ 354	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ 443	\$ -	\$ 4,608
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	\$ 1,085	\$ -	\$ 11,931
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ 197	\$ 388	\$ 209	\$ -	\$ 113	\$ -	\$ -	\$ 1,409
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ 18,150
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 300
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ 1,816	\$ 2,146	\$ 2,595	\$ 116	\$ -	\$ -	\$ 9,727
Fitness Center Repairs/Supplies	\$ 350	\$ 968	\$ -	\$ -	\$ 350	\$ 263	\$ 115	\$ -	\$ -	\$ -	\$ 257	\$ -	\$ 2,304
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 83	\$ 55	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ 168
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 45	\$ 45	\$ 45	\$ 45	\$ 45	\$ 46	\$ 46	\$ 46	\$ 46	\$ -	\$ 92	\$ -	\$ 501
Contingency	\$ -	\$ 151	\$ -	\$ -	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,255	\$ -	\$ 1,808
Total Amenities	\$ 40,461	\$ 14,096	\$ 18,054	\$ 12,815	\$ 14,420	\$ 13,395	\$ 14,654	\$ 14,040	\$ 14,054	\$ 13,443	\$ 13,057	\$ -	\$ 182,489
<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	\$ 42,090	\$ 43,085	\$ 42,618	\$ -	\$ 554,839
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,722)	\$ (90,984)	\$ (31,337)	\$ (30,554)	\$ (37,371)	\$ (35,861)	\$ (39,762)	\$ (39,485)	\$ -	\$ 118,027

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)
LESS: AUGUST 1, 2024 (SPECIAL CALL)		(\$20,000)
CURRENT BONDS OUTSTANDING		\$6,665,000

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,450.12
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 August 31, 2024	\$9,926.82

2. Funds Available For Construction at August 31, 2024

Book Balance of Construction Fund at August 31, 2024	\$9,926.82
Contracts in place at August 31, 2024	

3. Investments - US Bank

August 31, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$9,926.82
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$9,926.82

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	B C A D E E E E E E E E												Misc. Professional Fees
						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		
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													
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74					\$43,257.35					
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00						
14	6/13/18	Hadden Eng	\$600.00		\$600.00					\$600.00								
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00									\$3,630.00				
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88						\$432.00				
17	7/13/18	Hadden Eng	\$750.00		\$750.00					\$750.00								
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81					\$5,763.81								
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74						
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73											
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39											
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02					\$3,543.02								
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61										
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00				
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00			
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00				
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84						
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13									
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00				
30	9/21/18	Hadden Eng	\$600.00		\$600.00					\$600.00								
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68				\$8,107.68									
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01					\$7,569.01								

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$10,450.11
TRANS FROM DEBT SERVICE	\$16,117.54
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,808,709.41)
BALANCE	\$9,926.82

RECONCILIATION	
TRUST STATEMENT	\$9,926.82
O/S REQ.	\$0.00
ADJ BALANCE	\$9,926.82
DEVELOPER CONTRIBUTIONS RE	\$0.00
VARIANCE	(\$0.00)

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

Prepaid CEC Fees:

\$16,826.67
\$23,789.43
<u>\$40,616.10</u>
\$81,232.20

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

\$4,780.84	\$11.90	Transfer In
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Oct-18	\$175.10	
Nov-18	\$153.12	
Dec-18	\$138.72	\$106.38
Jan-19	\$123.60	\$109.93
Feb-19	\$60.39	\$109.93
Mar-19	\$2.38	\$99.29
Apr-19	\$6.39	\$109.93
May-19	\$14.20	\$106.38
Jun-19	\$14.41	\$99.03
Jul-19	\$1.87	\$95.83
Aug-19	\$0.27	\$82.52
Sep-19	\$8.96	\$53.76

\$699.41		\$972.98
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Oct-19	\$9.28	\$46.83
Nov-19	\$2.48	\$40.31
Dec-19	\$2.11	\$32.77
Jan-20	\$2.19	\$33.86
Feb-20	\$2.19	\$33.77
Mar-20	\$1.81	\$27.96
Apr-20	\$0.82	\$12.60
May-20	\$0.14	\$2.18
Jun-20	\$0.15	\$2.25
Jul-20	\$0.09	\$1.31
Aug-20	\$0.08	\$1.23
Sep-20	\$0.07	\$1.13

\$21.41		\$236.20
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INT REC'D	A	B	COI	Transfer In	INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16	Oct-23	\$79.77	\$2.20		\$1,238.74
Nov-20	\$0.07	\$0.00		\$1.20	Nov-23	\$83.03	\$2.62		\$1,280.22
Dec-20	\$0.07	\$0.00		\$1.16	Dec-23	\$58.10	\$2.86		\$1,229.87
Jan-21	\$0.07	\$0.00		\$1.20	Jan-24	\$64.84	\$3.24		\$1,263.97
Feb-21	\$0.07	\$0.00		\$1.20	Feb-24	\$132.62	\$6.94		\$1,252.69
Mar-21	\$0.07	\$0.00		\$1.08	Mar-24	\$0.00	\$0.00		\$0.00
Apr-21	\$0.07	\$0.00		\$1.20	Apr-24	\$0.00	\$0.00		\$0.00
May-21	\$0.07	\$0.00		\$1.16	May-24	\$25.68	\$4.43		\$0.00
Jun-21	\$0.07	\$0.00		\$1.20	Jun-24	\$56.18	\$0.00		\$0.00
Jul-21	\$0.06	\$0.00		\$1.16	Jul-24	\$42.33	\$0.00		\$0.00
Aug-21	\$0.04	\$0.00		\$1.20	Aug-24	\$43.92	\$0.00		\$0.00
Sep-21	\$0.04	\$0.00		\$1.20	Sep-24	\$0.00	\$0.00		\$0.00

