

ARMSTRONG

Community Development District

OCTOBER 10, 2024

AGENDA

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

October 3, 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, October 10, 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 September 12, 2024 Meeting
- IV. Discussion Items
 - A. Landscape Scope of Services
- V. Consideration of Proposal for Fabric Replacement on Lounge Chairs
- 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 (*will be sent under separate cover*)
 - A. Financial Statements as of September 30, 2024

- B. Check Register
- IX. Next Scheduled Meeting – November 14, 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, September 12, 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
Bill Schaeffer	District Engineer by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 8, 2024 Meeting

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the minutes of the August 8, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Cost Share Agreement with Armstrong Owners Association

Ms. Giles stated at the last meeting the board asked us to terminate with them for the right of way mowing but to continue the 50/50 water meter split.

Ms. Buchanan stated we have the termination notice drafted and the draft of the new cost share that will be limited to irrigation going forward. We can get that cleaned up so if we choose to go out to bid for landscaping services it will no longer be a part of the scope of work.

Ms. Giles asked do we need to consider language in the new cost share on the water meter for repairs?

Mr. Soriano stated when we went through our walk through we wanted a little more detail to make sure everything was 50/50 and we are not covering any repairs inside the owners association. It has been a little tough this last month with the amount of rain and they have had to move service days and cuts.

Ms. Bowen asked did we get a detailed map yet?

Mr. Soriano stated not a detail for that area.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor staff was authorized to terminate the agreement with Armstrong Owners Association on the commercial side for the cost share of the landscaping.

Mr. Taylor moved to approve the agreement with Armstrong Owners Association for the 50/50 split cost share related to the irrigation and Ms. Bowen seconded the motion.

Mr. Taylor asked how much longer should we wait for this map? We have been asking for the map since the beginning of the calendar year and now it is September and we still don't have it. If we can't accurately identify those things we can't accurately bill or troubleshoot those things.

Mr. Soriano stated we got the basic map, which was better and was based off the as-builts that I shared with you. Realistically, I need one that is more detailed. It is going to be the one that handles the commercial area out to your sign. The others I don't need much more detail because I can figure out where the valves are located. I would like numbers or names put to something so the repair bills have better identification. I can figure out everything on your side, the harder part was the commercial.

Mr. Lopez stated we have a new budget starting next month and if we can't get the irrigation to what you like by that time, then we need to relook at getting a company to come out and do it and have them charge them. We can't do anything accurately without accurate information.

Ms. Giles stated you have the map you just don't have the level of detail for the commercial side.

Ms. Bowen stated I'm to the point where I'm okay going out and getting bids. I'm not thrilled with the services we have gotten.

B. Landscape Scope of Services

Ms. Giles stated the next item is the landscape scope of services. The one that Jay passed out last month is in your agenda package.

Mr. Soriano stated I mentioned to them when we did the walk through that we were going to give them an expanded scope and have them sign a new contract. When you say new contract I would have thought that managers or upper level would call me. This one has a lot more detail than their contract you had with them before.

Mr. Taylor stated I sent some minor changes such as making some things more specific to our neighborhood, but the majority was making sure it made sense.

Mr. Soriano stated if you want to go out for an RFP this is a different discussion and would be the time to put in anything that you don't think we are getting right now, and you think might be beneficial. We are starting our fiscal year; the problem is a lot of times you go out for an RFP and you drive the market up. Everybody knows what your budget is.

Ms. Bowen stated this is the last thing that is an original contract and we have had problems since day one. I'm okay with not going out immediately for bids but I don't know how we force them to give us a map.

Mr. Lopez stated right now we are billing divided by 12. If we do this, we are going to have to change the terms. If they do four services a month and we are automatically paying for four services, if they do a net 30 as they are doing now if they did two services they bill us then we pay net 30 after that.

Mr. Soriano stated depending on if you knew you were going to make a change, sometimes you go out for an RFP and they come back and say we know we have had problems and have

adjusted our schedule. I have had companies come back and say we are going to cut off a few thousand bucks, but we want to stay. When we pay 1/12 every month sometimes that is out of line, such that you are paying for a part of a mulch installation in the spring. It would be hard to figure out a way to bill correctly because some of that stuff unless you knew they weren't going to be here in the spring you wouldn't know whether to charge them or not. We have a lot more trouble in neighborhoods when we do itemized billing. We do still detail what the amount is in the contract.

Ms. Bowen stated they were supposed to cut Wednesday, but it rained, and they couldn't do that. We are missing service. What are they doing for that?

Mr. Soriano stated they are supposed to do more detail work. In a week like this there is nothing they can do. If it rains like this for three or four weeks, they can't do enough detail work, they should be doing extra stuff to make up for that cut; if they do nothing we say you shouldn't come out at all and it brings down the amount for the week's service. I should be giving them credit towards a bill, I prefer something else such as mulch instead of paying for mulch and show the credit that way instead of making a shorter monthly payment.

Mr. Lopez stated if we are shopping, they know we are shopping and they know what we expect, they are just not doing it. At least we have this clearly defined and it is up to us to hold them to it.

Ms. Giles stated this is the initial term and terminates September 30, 2024 and may renew upon the agreement of the parties at the prices provided up to two times for one-year periods.

Mr. Lopez stated because we have a contract ending in a month, can we give them a notice saying if we can't get the small amount of things we are looking for that we may have to open it up?

Ms. Giles stated you can do that any time.

Mr. Lopez stated it builds more fuel to the fire because it is the end of the contract.

Mr. Soriano stated this wasn't theirs, this was ours. To me that was part of it. We hand it to them and they say we don't like this, then give us your notice because you are basically saying you don't want to be here and terminate the contract at that point. I would hope they wouldn't go that route. Most of the things I put in there were standard.

Mr. Taylor stated especially since we had their word last time, they are going to do things better and differently and we haven't seen that happen.

Ms. Bowen stated the thought was this would help and hold them accountable so it is like we are going to give you some time, we are not going into the growing season and that buys us time if they were to quit on us. If we decide to go out for an RFP we are in an off season.

Mr. Lopez stated putting something in writing, submitting this and requesting that the irrigation update for just that section in writing at the same time would be something we would look at, right?

Mr. Taylor stated right, but I think what Jay was saying was this new agreement kind of is putting something in writing.

Ms. Giles stated this spells it out; it breaks out all the details. Would the board like Jay to move forward with this scope of service working with Tree Amigos?

Mr. Taylor stated I think we should.

Mr. Brown stated I remember from the two months of conversation that an official letter was sent out requesting the sprinkler location.

Mr. Soriano stated for the irrigation map we sent an email or letter and that is when the owner had gotten back with us and let us know he would work on the map, he wasn't aware of us asking for so long. Then the next month we met with him. They did get in writing that we have been asking for this for a year and it is a problem.

Ms. Giles stated this is board guidance to move forward with this scope of services, because Jay still has to work with Tree Amigos on it.

Mr. Soriano stated as long as everyone is giving that guidance I will present them with the scope and let them know this is what we are looking for. We would like this to be part of this current contract. They can push back and say they don't agree to any of that and I will tell them to come to the next meeting and tell the board that and you will make your decision based off that.

Mr. Lopez asked if they miss a deadline what is the fine?

Mr. Soriano stated not a fine, there is a time for things such as cuts.

FIFTH ORDER OF BUSINESS

Ratification of Requisition No. 90

Ms. Giles stated the requisition is for \$5,897 to Lake Doctors and comes out of the construction account and still leaves just over \$4,000 in the construction fund account that the district can use for another project.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor requisition no. 90 in the amount of \$5,897 was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Mr. Schaeffer stated I don't have a specific report, but I have worked with some of the bidding that was done in previous CDDs for lawn and irrigation maintenance and it sounds like you have a good handle on it.