\$0.77	\$0.00		\$14.12	\$586.47	\$22.29		\$6,265.49
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Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
Apr-22	\$0.04	\$0.00		\$1.20
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81

\$6.88	\$0.01		\$198.73
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Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
Apr-23	\$30.91	\$0.45		\$685.36
May-23	\$40.47	\$0.68		\$855.15
Jun-23	\$44.68	\$0.86		\$885.26
Jul-23	\$47.15	\$1.01		\$879.86
Aug-23	\$57.87	\$1.35		\$1,025.34
Sep-23	\$77.22	\$1.97		\$1,280.04

\$409.11	\$7.24		\$8,430.02
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Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds: Interest Earned on Series 2019	\$4,597.80
Developer Contributions/Add'l Revenue	\$3,629,302.23
Transfer from Debt Service	\$220,442.87
Use of Funds:	
Transfer Out	
Disbursements:	(\$2,747.04)
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,570,945.09)
Water, Sewer, Reuse & Electric	(\$1,879,033.13)
Stormwater Management System	(\$2,030,236.05)
Amenity Area	(\$2,671,439.84)
Neighborhood Parks	(\$589,575.62)
Contingency	\$0.00
Professional Fees	(\$481,800.70)
Adjusted Balance in Construction Account at December 31, 2023	<u>(\$0.00)</u>

2. Funds Available For Construction at December 31, 2023

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

3. Investments - US Bank

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

Armstrong Community Development District
Series 2019

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

Armstrong Community Development District

62	1/27/21	Besch and Smith	\$192,841.01										
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00										
64	1/27/21	ECS Florida, LLC	\$950.00										
65	1/27/21	Eisman & Russo	\$7,630.48										
66	1/27/21	Eisman & Russo	\$6,750.04										
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00										
68	1/27/21	England Thims & Miller	\$2,119.72										
69	1/27/21	Besch and Smith	\$279,255.93										
70	1/27/21	ECS Florida, LLC	\$1,000.00										
71	3/1/21	Besch and Smith	\$558,487.01										
72	3/2/21	Armstrong CDD	\$202.40										
73	3/2/21	England Thims & Miller	\$202.40										
74	4/1/21	England Thims & Miller	\$4,906.50										
75	4/1/21	England Thims & Miller	\$800.00										
76	4/1/21	Eisman & Russo	\$5,796.23										
77	4/1/21	Besch and Smith	\$260,102.21										
78	4/1/21	England Thims & Miller	\$1,933.61										
79	4/27/21	Eisman & Russo	\$3,375.02										
80	4/27/21	Besch and Smith	\$109,490.42										
80A	5/28/21	England Thims & Miller	\$4,726.50										
81	5/28/21	Armstrong CDD	\$6,000.08										
82	5/28/21	England Thims & Miller	\$414.93										
83	5/28/21	England Thims & Miller	\$75.27										
84	5/28/21	England Thims & Miller	\$1,284.75										
85	5/28/21	Eisman & Russo	\$953.81										
86	6/15/21	Reimbursement - Req.81	(\$1,126.24)										
87	6/18/21	Besch and Smith	\$6,272.81										
88	6/18/21	Armstrong CDD	\$2,500.00										
89	6/18/21	Armstrong CDD	\$5,892.00										
90	6/18/21	England Thims & Miller	\$5,791.00										
91	7/30/21	Besch and Smith	\$319,589.71										
92	7/31/21	England Thims & Miller	\$155.25										
93	7/30/21	Eisman & Russo	\$143.74										
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00										
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00										
96	9/10/21	VOID	\$0.00										
97	9/10/21	Security Engineering and Design	\$1,473.00										
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00										
99	3/25/22	Onsight Industries	\$10,569.45										
100	3/25/22	Onsight Industries	\$1,070.00										
101	2/14/23	Eisman & Russo	\$220.11										
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00										
103	6/21/23	Jax Utilities Management	\$56,660.00										
104	10/30/23	Greyhawk Ventures	\$213,476.41										
Grand Total			\$10,620,338.57	\$397,308.14	\$10,223,031.43	\$2,570,945.09	\$1,879,033.13	\$2,030,236.05	\$2,671,439.84	\$589,575.62	\$0.00	\$481,800.70	

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,629,302.23
INT REC'D TO DATE	\$4,597.80
TRANSFER FROM DEBT SERVICE	\$220,442.87
LESS: TRANSFER OUT	(\$2,747.04)
LESS: REQ. PAID	(\$10,620,338.57)
BALANCE	\$0.00

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

Add'l Revenue/Developer Contributions:

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

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

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

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

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

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

B.