C. District Manager

There being none, the next item followed.

D. Facility Manager - Report

Mr. Wilson reviewed the facility manager's report, and stated I would like to discuss the alcohol policy. In most neighborhoods they are allowed alcohol, but it has to be in a container. Here, they just walk around with cans.

Mr. Soriano stated we don't allow alcohol at most of our communities.

Ms. Bowen stated I don't think we allow alcohol. Where it is stated is under reservation section and if someone has a party that is when alcohol is allowed. It doesn't reference alcohol anywhere else in our policy.

Mr. Wilson stated I'm pretty sure we have no alcohol unless they bring their own liability insurance for the alcohol.

Mr. Soriano stated when you rent it for a party you should be getting event insurance for alcohol. Outside in most of our districts we don't allow alcohol unless there is a special event.

Mr. Lopez stated during Labor Day there was beer cans along the edge of the pool and some were knocked over and who's to say a little kid walks up and drinks it because it looks like a cool can. There is something that says that you can't have any drinks within 4-feet of the pool. There should be recourse for them doing what they are not supposed to be doing.

Mr. Soriano stated alcohol at the pool is a problem and health department issue.

Ms. Hernandez stated that is on the pool sign.

Ms. Giles stated if the board wants to make changes to the policy you can do that at a meeting.

Mr. Taylor stated I think it is more enforcing what we already have on the books. We should start enforcing our policy before we make another policy change. Something should also be on the sign or have a separate sign that says, no drinks along pool ledge.

Ms. Bowen stated we need the security and the part time person when here, to make the rounds to make sure.

Mr. Soriano stated I can get an extra sign.

Mr. Wilson stated we don't have a weekend guy anymore; we went back to Monday through Friday.

SEVENTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

Mr. Lopez stated there is an area by the little house that still needs sod. You need a hose by the amenity center. I will work with you on umbrella repair. A trashcan by one of the doggie stations is torn up.

Ms. Hernandez asked can we have signage that says you cannot bring your dog to the amenity center area? It is not on the door or wall. I did see it on the park signage.

Mr. Taylor stated I received an email about Tree Amigos not cutting half the grass outside a resident's fence. It's not our property so I don't know what we should do, but I don't want to set a precedent.

Mr. Soriano stated last year we asked Tree Amigos to do a one-time cut to help her out because it was long. We explained that is not our property and that we were not going to continue to do that. It is South Village property. In South Village their homeowners cut all the way down. What she is doing is what they are expected to do and she is not happy with that.

Ms. Giles stated the owner can reach out to the operations manager at South Village and explain her issue. She doesn't have to wait for a meeting.

Mr. Soriano stated Marilee and I can explain it to him because we work with him. They will listen to her, but they are not going up in her yard. They don't cut anyone's yard.

EIGHTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of August 30, 2024

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

B. Check Register

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

NINTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for October 10, 2024 at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the meeting adjourned at 4:56 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

A.

Horizon Casual, Inc
P.O Box 1000
Ocala, FL 34478
(352) 622-6852
www.horizoncasual.com



Estimate

ADDRESS

Armstrong CDD
475 Town Center Pl
Suite 114
St. Augustine, FL 32092

SHIP TO

Armstrong CDD
Ryan Wilson
1136 Ember glow Ln
Middleburg Fl 32068

ESTIMATE # 6162

DATE 09/30/2024

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
28	Sling Lounge	Replacement Sling Fabric for Chaise Lounge	125.00	3,500.00T
1	Colors	Sling - Motley Weave	0.00	0.00
1 sample sling needed to ensure accuracy				

To Process your order, Please, sign and date the bottom of the estimate and return via email. Thank you for your business!

All claims must be made within five days after receipt of goods, and claims for loss or damage in transit must be filed at once with carrier. We hold a shipping receipt in good order and accept no liability. If merchandise is damaged in transit and so received, you are responsible for securing proper notation of such damage from your local freight agent in order to secure settlement. Title of shipment passes to you upon delivery to, properly receipted by, transportation carrier. We are not responsible for delays in transit and our terms are not to be affected by such delays. Merchandise returned without written authorization will be refused. Goods listed herein remain property of Horizon Casual Inc. until invoice is paid.

SUBTOTAL	3,500.00
TAX	0.00
SHIPPING	165.00
TOTAL	\$3,665.00

Accepted By

Accepted Date

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: October 10th 2024

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

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3,448 in June*

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in month of Sep- 3

Special Events

Operations:

- The concrete slab at the playground has been removed.
- I prepped the facility for the hurricane. No issues noticed when I came in on 9-27.
- Replaced the old slings on 10 pool deck loungers.
- Light for the amenity center sign has been installed.
- No pet's allowed sign has been posted at the front entrance of the Amenity center.
- Fish will be added to the ponds by the end of October. No specific date was given.
- I talked with Chadwick from tree Amigos about some ongoing issues that need to be corrected and also reminded him of a quote I needed for adding irrigation to an area.
- We had a Pickleball clinic on September 28th. I had about 40 people RSVP but only 4 show up.

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065

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

Memorandum

Landscaping

- *Monthly reports for Sep. 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
September 30, 2024



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Armstrong
Community Development District
Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Wells Fargo Bank	\$ 109,703	\$ -	\$ -	\$ -	\$ 109,703
Cash - Truist Bank	\$ -	\$ 3,042	\$ -	\$ -	\$ 3,042
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 212,591	\$ -	\$ 212,591
Construction A	\$ -	\$ -	\$ -	\$ 4,074	\$ 4,074
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 495	\$ -	\$ 495
Prepayment B	\$ -	\$ -	\$ 104	\$ -	\$ 104
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 318,857	\$ -	\$ 318,857
Prepayment	\$ -	\$ -	\$ 169	\$ -	\$ 169
Prepaid Expenses	\$ 37,033	\$ -	\$ -	\$ -	\$ 37,033
Investment - Custody	\$ 151,885	\$ -	\$ -	\$ -	\$ 151,885
State Board of Administration	\$ -	\$ 41,338	\$ -	\$ -	\$ 41,338
Assessment Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 1,636	\$ -	\$ -	\$ -	\$ 1,636
Total Assets	\$ 300,257	\$ 44,380	\$ 1,019,324	\$ 4,074	\$ 1,368,035
Liabilities:					
Accounts Payable	\$ 6,869	\$ -	\$ -	\$ -	\$ 6,869
Total Liabilities	\$ 6,869	\$ -	\$ -	\$ -	\$ 6,869
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 494,897	\$ -	\$ 494,897
Assigned For Debt Service 2019	\$ -	\$ -	\$ 524,427	\$ -	\$ 524,427
Assigned For Capital Reserves	\$ -	\$ 44,380	\$ -	\$ -	\$ 44,380
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 4,074	\$ 4,074
Assigned For Capital Projects 2019	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 293,388	\$ -	\$ -	\$ -	\$ 293,388
Total Fund Balances	\$ 293,388	\$ 44,380	\$ 1,019,324.12	\$ 4,074	\$ 1,361,166
Total Liabilities & Fund Equity	\$ 300,257	\$ 44,380	\$ 1,019,324	\$ 4,074	\$ 1,368,035

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Assessments	\$ 637,369	\$ 637,369	\$ 638,493	\$ 1,124
Cost Share - Tynes Blvd.	\$ 20,000	\$ 20,000	\$ 15,674	\$ (4,326)
Interest	\$ 3,000	\$ 3,000	\$ 18,383	\$ 15,383
Miscellaneous Income	\$ -	\$ -	\$ 1,540	\$ 1,540
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 700	\$ 700
Miscellaneous Income - Rental	\$ -	\$ -	\$ 900	\$ 900
Total Revenues	\$ 660,369	\$ 660,369	\$ 675,691	\$ 15,322
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 11,600	\$ 400
FICA Expense	\$ 918	\$ 918	\$ 887	\$ 31
Engineering Fees	\$ 6,000	\$ 6,000	\$ 1,684	\$ 4,316
Arbitrage	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
Assessment Roll	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Dissemination	\$ 7,000	\$ 7,000	\$ 7,100	\$ (100)
District Counsel	\$ 15,000	\$ 15,000	\$ 16,249	\$ (1,249)
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300
Trustee Fees	\$ 7,800	\$ 7,800	\$ 7,758	\$ 42
Management Fees	\$ 50,085	\$ 50,085	\$ 50,085	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,250	\$ 1,250	\$ 1,250	\$ (0)
Telephone	\$ 350	\$ 350	\$ 339	\$ 11
Postage	\$ 300	\$ 300	\$ 656	\$ (356)
Insurance	\$ 7,250	\$ 7,250	\$ 6,818	\$ 432
Printing & Binding	\$ 500	\$ 500	\$ 748	\$ (248)
Legal Advertising	\$ 2,500	\$ 2,500	\$ 709	\$ 1,791
Other Current Charges	\$ 600	\$ 600	\$ 42	\$ 558
Office Supplies	\$ 250	\$ 250	\$ 104	\$ 146
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,478	\$ 124,478	\$ 114,404	\$ 10,074
Field Operations				
Security	\$ 51,364	\$ 51,364	\$ 38,861	\$ 12,503
Electric	\$ 1,450	\$ 1,450	\$ 1,296	\$ 154
Water & Sewer/Irrigation	\$ 34,270	\$ 34,270	\$ 36,322	\$ (2,052)
Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 4,041	\$ 959
Landscape - Contract	\$ 134,375	\$ 134,375	\$ 123,513	\$ 10,862
Landscape - Contingency	\$ 5,000	\$ 5,000	\$ 3,430	\$ 1,570
Lake Maintenance	\$ 13,988	\$ 13,988	\$ 10,403	\$ 3,585
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 4,834	\$ 5,166
Doggie Pot Stations	\$ 1,860	\$ 1,860	\$ 820	\$ 1,040
Total Field Operations:	\$ 257,307	\$ 257,307	\$ 223,520	\$ 33,787

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Preventative Maintenance	\$ 15,000	\$ 15,000	\$ 9,685	\$ 5,315
Facility Attendant	\$ 7,200	\$ 7,200	\$ 2,166	\$ 5,035
Insurance	\$ 38,567	\$ 38,567	\$ 28,929	\$ 9,638
Phone/Internet/Cable	\$ 2,750	\$ 2,750	\$ 2,589	\$ 161
Electric	\$ 18,900	\$ 18,900	\$ 11,718	\$ 7,182
Water/Irrigation	\$ 8,000	\$ 8,000	\$ 8,992	\$ (992)
Gas	\$ 1,575	\$ 1,575	\$ 1,520	\$ 55
Reuse Service	\$ 4,320	\$ 4,320	\$ 4,608	\$ (288)
Access Cards	\$ 5,000	\$ 5,000	\$ 1,767	\$ 3,233
Janitorial Services	\$ 13,016	\$ 13,016	\$ 13,016	\$ (0)
Janitorial Supplies	\$ 4,000	\$ 4,000	\$ 1,791	\$ 2,209
Pool Maintenance	\$ 23,200	\$ 23,200	\$ 19,800	\$ 3,400
Pool Permit	\$ 125	\$ 125	\$ 300	\$ (175)
Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 12,986	\$ (2,986)
Fitness Center Repairs/Supplies	\$ 2,500	\$ 2,500	\$ 2,304	\$ 196
Office Supplies	\$ 500	\$ 500	\$ 168	\$ 332
ASCAP/BMI License Fees	\$ 500	\$ 500	\$ -	\$ 500
Pest Control	\$ 800	\$ 800	\$ 547	\$ 253
Contingency	\$ 3,000	\$ 3,000	\$ 1,808	\$ 1,191
Total Amenities Cost Share	\$ 233,953	\$ 233,953	\$ 199,693	\$ 34,259
Reserves				
Capital Reserve Transfer	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Reserves	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Total Expenditures	\$ 669,025	\$ 669,025	\$ 590,905	\$ 78,120
Excess Revenues (Expenditures)	\$ (8,656)		\$ 84,786	
Fund Balance - Beginning	\$ 8,656		\$ 208,602	
Fund Balance - Ending	\$ -		\$ 293,388	

Armstrong

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Transfer In	\$ 53,288	\$ 53,288	\$ 53,288	\$ -
Interest	\$ 250	\$ 250	\$ 1,463	\$ 1,213
Total Revenues	\$ 53,538	\$ 53,538	\$ 54,751	\$ 1,213
Expenditures:				
Contingency	\$ -	\$ -	\$ 250	\$ (250)
Capital Outlay	\$ -	\$ -	\$ 10,121	\$ (10,121)
Total Expenditures	\$ -	\$ -	\$ 10,371	\$ (10,121)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 53,538	\$ 53,538	\$ 44,380	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 53,538		\$ 44,380	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ 265,819	\$ 266,287	\$ 468
Interest	\$ 7,500	\$ 7,500	\$ 26,161	\$ 18,661
Total Revenues	\$ 273,319	\$ 273,319	\$ 292,447	\$ 19,128
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		\$ 24,741	
Fund Balance - Beginning	\$ 187,544		\$ 470,156	
Fund Balance - Ending	\$ 199,422		\$ 494,897	

Armstrong

Community Development District

Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 411,185	\$ 411,185	\$ 411,591	\$ 406
Special Assessments - Prepayment	\$ -	\$ -	\$ 18,995	\$ 18,995
Interest	\$ 13,500	\$ 13,500	\$ 28,049	\$ 14,549
Total Revenues	\$ 424,685	\$ 424,685	\$ 458,635	\$ 33,950
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		\$ 24,900	
Fund Balance - Beginning	\$ 292,185		\$ 499,526	
Fund Balance - Ending	\$ 308,223		\$ 524,427	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 653	\$ 653
Total Revenues	\$ -	\$ -	\$ 653	\$ 653
Expenditures:				
Capital Outlay - 2017A	\$ -	\$ -	\$ 20,781	\$ (20,781)
Capital Outlay - 2017B	\$ -	\$ -	\$ 886	\$ (886)
Total Expenditures	\$ -	\$ -	\$ 21,667	\$ (21,667)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 6,265	\$ (6,265)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,265	\$ (6,265)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (14,749)	
Fund Balance - Beginning	\$ -	\$ -	\$ 18,823	
Fund Balance - Ending	\$ -	\$ -	\$ 4,074	

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,846	\$ 1,846
Total Revenues	\$ -	\$ -	\$ 1,846	\$ 1,846
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 213,476	\$ (213,476)
Total Expenditures	\$ -	\$ -	\$ 213,476	\$ (213,476)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (12)	\$ 12
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12)	\$ 12
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (211,643)	
Fund Balance - Beginning	\$ -		\$ 211,643	
Fund Balance - Ending	\$ -		\$ -	