Armstrong

Community Development District

Summary of Invoices

August 01, 2024 - August 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	8/6/24	1162-1163	\$ 1,147.00
	8/8/24	1164	-
	8/12/24	1165-1168	16,410.51
	8/13/24	1169	840.10
	8/20/24	1170-1171	8,939.67
	8/26/24	1172-1173	4,677.33
			<hr/> \$ 32,014.61
TOTAL			<hr/> \$ 32,014.61

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/06/24	00085	8/01/24 08012024	202407 300-36900-10200	BDAY PARTY RENTAL REFUND	*	100.00	
				DOUGLAS A KIRK			100.00 001162
8/06/24	00061	7/31/24 3426302	202406 310-51300-31500	MTG/ASMNT/BDGT RES/AUDIT	*	1,047.00	
				KUTAK ROCK LLP			1,047.00 001163
8/08/24	00086	8/11/24 08112024	202408 320-53800-49100	FOOTBALL TOSS/SHAVED ICE	*	250.00	
		8/11/24 08112024	202408 320-53800-49100	FOOTBALL TOSS/SHAVED ICE	V	250.00-	
				J. KEITH WHEELER DBA			.00 001164
8/12/24	00001	8/01/24 142	202408 320-53800-12200	PROPERTY MANAGER AUG24	*	6,250.00	
		8/01/24 142	202408 330-57200-46300	JANITORIAL AUG24	*	1,084.67	
		8/01/24 143	202408 310-51300-34000	MANAGEMENT FEES AUG24	*	4,173.75	
		8/01/24 143	202408 310-51300-49500	WEBSITE ADMIN AUG24	*	104.17	
		8/01/24 143	202408 310-51300-35100	INFORMATION TECH AUG24	*	150.00	
		8/01/24 143	202408 310-51300-31300	DISSEMINATION FEE AUG24	*	583.33	
		8/01/24 143	202408 310-51300-51000	OFFICE SUPPLIES	*	.51	
		8/01/24 143	202408 310-51300-42000	POSTAGE	*	96.78	
		8/01/24 143	202408 310-51300-42500	COPIES	*	115.35	
		8/01/24 143	202408 310-51300-41000	TELEPHONE	*	27.20	
				GOVERNMENTAL MANAGEMENT SERVICES			12,585.76 001165
8/12/24	00072	8/01/24 2004393	202408 330-57200-46700	POOL CHEM & CLEAN AUG24	*	1,650.00	
				POOL TROOPERS			1,650.00 001166
8/12/24	00083	7/31/24 2	202407 330-57200-34100	FACILITY ASSISTANT JUL24	*	1,568.75	
				RIVERSIDE MANAGEMENT SERVICES, INC.			1,568.75 001167
8/12/24	00021	6/28/24 211119	202406 320-53800-46500	INSP.CLOCK1-RPR SOLENOID	*	606.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			606.00 001168
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/13/24	00082	5/16/24 32277A	202405 330-57200-46000		*	840.10	
		SVC CALL-RPLC WALK/DR BLT					
				ALWAYS IMPRVING LLC DBA FITNESS PRO			840.10 001169
8/20/24	00016	8/09/24 A0003073	202408 320-53800-43100		*	1,183.09	
		3518 ROYAL PINES DR-AUG24					
		8/09/24 A0003093	202408 320-53800-43100		*	2,402.73	
		3682 ROYAL PINES DR-AUG24					
		8/09/24 A0003275	202408 330-57200-43100		*	334.66	
		3645 ROYAL PINES DR CLBHS					
		8/09/24 A0003275	202408 320-53800-43100		*	732.03	
		3645 ROYAL PINES DR-AUG24					
		8/09/24 A0003275	202408 330-57200-43100		*	486.02	
		3645 ROYAL PINES DR POOL					
		8/09/24 A0003375	202408 320-53800-43100		*	422.05	
		875 TYNES BLVD IRRG-AUG24					
		8/09/24 A0003375	202408 320-53800-43100		*	619.02	
		705 TYNES BLVD IRRG-AUG24					
		8/09/24 A0003710	202408 320-53800-43100		*	312.96	
		4121 HEATHERBRK PL-AUG24					
		8/09/24 A0003710	202408 320-53800-43100		*	244.58	
		3976 HEATHERBRK PL-AUG24					
		8/09/24 A0003767	202408 320-53800-43100		*	315.04	
		3846 SUNBERRY LN - AUG24					
		8/09/24 A0004021	202408 320-53800-43100		*	149.83	
		4173 HEATHERBRK PL-AUG24					
		8/09/24 A0004087	202408 320-53800-43100		*	581.58	
		1980 AMBERLY DR - AUG24					
		8/09/24 A0004087	202408 320-53800-43100		*	146.55	
		544 TYNES BLVD - AUG24					
				CLAY COUNTY UTILITY AUTHORITY			7,930.14 001170
8/20/24	00100	8/13/24 9054872A	202408 320-53800-43000		*	52.00	
		3599 ROYAL PINES DR-AUG24					
		8/13/24 9082120A	202408 330-57200-43000		*	888.00	
		3645 ROYAL PINES DR AMNTY					
		8/13/24 9082351A	202408 320-53800-43000		*	35.00	
		705 TYNES BLVD IRG-AUG24					
		8/13/24 9143346A	202408 320-53800-43000		*	34.53	
		3814 ROYAL PINES - AUG24					
				CLAY ELECTRIC COOPERATIVE, INC.			1,009.53 001171
8/26/24	00001	8/16/24 144	202407 320-53800-46000		*	1,307.20	
		RMV DEBRs/BLW LEAVES/TRSH					
		8/16/24 144	202407 330-57200-46400		*	112.88	
		5SPRAY BOTT/5TOTE/MF CLTH					
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/16/24 144	202407 330-57200-46000		*	22.65	
		3 VIGORO RED LAVA ROCKS					
				GOVERNMENTAL MANAGEMENT SERVICES			1,442.73 001172
8/26/24 00075		8/01/24 10251	202408 330-57200-34500		*	3,414.30	
			SECURITY OFFICER AUG24				
		8/01/24 10251A	202407 330-57200-34500		*	179.70-	
			CREDIT FOR 6HRS-07/27/24				
				SECURITY DEVELOPMENT GROUP LLC			3,234.60 001173
TOTAL FOR BANK A						32,014.61	
TOTAL FOR REGISTER						32,014.61	