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 32,858	\$ 589,869	\$ 1,378	\$ -	\$ 5,486	\$ 5,949	\$ -	\$ 2,952	\$ -	\$ -	\$ -	\$ 638,493
Cost Share - Tynes Blvd.	\$ 1,100	\$ 1,239	\$ 1,180	\$ 1,198	\$ 1,139	\$ 1,123	\$ 1,100	\$ 1,260	\$ 1,337	\$ 1,670	\$ 1,692	\$ 1,636	\$ 15,674
Interest	\$ 765	\$ 556	\$ 329	\$ 1,940	\$ 2,652	\$ 2,035	\$ 2,136	\$ 1,946	\$ 1,840	\$ 1,554	\$ 1,441	\$ 1,189	\$ 18,383
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	\$ 2,825	\$ 675,691
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 600	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 11,600
FICA Expense	\$ 77	\$ 77	\$ 46	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ 887
Engineering Fees	\$ 124	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 630	\$ -	\$ -	\$ -	\$ 630	\$ -	\$ 1,684
Arbitrage	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Assessment Roll	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 683	\$ 583	\$ 583	\$ 583	\$ 7,100
District Counsel	\$ 1,691	\$ 1,608	\$ 1,405	\$ -	\$ 2,105	\$ 2,985	\$ 984	\$ 1,974	\$ 1,047	\$ 1,206	\$ 1,245	\$ -	\$ 16,249
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	\$ 4,174	\$ 50,085
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 1,250
Telephone	\$ 30	\$ -	\$ 41	\$ 40	\$ 14	\$ 16	\$ 20	\$ 47	\$ 42	\$ 43	\$ 27	\$ 19	\$ 339
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	\$ 60	\$ 748
Legal Advertising	\$ 44	\$ 145	\$ -	\$ 46	\$ -	\$ 45	\$ 46	\$ 90	\$ 187	\$ -	\$ 59	\$ 46	\$ 709
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	\$ 8,261	\$ 6,213	\$ 114,404
Field Operations													
Security	\$ 3,405	\$ 3,386	\$ 3,582	\$ 3,332	\$ 3,153	\$ 3,638	\$ 3,153	\$ 3,512	\$ 3,235	\$ 2,716	\$ 3,414	\$ 2,336	\$ 38,861
Electric	\$ 113	\$ -	\$ 116	\$ 117	\$ 116	\$ 86	\$ 115	\$ 113	\$ 161	\$ 115	\$ 122	\$ 121	\$ 1,296
Water & Sewer/Irrigation	\$ 1,916	\$ 2,729	\$ 1,755	\$ 1,487	\$ 1,708	\$ 1,512	\$ 902	\$ 2,465	\$ 3,573	\$ 5,626	\$ 7,109	\$ 5,538	\$ 36,322
Repairs & Maintenance	\$ 1,712	\$ 145	\$ 94	\$ -	\$ -	\$ -	\$ 100	\$ 45	\$ -	\$ 1,307	\$ 638	\$ -	\$ 4,041
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	\$ 1,448	\$ 10,403
Irrigation Repairs	\$ 740	\$ 1,150	\$ -	\$ 1,541	\$ -	\$ -	\$ -	\$ -	\$ 606	\$ -	\$ 797	\$ -	\$ 4,834
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	\$ 21,958	\$ 24,609	\$ 9,443	\$ 223,520

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	\$ 6,250	\$ 75,000
Preventative Maintenance	\$ -	\$ 1,228	\$ 3,180	\$ 1,053	\$ 173	\$ 1,128	\$ 1,154	\$ 13	\$ 410	\$ -	\$ 1,345	\$ -	\$ 9,685
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,569	\$ 597	\$ -	\$ 2,166
Propoerty Insurance	\$ 28,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,929
Phone/Internet/Cable	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 203	\$ 203	\$ -	\$ 490	\$ 236	\$ 236	\$ 2,589
Electric	\$ 1,105	\$ -	\$ 1,030	\$ 1,231	\$ 1,338	\$ 1,188	\$ 1,168	\$ 933	\$ 869	\$ 888	\$ 888	\$ 1,080	\$ 11,718
Water/Irrigation	\$ 409	\$ 1,564	\$ 649	\$ 855	\$ 936	\$ 789	\$ 242	\$ 640	\$ 579	\$ 757	\$ 821	\$ 752	\$ 8,992
Gas	\$ 80	\$ 80	\$ 136	\$ -	\$ 126	\$ 98	\$ 93	\$ 122	\$ 97	\$ 83	\$ 81	\$ 524	\$ 1,520
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	\$ 1,085	\$ 13,016
Janitorial Supplies	\$ -	\$ 117	\$ 204	\$ -	\$ 180	\$ 197	\$ 388	\$ 209	\$ -	\$ 113	\$ 382	\$ -	\$ 1,791
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 19,800
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 300
Repairs & Maintenance	\$ -	\$ 400	\$ 1,500	\$ -	\$ 1,155	\$ -	\$ 1,816	\$ 2,146	\$ 2,595	\$ 116	\$ 3,259	\$ -	\$ 12,986
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	\$ 46	\$ 547
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	\$ 18,640	\$ 11,622	\$ 199,693
Reserves													
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	\$ 42,981	\$ 51,511	\$ 27,278	\$ 590,905
Excess Revenues (Expenditures)	\$ (82,764)	\$ (10,386)	\$ 548,254	\$ (31,722)	\$ (90,984)	\$ (31,337)	\$ (30,554)	\$ (37,371)	\$ (35,861)	\$ (39,657)	\$ (48,378)	\$ (24,453)	\$ 84,786

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 September 30, 2024

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,494.23
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	(\$2,468,352.82)
Contingency	(\$68,494.30)
Professional Fees	(\$568,117.54)
Adjusted Balance in Construction Account at September 30, 2024	\$4,073.93

2. Funds Available For Construction at September 30, 2024

Book Balance of Construction Fund at September 30, 2024	\$4,073.93
Contracts in place at September 30, 2024	

3. Investments - US Bank

August 31, 2024	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$4,073.93
			Due from Developer		\$0.00
			ADJ: Outstanding Requisitions		\$0.00
					\$4,073.93

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	B	C	A	D	F	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							
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		\$382,705.69	\$182,992.14								\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46		\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25						\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42		\$291,904.25	\$31,085.74				\$43,257.35				
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00								\$3,630.00				
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14		\$192,396.38	\$13,661.88				\$432.00				
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73			\$24,363.73									
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39			\$45,853.39									
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27		\$28,420.17	\$15,985.61								
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65		\$49,589.08	\$9,651.67	\$30,432.13							
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68					\$8,107.68							
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00						\$2,200.00						
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00						\$4,400.00						
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00			\$16,200.00							\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00								\$9,000.00				
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00							\$1,285.00					
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.81	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00								\$500.00				
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81			\$2,520.00						
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00										\$445.00		
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75				\$1,011.75								
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70						\$1,432.70						
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40						\$4,965.40						
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60						\$4,369.60						
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58				\$24,363.58								
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78					\$43,149.06			
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00							\$325.00					
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81					\$38,072.70			
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40						\$1,604.40						
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00										\$1,800.00		
81	10/27/23	England-Thims & Miller	\$3,750.00		\$3,750.00										\$3,750.00		
82	10/27/23	England-Thims & Miller	\$2,250.00		\$2,250.00										\$2,250.00		
83	10/27/23	England-Thims & Miller	\$1,500.00		\$1,500.00										\$1,500.00		
85 - VOIDED	2/28/24	Greyhawk Ventures	\$0.00		\$0.00												
86	2/21/21	Star Cleaning USA, Inc.	\$3,370.00		\$3,370.00	\$3,370.00											
87	5/23/24	Court Surfaces	\$1,750.00		\$1,750.00				\$1,750.00								
88	5/23/24	Court Surfaces	\$1,400.00		\$1,400.00				\$1,400.00								
89	5/23/24	Court Surfaces	\$1,750.00		\$1,750.00				\$1,750.00								
90	9/5/24	The Lake Doctors	\$5,897.00		\$5,897.00				\$5,897.00								
Grand Total			\$8,814,606.41	\$409,225.50	\$8,394,583.88	\$1,748,823.37	\$2,181,215.35	\$1,370,377.54	\$2,468,352.82	\$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	\$10,494.22
TRANS FROM DEBT SERVICE	\$16,117.54
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,814,606.41)
BALANCE	\$4,073.93

RECONCILIATION	
TRUST STATEMENT	\$4,073.93
O/S REQ.	\$0.00
ADJ BALANCE	\$4,073.93
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
\$40,616.10
\$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	

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	\$44.11	\$0.00		\$0.00
\$0.77	\$0.00		\$14.12	\$630.58	\$22.29		\$6,265.49		
Oct-18	\$175.10			\$0.04	\$0.00			\$1.16	
Nov-18	\$153.12			\$0.04	\$0.00			\$1.20	
Dec-18	\$138.72	\$106.38		\$0.04	\$0.00			\$1.16	
Jan-19	\$123.60	\$109.93		\$0.04	\$0.00			\$1.20	
Feb-19	\$60.39	\$109.93		\$0.04	\$0.00			\$1.20	
Mar-19	\$2.38	\$99.29		\$0.04	\$0.00			\$1.08	
Apr-19	\$6.39	\$109.93		\$0.04	\$0.00			\$1.20	
May-19	\$14.20	\$106.38		\$0.04	\$0.00			\$1.16	
Jun-19	\$14.41	\$99.03		\$0.04	\$0.00			\$1.20	
Jul-19	\$1.87	\$95.83		\$0.04	\$0.00			\$1.16	
Aug-19	\$0.27	\$82.52		\$0.04	\$0.00			\$1.20	
Sep-19	\$8.96	\$53.76		\$6.44	\$0.01			\$185.81	
\$699.41		\$972.98		\$6.88	\$0.01			\$198.73	
Oct-19	\$9.28	\$46.83		\$12.26	\$0.03			\$347.31	
Nov-19	\$2.48	\$40.31		\$15.52	\$0.07			\$426.04	
Dec-19	\$2.11	\$32.77		\$17.14	\$0.11			\$451.51	
Jan-20	\$2.19	\$33.86		\$20.81	\$0.18			\$526.37	
Feb-20	\$2.19	\$33.77		\$23.09	\$0.25			\$559.94	
Mar-20	\$1.81	\$27.96		\$21.99	\$0.28			\$507.84	
Apr-20	\$0.82	\$12.60		\$30.91	\$0.45			\$685.36	
May-20	\$0.14	\$2.18		\$40.47	\$0.68			\$855.15	
Jun-20	\$0.15	\$2.25		\$44.68	\$0.86			\$885.26	
Jul-20	\$0.09	\$1.31		\$47.15	\$1.01			\$879.86	
Aug-20	\$0.08	\$1.23		\$57.87	\$1.35			\$1,025.34	
Sep-20	\$0.07	\$1.13		\$77.22	\$1.97			\$1,280.04	
\$21.41		\$236.20		\$409.11	\$7.24			\$8,430.02	

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

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

2. Funds Available For Construction at December 31, 2023

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

Contracts in place at December 31, 2023

3. Investments - US Bank

December 31, 2023	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
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			\$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

Item #	Date	Description	2019	2019	2019	2019	2019	2019	2019	2019	
62	1/27/21	Besch and Smith	\$192,841.01	\$192,841.01							
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00	\$62,283.00						\$62,283.00	
64	1/27/21	ECS Florida, LLC	\$950.00	\$950.00						\$950.00	
65	1/27/21	Eisman & Russo	\$7,630.48	\$7,630.48						\$7,630.48	
66	1/27/21	Eisman & Russo	\$6,750.04	\$6,750.04						\$6,750.04	
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00	\$97,267.00						\$97,267.00	
68	1/27/21	England Thims & Miller	\$2,119.72	\$2,119.72						\$2,119.72	
69	1/27/21	Besch and Smith	\$279,255.93	\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00	\$1,000.00						\$1,000.00	
71	3/1/21	Besch and Smith	\$558,487.01	\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40	\$202.40						\$202.40	
73	3/2/21	England Thims & Miller	\$202.40	\$202.40						\$202.40	
74	4/1/21	England Thims & Miller	\$4,906.50	\$4,906.50						\$4,906.50	
75	4/1/21	England Thims & Miller	\$800.00	\$800.00						\$800.00	
76	4/1/21	Eisman & Russo	\$5,796.23	\$5,796.23						\$5,796.23	
77	4/1/21	Besch and Smith	\$260,102.21	\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61	\$1,933.61						\$1,933.61	
79	4/27/21	Eisman & Russo	\$3,375.02	\$3,375.02						\$3,375.02	
80	4/27/21	Besch and Smith	\$109,490.42	\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50	\$4,726.50						\$4,726.50	
81	5/28/21	Armstrong CDD	\$6,000.08	\$6,000.08			\$6,000.08				
82	5/28/21	England Thims & Miller	\$414.93	\$414.93						\$414.93	
83	5/28/21	England Thims & Miller	\$75.27	\$75.27						\$75.27	
84	5/28/21	England Thims & Miller	\$1,284.75	\$1,284.75						\$1,284.75	
85	5/28/21	Eisman & Russo	\$953.81	\$953.81						\$953.81	
	6/15/21	Reimbursement - Req.81	(\$1,126.24)	(\$1,126.24)			(\$1,126.24)				
87	6/18/21	Besch and Smith	\$6,272.81	\$6,272.81			\$6,272.81				
88	6/18/21	Armstrong CDD	\$2,500.00	\$2,500.00			\$2,500.00				
89	6/18/21	Armstrong CDD	\$5,892.00	\$5,892.00				\$5,892.00			
90	6/18/21	England Thims & Miller	\$5,791.00	\$5,791.00						\$5,791.00	
91	7/30/21	Besch and Smith	\$319,589.71	\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92	7/31/21	England Thims & Miller	\$155.25	\$155.25						\$155.25	
93	7/30/21	Eisman & Russo	\$143.74	\$143.74						\$143.74	
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00	\$125,336.00					\$125,336.00		
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00	\$7,800.00					\$7,800.00		
96	9/10/21	VOID	\$0.00	\$0.00					\$0.00		
97	9/10/21	Security Engineering and Design	\$1,473.00	\$1,473.00						\$1,473.00	
98	1/13/22	The Tree Amigos Outdoor Services	\$17,240.00	\$17,240.00					\$17,240.00		
99	3/25/22	Onsight Industries	\$10,569.45	\$10,569.45	\$10,569.45						
100	3/25/22	Onsight Industries	\$1,070.00	\$1,070.00	\$1,070.00						
101	2/14/23	Eisman & Russo	\$220.11	\$220.11						\$220.11	
102	4/20/23	The Tree Amigos Outdoor Services	\$19,333.00	\$19,333.00					\$19,333.00		
103	6/21/23	Jax Utilities Management	\$56,660.00	\$56,660.00			\$56,660.00				
104	10/30/23	Greyhawk Ventures	\$213,476.41	\$213,476.41	\$213,476.41						
Grand Total			\$10,620,338.57	\$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%

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

September 01, 2024 - September 30, 2024

Fund	Date	Check No.'s	Amount
General Fund	9/4/24	1174-1182	\$ 18,496.22
	9/9/24	1183-1184	13,021.54
	9/17/24	1185-1190	47,027.11
	9/23/24	1191-1192	1,246.53
			\$ 79,791.40
TOTAL			\$ 79,791.40