INVOICE

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

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

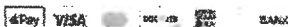
Invoice no.: 32277
Terms: Net 15
Invoice date: 05/16/2024
Due date: 05/31/2024

#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.				

Ways to pay



Total

\$840.10



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$1,139.49
Payments	-\$1,139.49
Current Charges	\$1,183.09

Total Amount Due August 30, 2024 \$1,183.09

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

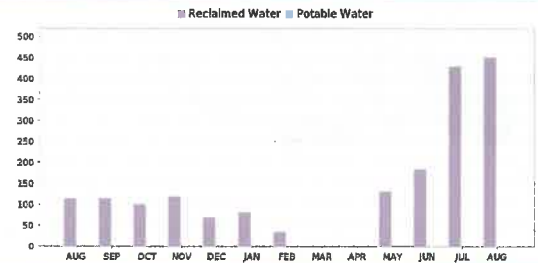
Online
<https://www.clayutility.org/>

X
 @CCUA

f Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	394.787 kGal	\$1,069.87
Total Current Charges			\$1,183.09

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24

Meter
 82100744

Previous Read
 5,182,066

Days: 35
 Current Read
 5,635,153

#16
 320-578-471

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 08/09/24
 Due Date: 08/30/24
 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 \$1,183.09

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000403 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

0A00030732 0000118309 083024 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$1,695.80
Payments	-\$1,695.80
Current Charges	\$2,402.73

Total Amount Due August 30, 2024 \$2,402.73

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/>

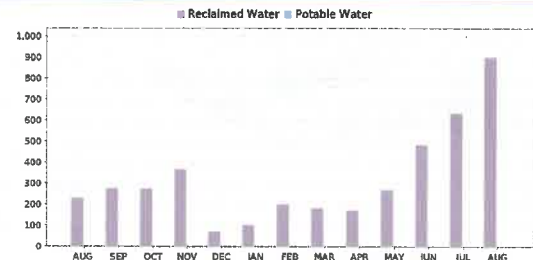
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	844.838 kGal	\$2,289.51
Total Current Charges			\$2,402.73

#16
 320-578-431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24

Meter
 83801396

Previous Read
 6,886,822

Days: 35
 Current Read
 7,789,960

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 08/09/24
 Due Date: 08/30/24
 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 \$2,402.73

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000411 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

0A00030937 0000240273 083024 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$417.90
Payments	-\$417.90
Current Charges	\$486.02

Total Amount Due August 30, 2024 \$486.02

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

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

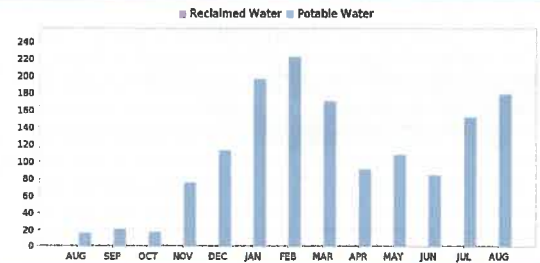
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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$30.79
Potable Water Usage - Tier 1	\$2.54	178.76 kGal	\$454.05
AWS Surcharge			\$1.18
Total Current Charges			\$486.02

#16
 330.542.431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 06/28/24 - 08/02/24 Days: 35
 Meter Previous Read Current Read
 86819700 5,805,783 5,984,543

REC'D
 AUG 16 2024
 BY:

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 08/09/24
 Due Date: 08/30/24
 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 \$486.02

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000412 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

0A00032750 0000048602 083024 0 0 3



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$338.72
Payments	-\$338.72
Current Charges	\$334.66

Total Amount Due August 30, 2024 \$334.66

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

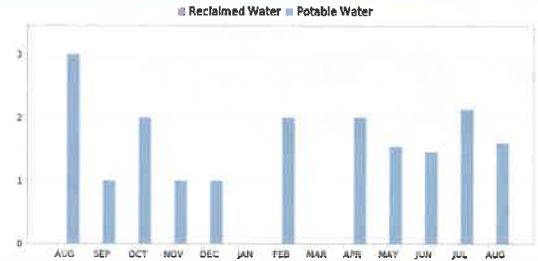
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<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$98.43
Potable Water Usage - Tier 1	\$2.54	1,595 kGal	\$4.05
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$222.91
Sewer Usage Charge - Tier 1	\$5.07	1,595 kGal	\$8.09
Total Current Charges			\$334.66