*** CHECK DATES 09/01/2024 - 09/30/2024 ***

ARMSTRONG CDD - GENERAL FUND
BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/04/24	00007	8/22/24	2024-281	202408	310	51300	48000		OSTEEN MEDIA GROUP	*	58.80	58.80	001174
9/04/24	00082	8/26/24	32012	202408	330	57200	46100		ALWAYS IMPRVING LLC DBA FITNESS PRO	*	257.25	257.25	001175
9/04/24	00061	8/30/24	3439999	202407	310	51300	31500		KUTAK ROCK LLP	*	1,206.00	1,206.00	001176
9/04/24	00077	8/28/24	1925642	202408	320	53800	46800		THE LAKE DOCTORS, INC.	*	995.00	995.00	001177
9/04/24	00070	7/25/24	57419760	202407	330	57200	46500		ARROW EXTERMINATORS INC DBA	*	46.00	46.00	001178
9/04/24	00072	9/01/24	2025211	202409	330	57200	46700		POOL TROOPERS	*	1,650.00	1,650.00	001179
9/04/24	00087	8/28/24	10085	202408	320	53800	49100		K&K WHITE LLC DBA PINCH A PENNY 242	*	1,254.92	1,254.92	001180
9/04/24	00088	8/31/24	664243	202408	320	53800	46200		RUPPERT LANDSCAPE LLC DBA	*	11,533.85	11,533.85	001181
9/04/24	00069	9/01/24	1012020	202409	320	53800	46800		SOUTH VILLAGE CDD	*	1,448.40	1,448.40	001182
9/09/24	00001	9/01/24	145	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	4,173.75		
		9/01/24	145	202409	310	51300	49500		WEBSITE ADMIN SEP24	*	104.17		
		9/01/24	145	202409	310	51300	35100		INFORMATION TECH SEP24	*	150.00		
		9/01/24	145	202409	310	51300	31300		DISSEMINATION FEE SEP24	*	583.33		

ARMS ARMSTRONG TVISCARRA

*** CHECK DATES 09/01/2024 - 09/30/2024 ***

ARMSTRONG CDD - GENERAL FUND
BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
		9/01/24 145	202409 310-51300-42500		*	60.15		
		COPIES						
		9/01/24 145	202409 310-51300-41000		*	18.72		
		TELEPHONE						
		9/01/24 146	202409 320-53800-12200		*	6,250.00		
		PROPERTY MANAGER SEP24						
		9/01/24 146	202409 330-57200-46300		*	1,084.67		
		JANITORIAL SEP24						
GOVERNMENTAL MANAGEMENT SERVICES							12,424.79	001183
9/09/24	00083	8/31/24 3	202408 330-57200-34100		*	596.75		
		FACILITY ASSISTANCE AUG24						
RIVERSIDE MANAGEMENT SERVICES, INC.							596.75	001184
9/17/24	00016	9/09/24 A0003073	202409 320-53800-43100		*	1,071.39		
		3518 ROYAL PINES DR IRRG						
		9/09/24 A0003093	202409 320-53800-43100		*	1,673.46		
		3682 ROYAL PINES DR IRRG						
		9/09/24 A0003275	202409 330-57200-43100		*	417.51		
		3645 ROYAL PINES DR POOL						
		9/09/24 A0003275	202409 330-57200-43100		*	334.09		
		3645 ROYAL PINES DR CLBHS						
		9/09/24 A0003275	202409 320-53800-43100		*	629.00		
		3645 ROYAL PINES DR IRRG						
		9/09/24 A0003375	202409 320-53800-43100		*	403.48		
		875 TYNES BLVD IRRG-SEP24						
		9/09/24 A0003375	202409 320-53800-43100		*	535.47		
		705 TYNES BLVD IRRG-SEP24						
		9/09/24 A0003710	202409 320-53800-43100		*	239.04		
		3976 HEATHERBROOK PL IRRG						
		9/09/24 A0003710	202409 320-53800-43100		*	119.93		
		4121 HEATHERBROOK PL IRRG						
		9/09/24 A0003767	202409 320-53800-43100		*	252.17		
		3846 SUNBERRY LN - SEP24						
		9/09/24 A0004021	202409 320-53800-43100		*	131.97		
		4173 HEATHRBROOK PL-SEP24						
		9/09/24 A0004087	202409 320-53800-43100		*	364.18		
		1980 AMBERLY DR - SEP24						
		9/09/24 A0004087	202409 320-53800-43100		*	117.95		
		544 TYNES BLVD - SEP24						
CLAY COUNTY UTILITY AUTHORITY							6,289.64	001185
9/17/24	00007	9/05/24 2024-283	202409 310-51300-48000		*	46.20		
		NOT.OF MEETING 09/12/24						
OSTEEN MEDIA GROUP							46.20	001186
ARMS ARMSTRONG				TVISCARRA				

*** CHECK DATES 09/01/2024 - 09/30/2024 ***

ARMSTRONG CDD - GENERAL FUND
BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/17/24	00084	9/01/24	2024-680	202408 310-51300-31100		REVIEW AGENDA/ATTEND MTG DOMINION ENGINEERING GROUP INC	*	630.00	630.00	001187
9/17/24	00009	8/27/24	24826	202409 300-15500-10000		FY25 GEN.LIAB/PUBLIC OFFC 8/27/24 24826 202409 300-15500-10000 FY25 PROPERTY INSURANCE EGIS INSURANCE ADVISORS, LLC	*	7,296.00		
							*	29,737.00	37,033.00	001188
9/17/24	00088	8/27/24	667113	202408 320-53800-46500		RPR 3SOLENOID/2NOZ/ROTOR RUPPERT LANDSCAPE LLC DBA	*	797.00	797.00	001189
9/17/24	00075	9/01/24	10330	202409 330-57200-34500		SECURITY OFFICER SEP24 9/01/24 10330A 202407 330-57200-34500 CREDIT-MISSED HOURS 07/27 SECURITY DEVELOPMENT GROUP LLC	*	2,336.10		
							*	104.83-	2,231.27	001190
9/23/24	00100	9/13/24	9054872S	202409 320-53800-43000		3599 ROYAL PINES DR IRRG 9/13/24 9082120S 202409 330-57200-43000 3645 ROYAL PINES DR AMNTY 9/13/24 9082351S 202409 320-53800-43000 705 TYNES BLVD IRRG-SEP24 9/13/24 9143346S 202409 320-53800-43000 3814 ROYAL PINES - SEP24 CLAY ELECTRIC COOPERATIVE, INC.	*	51.00		
							*	1,080.00		
							*	35.00		
							*	34.53	1,200.53	001191
9/23/24	00070	9/18/24	58549670	202409 330-57200-46500		MTHLY PEST CONTROL SEP24 ARROW EXTERMINATORS INC DBA	*	46.00	46.00	001192
								TOTAL FOR BANK A	79,791.40	
								TOTAL FOR REGISTER	79,791.40	

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2024-281735

Invoice Date: 8/22/2024

Due Date: 9/21/2024

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

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

#7
310-53-48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 119556	Notice of Meetings Fiscal Year 2025	CT - Clay Today	Aug 22	2024		Column Inch	Black & White	6.6000	\$58.80
									\$58.80
Total:									\$58.80

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



Affidavit attached to this invoice.

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

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

Being a Armstrong CDD/ Notice of Meetings

In the matter of Public Meetings Fiscal Year 2025

LEGAL: 119556

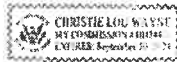
Was published in said newspaper in the issues:

8/22/2024

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 08/22/2024



NOTARY PUBLIC, STATE OF FLORIDA

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

NOTICE OF MEETINGS ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
Manager

Legal 119556 Published 8/22/2024 in Clay County's Clay Today newspaper

RECEIVED
 SEP 04 2024
 BY: _____

INVOICE

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

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



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

Bill to

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

Ship to

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

Invoice details

Invoice no.: 33012
 Terms: Net 15
 Invoice date: 08/26/2024
 Due date: 09/10/2024

#	Product or service	Description	SKU	Qty	Rate	Amount
1.		SERVICE REQUEST 40406 - JULY PREVENTATIVE MAINTENANCE				
2.	PM	Aug 23, 2024: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Grey Hawk SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 9x Strength Units and 1x Benches Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, 1x Stair Climber, and 1x rower. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x treadmills. Checked belt and deck tightness and wear, checked strength and function of motor. checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW ISSUES FOUND 1. ALL UNITS TEST CORRECT		1	\$250.00	\$250.00
3.	Processing Fee	Processing Fee		250	\$0.029	\$7.25

#82
 Fitness Center Repairs & supplies
 001.330.57200, 46100
 [Signature]
 8-30-24

Total \$257.25

Ways to pay

Master VISA DEBIT AMEX

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3439999

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

#61
310-517-015

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



Invoice No. 3439999

1323-1

Re: General Counsel

For Professional Legal Services Rendered

07/02/24	K. Haber	0.70	178.50	Prepare amendment to security agreement; correspond with Giles and Soriano regarding same
07/03/24	K. Haber	0.30	76.50	Revise security agreement amendment; correspond with Giles and Sweeting regarding same
07/11/24	K. Buchanan	2.00	700.00	Prepare for and attend board meeting
07/15/24	K. Buchanan	0.30	105.00	Perform meeting follow up
07/15/24	K. Haber	0.20	51.00	Correspond with Buchanan regarding status of landscape maintenance addendum
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/31/24	J. Gillis	0.40	70.00	Prepare supervisor notebook for Hernandez; draft cover letter regarding same; coordinate dissemination of same
TOTAL HOURS		4.00		

KUTAK ROCK LLP

Armstrong CDD

August 30, 2024

Client Matter No. 1323-1

Invoice No. 3439999

Page 2

TOTAL FOR SERVICES RENDERED

\$1,206.00



TOTAL CURRENT AMOUNT DUE

\$1,206.00

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	8/29/2024	\$995.00

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

000000073120960010000002083730000009950054

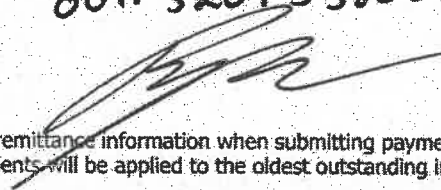
Please Return this invoice with your payment and notify us of any changes to your contact information.

Armstrong CDD - Greyhawk	3645 Royal Pines Dr Orange Park, FL 32065
Invoice Due Date 8/28/2024	Invoice 1925642 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/28/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

#77

Treated ponds for emergent shoreline weeds as well as aquatic weeds. Treated for algae. Ponds are improving but will need additional treatments. If you have any questions or concerns please contact Trey at (904) 610-2552. Thank you.

Lake Maintenance
001.320.53800.46800
 8-30-24

RECEIVED
AUG 30 2024
BY: _____

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice:	\$6892.00	This Invoice Total:	\$995.00
--	-----------	----------------------------	----------

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

Customer #: 731209	Corporate Address
Portal Registration #: 4A64AE61	4651 Salisbury Rd, Suite 155
Customer E-mail(s): greyhawkmanager@gmsnf.com, jsoriano@gmsnf.com	Jacksonville, FL 32256
Customer Portal Link: www.lakedoctors.com/contact-us/	

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

RECEIVED
SEP 04 2024
BY: _____



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

INVOICE: 57419760
DATE: 07/25/2024
ORDER: 57419760

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

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

07/25/2024 12:00 PM

JFCARPENTE

Johnny Carpenter

08/27/2024

#70
330.572.465

RPC-MONTHLY

Pest Control Service

\$46.00

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

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

Pest Control
001.330.57200.46500

9-4-24

AMOUNT DUE \$46.00

Johnny Carpenter

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
SEP 04 2024
BY: _____



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

INVOICE: 57853081
DATE: 08/27/2024
ORDER: 57853081

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

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

08/27/2024 10:37 AM

JFCARPENTE

Johnny Carpenter

#70
370 572 465

08/27/2024

RPC-MONTHLY

Pest Control Service

\$46.00

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

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

AMOUNT DUE \$46.00

Pest Control
001. 330. 57200. 46500
9-4-24

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



INVOICE#: 2025211
INVOICE DATE: 9/1/2024
SERVICE MONTH: SEPTEMBER
CUST ID: 196869

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

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



Armstrong CDD			
3645 Royal Pines Dr. , Middleburg, FL 32068			\$1,650.00
Pool			\$1,650.00
Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,650.00
Taxes			\$0.00
Payments/Credits			\$0.00

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

Pool Maintenance
001.330.57200.46700

9-4-24

MONTHLY POOL/SPA MAINTENANCE

Amount Due
\$1,650.00
Payment Due: 9/1/2024

RECEIVED
AUG 28 2024
BY: _____

K&K White LLC
DBA Pinch A Penny 242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



store242@pinchpenny.com

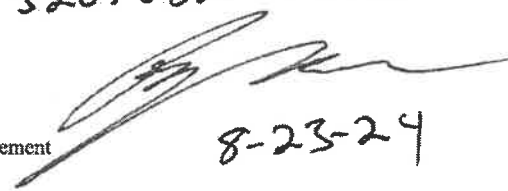
BILLING INVOICE

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

Invoice Date: 08/28/24

Client Code 2127

Invoice # 10085

Item	Quantity	Description	Price	Amount
Department	1	Dive and replace main drain #1	225.00	\$225.00
Department	1	Replace main drain #2	150.00	\$150.00
Department	8	9" x 9" Wave Suction Cover	109.99	\$879.92
<i>#87</i>				
<i>Contingency</i>				
<i>001.320.53800.49100</i>				
				
Drain replacement		<i>8-23-24</i>	Total	\$1,254.92

To ensure proper credit to your account, indicate amount paid and check number on slip, then detach and mail slip with your payment.

Client Info:

Armstrong CDD
3645 Royal Pines Dr
Orange Park FL 32065

Invoice Date	Client Code	Amount Due
08/28/24	2127	\$1,254.92
Amount Paid	Check #	
<input type="text"/>	<input type="text"/>	

Thank You! We Greatly Appreciate Your Business!!

PINCH A PENNY #242
9715 Crosshill Boulevard, #105
Jacksonville, FL 32222



RUPPERT
LANDSCAPE

Tree Amigos
Outdoor Services

Please Remit Payment to:
23601 Laytonsville Road
Laytonsville, MD 20882

teresa viscarra
Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

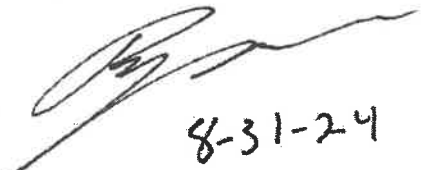
Agreement with:
Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

INVOICE

Date	Invoice #
Aug 31, 2024	664243

RECEIVED
AUG 31 2024
BY:

Property Name	Terms	Due Date
Armstrong CDD (261014)	Net 30 Days	Sep 30, 2024

QTY	Description	Price	Total
1	Landscape Management Installment For August As Per Contract, Due Sep 30, 2024 Common Areas \$4,494.67 Amenity Center \$2,629.16 Tynes Blvd. Extension \$825.00 Greyhawk PH II \$2,300.42 Greyhawk Lakes \$1,195.00 Virbanum Hedges at Amenity Center \$89.60 #88 Landscape Maintenance 001. 320.53800. 46200  8-31-24	\$11,533.85	\$11,533.85

For billing questions contact Tel: 904-778-1030

For customer service contact Chadwick Nathan Milton Tel: 904-343-8352

Subtotal:	\$11,533.85
Sales Tax:	\$0.00
Amount Due:	\$11,533.85

Thank you for your business!