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 06/28/24 - 08/02/24

Days: 35

Meter
86276213

Previous Read
166,124

Current Read
167,719



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 08/09/24
 Due Date: 08/30/24
 Account Number: A00032751
 Service Address: 3645 Royal Pines Drive Clubhouse, Orange Park

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

Total Amount Due \$334.66

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000404 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 0000033466 083024 0 0 9



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$652.01
Payments	-\$652.01
Current Charges	\$732.03

Total Amount Due August 30, 2024 \$732.03

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

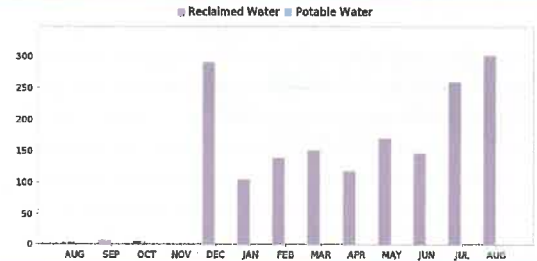
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<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	87.5 kGal	\$80.50
Reuse Water Usage - Tier 2	\$1.79	29.2 kGal	\$52.27
Reuse Water Usage - Tier 3	\$2.71	186.843 kGal	\$506.34
Total Current Charges			\$732.03

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 Days: 35
 Meter Previous Read Current Read
 95885845 1,013,750 1,317,293

#16
 320-578-471

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 08/09/24
 Due Date: 08/30/24
 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 \$732.03

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000408 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

0A00032752 0000073203 083024 0 0 2



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$447.06
Payments	-\$447.06
Current Charges	\$422.05

Total Amount Due August 30, 2024 \$422.05

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

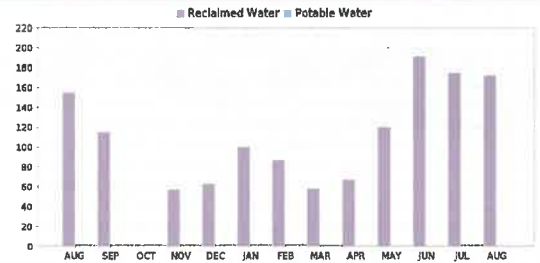
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<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	113.958 kGal	\$308.83
Total Current Charges			\$422.05

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 **Days:** 35
Meter 92332970 **Previous Read** 918,177 **Current Read** 1,090,435

#16
 920 578 431

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

Bill Date: 08/09/24
Due Date: 08/30/24
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 \$422.05

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000402 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 0000042205 083024 0 0 5



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$541.01
Payments	-\$541.01
Current Charges	\$619.02

Total Amount Due August 30, 2024 \$619.02

Account Information

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

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

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 billing@clayutility.org

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

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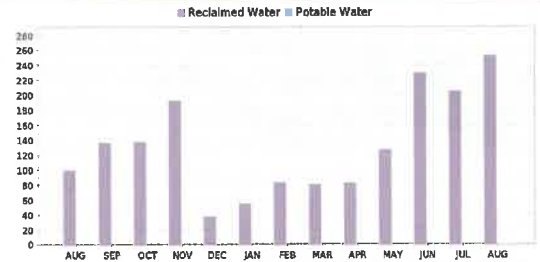
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	54.3 kGal	\$49.96
Reuse Water Usage - Tier 2	\$1.79	19 kGal	\$34.01
Reuse Water Usage - Tier 3	\$2.71	180.296 kGal	\$488.60
Total Current Charges			\$619.02

#16

320598471

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

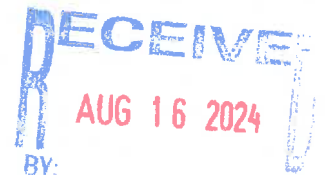
Read Dates: 06/24/24 - 08/07/24

Days: 44

Meter
 86278201

Previous Read
 8,044,671

Current Read
 8,298,267



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

Bill Date: 08/09/24
Due Date: 08/30/24
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 \$619.02

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000413 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

0A00033751 0000061902 083024 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$124.63
Payments	-\$124.63
Current Charges	\$244.58

Total Amount Due August 30, 2024 \$244.58

Account Information

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

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

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

Email
 billing@clayutility.org

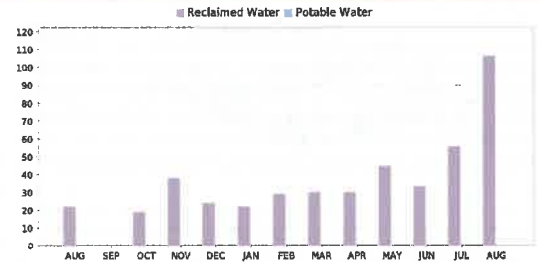
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<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	48,473 kGal	\$131.36
Total Current Charges			\$244.58

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24

Meter
 87137737

Previous Read
 2,186,778

Days: 35
 Current Read
 2,293,551

#16
 320-578-431

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

Bill Date: 08/09/24
Due Date: 08/30/24
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 \$244.58

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000414 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

0A00037105 0000024458 083024 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$217.29
Payments	-\$217.29
Current Charges	\$312.96

Total Amount Due August 30, 2024 \$312.96

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

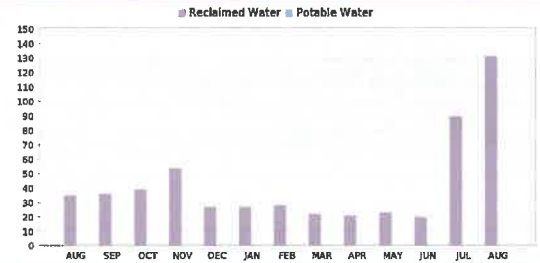
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	73.704 kGal	\$199.74
Total Current Charges			\$312.96

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 **Days:** 35
Meter 87137740 **Previous Read** 1,771,735 **Current Read** 1,903,739

#16
 320578-431

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

Bill Date: 08/09/24
Due Date: 08/30/24
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 \$312.96

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000407 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

0A00037106 0000031296 083024 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$210.81
Payments	-\$210.81
Current Charges	\$315.04

Total Amount Due August 30, 2024 \$315.04

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

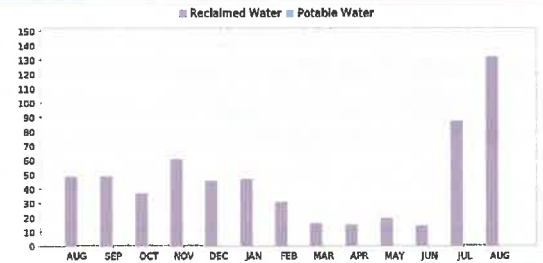
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	74.471 kGal	\$201.82
Total Current Charges			\$315.04

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 Days: 35
 Meter Previous Read Current Read
 87777241 2,040,371 2,173,142



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 08/09/24
 Due Date: 08/30/24
 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 \$315.04

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000410 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

0A00037677 0000031504 083024 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$89.42
Payments	-\$89.42
Current Charges	\$149.83

Total Amount Due August 30, 2024 \$149.83

Account Information

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

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

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

Email
billing@clayutility.org

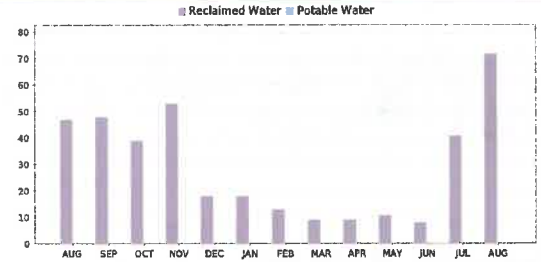
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	13.509 kGal	\$36.61
Total Current Charges			\$149.83

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 Days: 35
Meter Previous Read Current Read
87777245 965,284 1,037,093



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: 08/09/24
Due Date: 08/30/24
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 \$149.83

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
2000000409 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

0A00040217 0000014983 083024 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$383.12
Payments	-\$383.12
Current Charges	\$581.58

Total Amount Due August 30, 2024 \$581.58

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

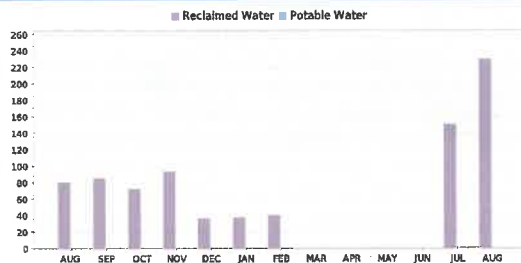
Online
<https://www.clayutility.org/>

X
 @CCUA

f Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	172.826 kGal	\$468.36
Total Current Charges			\$581.58

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 Days: 35
 Meter Previous Read Current Read
 89187072 1,787,333 2,018,459

#16
 320-578-431



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: 08/09/24
 Due Date: 08/30/24
 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 \$581.58

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other ____

AY10809A
 2000000405 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

0A00040871 0000058158 083024 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	08/09/24
Previous Balance	\$125.78
Payments	-\$125.78
Current Charges	\$146.55

Total Amount Due August 30, 2024 \$146.55

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/>

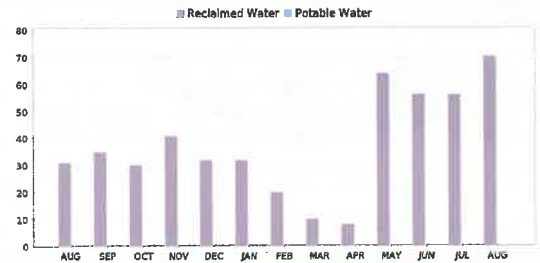
X
 @CCUA

f Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	43.2 kGal	\$39.74
Reuse Water Usage - Tier 2	\$1.79	15.1 kGal	\$27.03
Reuse Water Usage - Tier 3	\$2.71	12.298 kGal	\$33.33
Total Current Charges			\$146.55

#16
 320.578.431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 06/28/24 - 08/02/24 Days: 35
 Meter Previous Read Current Read
 89187071 1,293,570 1,364,168



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: 08/09/24
 Due Date: 08/30/24
 Account Number: A00040873
 Service Address: 544 Tynes Blvd, Middleburg

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

Total Amount Due \$146.55

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY10809A
 2000000406 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

0A00040873 0000014655 083024 0 0 6



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:

08/13/2024

Current Bill Due Date:

09/03/2024

Previous Balance

\$46.00

Payment Received 07/30/24

-\$46.00

Balance Forward

\$0.00

Current Charges Due 09/03/24

\$52.00

Important Messages

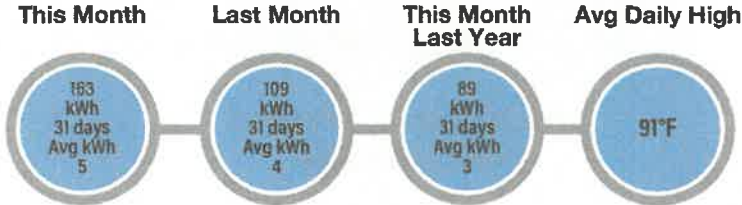
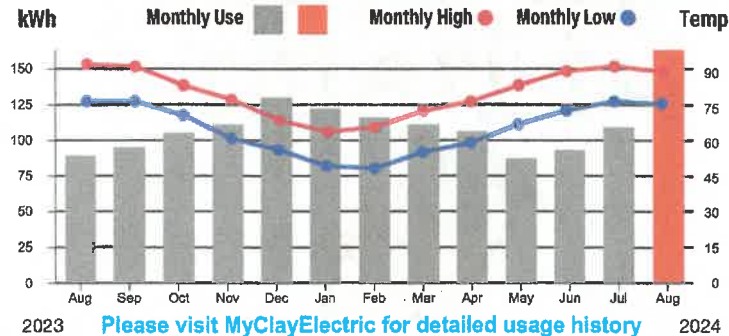
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements.

Visit ClayElectric.com/scholarships for details. Five scholarships are available.



Service Address: 3599 ROYAL PINES DR IRRIGATION

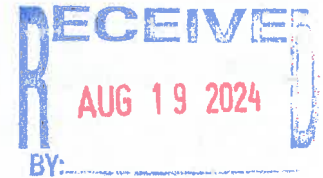
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	07/11/24	08/11/24	5634	5797	1	163



Current Service Detail

Access Charge		\$32.00
Energy Charge	163 kWh @ 0.0813	\$13.25
Power Cost Adjustment	163 kWh @ 0.0200	\$3.26
FLA Gross Receipts Tax		\$1.24
Clay Co Public Ser Utility Tax		\$1.73
Operation Round Up		\$0.52
Total Current Charges for this Location		\$52.00

#100
320-538-47



KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



5459 0 MB 0.622
ARMSTRONG CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

5 5459
C-20

Account Number	9054872
Current Charges Due 09/03/24	\$52.00
Total Amount Due	\$52.00

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



CLAY ELECTRIC COOPERATIVE

PO BOX 308

KEYSTONE HEIGHTS, FL 32656-0308



09054872

0000052004

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 08/13/2024
Current Bill Due Date: 09/03/2024

Previous Balance \$888.00
 Payment Received 07/30/24 -\$888.00
Balance Forward \$0.00
Current Charges Due 09/03/24 \$888.00

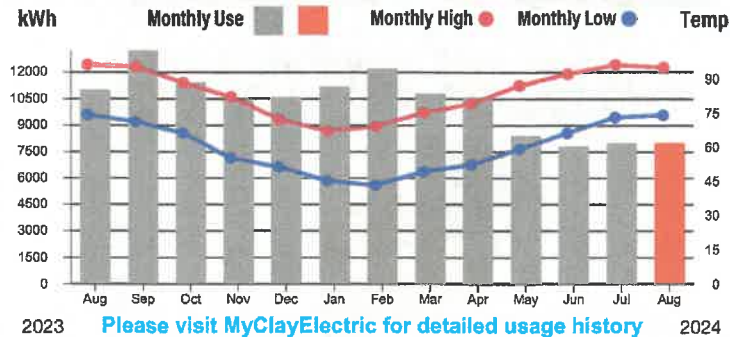
Total Amount Due
\$888.00
Due Date:
 09/03/2024

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.

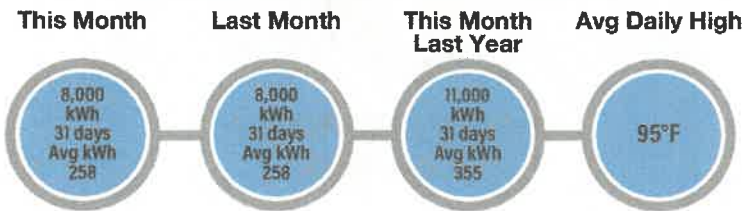
Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	07/11/24	08/11/24	3191	3231	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



#100
 370.92.43

RECEIVED
 AUG 19 2024
 BY: _____

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


Clay Electric Cooperative, Inc.
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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 09/03/24	\$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



Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 08/13/2024
Current Bill Due Date: 09/03/2024

Previous Balance \$35.00
 Payment Received 07/30/24 -\$35.00
Balance Forward \$0.00
Current Charges Due 09/03/24 \$35.00

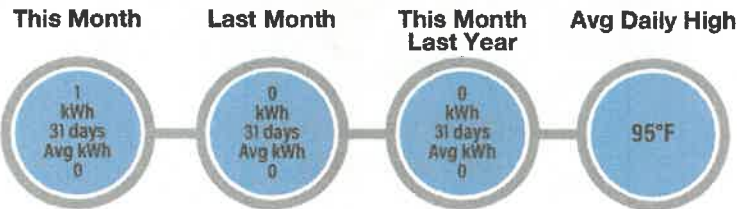
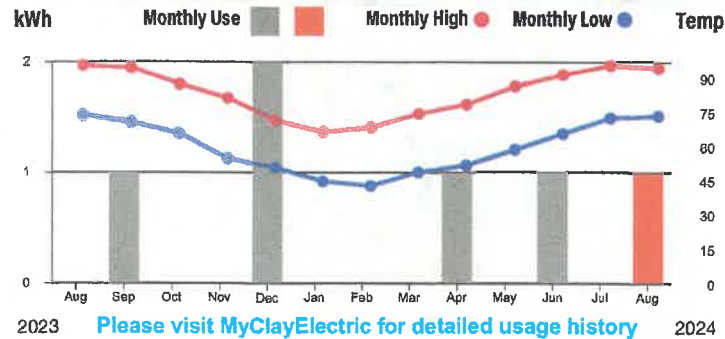
Total Amount Due
\$35.00
Due Date:
09/03/2024

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.

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	07/11/24	08/11/24	40	41	1	1



Current Service Detail

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

#100
 32053843

RECEIVED
 AUG 19 2024
 BY: _____

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


Clay Electric Cooperative, Inc.
 A Touchstone Energy® Cooperative
PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9082351
Current Charges Due 09/03/24	\$35.00
Total Amount Due	\$35.00

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



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



Important Messages

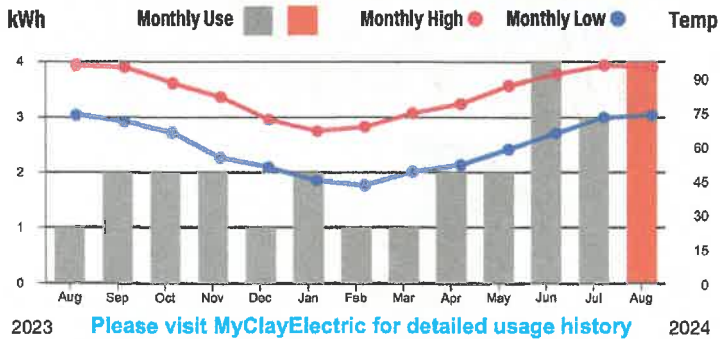
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Previous Balance	\$34.42
Payment Received 07/30/24	-\$34.42
Balance Forward	\$0.00
Current Charges Due 09/03/24	\$34.53

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	07/11/24	08/11/24	94	98	1	4



Current Service Detail

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

#100
32057843

RECEIVED
AUG 19 2024
BY: _____



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



Account Number	9143346
Current Charges Due 09/03/24	\$34.53
Total Amount Due	\$34.53

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



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




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

Invoice


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



Invoice #: 144
Invoice Date: 8/16/24
Due Date: 8/16/24
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2024		1,307.20	1,307.20
Maintenance Supplies		135.53	135.53
#1 Janitorial Supplies \$112.88 001.330.57200.46400			
Repairs & Maintenance \$122.65 001.330.57200.46000			
Repairs & Maintenance \$1307.20 001.320.53800.46000			
 \$1,442.73			

Total	\$1,442.73
Payments/Credits	\$0.00
Balance Due	\$1,442.73


8-23-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/24	2.05	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/2/24	2.9	R.A.	Painted Grey Hawk entrance sign post to match entrance fencing color
7/3/24	3	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/8/24	2.38	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/10/24	3.82	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
7/12/24	2.38	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/15/24	3.3	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/17/24	2.05	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/22/24	2.45	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/24/24	2.15	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/26/24	2.17	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
7/29/24	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
7/31/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
TOTAL	<u><u>32.68</u></u>		
MILES	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 8/05/24

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Armstrong				
	7/7/24	Vigoro Red Lava Rock (3)	22.67	R.W.
	7/28/24	Microfiber Clothes 24pk	11.48	R.W.
	7/28/24	Spray Bottle (5)	22.89	R.W.
	7/28/24	Festival Lavendar	10.33	R.W.
	7/28/24	27 Gallon Tote (5)	57.39	R.W.
	7/28/24	Pinalen Multi Cleaner	10.79	R.W.
		TOTAL	\$135.53	



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



INVOICE

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

INVOICE # 10251
DATE 08/01/2024
DUE DATE 08/31/2024
TERMS End of the month

SERVICE MONTH
August

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (August 1 - August 31)	114	29.95	3,414.30
Credit - Dedicated Officers Credit for 6 missed dedicated hours on 7/27/24	-6	29.95	-179.70

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

Security Monitoring
001.330. 57200.34500
8-21-24