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 145
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

Bill To:

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



Description	#1	Hours/Qty	Rate	Amount
Management Fees - September 2024	310-513-314		4,173.75	4,173.75
Website Administration - September 2024	310-513-465		104.17	104.17
Information Technology - September 2024	310-513-351		150.00	150.00
Dissemination Agent Services - September 2024	310-513-213		583.33	583.33
Copies	310-513-425		60.15	60.15
Telephone	310-513-41		18.72	18.72

Total \$5,090.12

Payments/Credits \$0.00

Balance Due \$5,090.12

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 146
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

Bill To:

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



Description	#1	Hours/Qty	Rate	Amount
Property Manager -September 2024	320-538-122		6,250.00	6,250.00
Janitorial - September 2024	330-572-463		1,084.67	1,084.67

Jerry Lambert
9-6-24

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

Riverside Management Services, Inc
9655 Florida Mining Blvd. W
Bldg. 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 3
Invoice Date: 8/31/2024
Due Date: 8/31/2024
Case:
P.O. Number:

Bill To:
Armstrong CDD



Description	Hours/Qty	Rate	Amount
Greyhawk Facility Assistant through August 2024 #83 330-592-741	23.87	25.00	596.75
<i>Jerry Lambert</i> 9-6-24			

Total \$596.75

Payments/Credits \$0.00

Balance Due \$596.75

GRAYHAWK CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
23.87	Facility Assistant	\$ 25.00	\$ 596.75

Covers Period: August 2024

TOTAL DUE:

\$ 596.75

GRAYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF AUGUST 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/5/24	5.13	L.D.	Completed daily checklist, returned calls and emails
8/6/24	4.58	L.D.	Completed daily checklist, returned calls and emails
8/12/24	7.33	L.D.	Completed daily checklist, returned calls and emails
8/13/24	6.83	L.D.	Completed daily checklist, returned calls and emails
	<u>23.87</u>		



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$1,183.09
Payments	-\$1,183.09
Current Charges	\$1,071.39

Total Amount Due September 30, 2024 \$1,071.39

Account Information

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

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

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

Email
 billing@clayutility.org

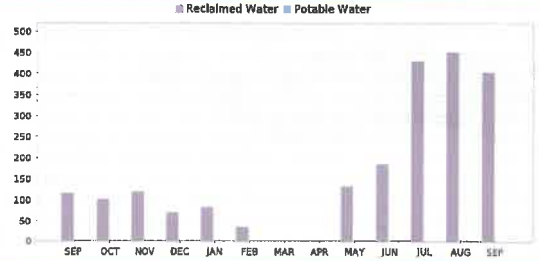
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	359.174 kGal	\$973.36
Total Current Charges			\$1,071.39

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter 82100744	Previous Read 5,635,153
	Current Read 6,039,327

#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: 09/09/24
Due Date: 09/30/24
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 \$1,071.39

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000369 11/11

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

0A00030732 0000107139 093024 0 0 5



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$2,402.73
Payments	-\$2,402.73
Current Charges	\$1,673.46

Total Amount Due September 30, 2024 \$1,673.46

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

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

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

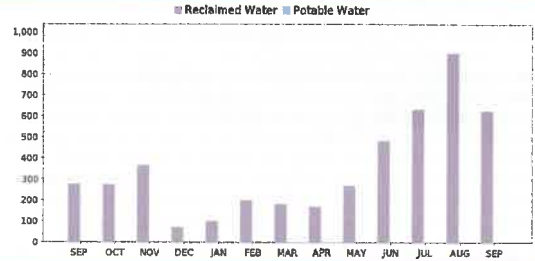
X
 @CCUA

Email
billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	581.338 kGal	\$1,575.43
Total Current Charges			\$1,673.46

Usage Profile (KGAL = 1,000 gallons)



#16
 20-578-431

Meter Readings

Reclaimed Water		
Read Dates: 08/02/24 - 08/29/24		Days: 27
Meter: 83801396	Previous Read: 7,789,960	Current Read: 8,416,298



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: 09/09/24
 Due Date: 09/30/24
 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 \$1,673.46

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
 2000000368 11/10

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

0A00030937 0000167346 093024 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$486.02
Payments	-\$486.02
Current Charges	\$417.51

Total Amount Due September 30, 2024 \$417.51

Account Information

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

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

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

Email
 billing@clayutilty.org

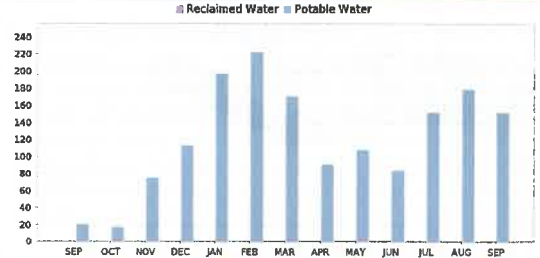
Online
<https://www.clayutilty.org/>

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 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$30.79
Potable Water Usage - Tier 1	\$2.54	151.788 kGal	\$385.54
AWS Surcharge			\$1.18
Total Current Charges			\$417.51

Usage Profile (KGAL = 1,000 gallons)



#16
 370-572-431

Meter Readings

Water Meter

Read Dates: 08/02/24 - 08/29/24 Days: 27
 Meter 86819700 Previous Read 5,984,543 Current Read 6,136,331



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: 09/09/24
Due Date: 09/30/24
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 \$417.51

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
 2000000370 11/12

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 0000041751 093024 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$334.66
Payments	-\$334.66
Current Charges	\$334.09

Total Amount Due September 30, 2024 \$334.09

Account Information

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

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

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

Email
 billing@clayutility.org

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

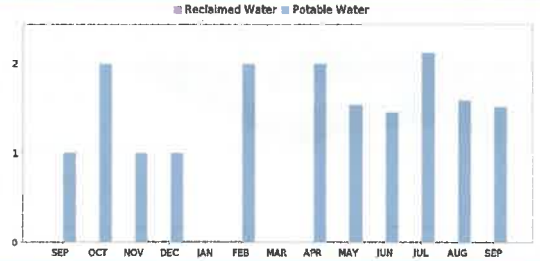
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 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$98.43
Potable Water Usage - Tier 1	\$2.54	1.52 kGal	\$3.86
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$222.91
Sewer Usage Charge - Tier 1	\$5.07	1.52 kGal	\$7.71
Total Current Charges			\$334.09

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter: 86276213	Previous Read: 167,719
	Current Read: 169,239

#11
 370-572-431



Retain this portion for your records.

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



Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 09/09/24
 Due Date: 09/30/24
 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 \$334.09

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
 2000000361 11/3

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

0A00032751 0000033409 093024 0 0 8



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$732.03
Payments	-\$732.03
Current Charges	\$629.00

Total Amount Due September 30, 2024 \$629.00

Account Information

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

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

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

Email
 billing@clayutility.org

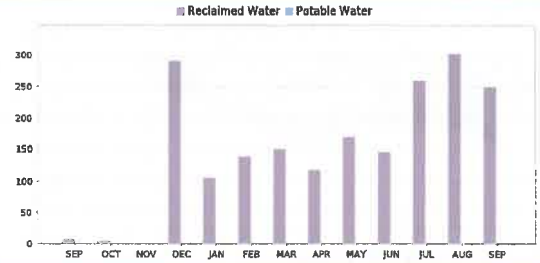
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	67.5 kGal	\$62.10
Reuse Water Usage - Tier 2	\$1.79	22.5 kGal	\$40.28
Reuse Water Usage - Tier 3	\$2.71	160.036 kGal	\$433.70
Total Current Charges			\$629.00

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water		
Read Dates: 08/02/24 - 08/29/24		Days: 27
Meter: 95885845	Previous Read: 1,317,293	Current Read: 1,567,329

#16
 320-578-471



Retain this portion for your records.

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



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

Bill Date: 09/09/24
Due Date: 09/30/24
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 \$629.00

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000365 11/7

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



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

0A00032752 0000062900 093024 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$422.05
Payments	-\$422.05
Current Charges	\$403.48

Total Amount Due September 30, 2024 \$403.48

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

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

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

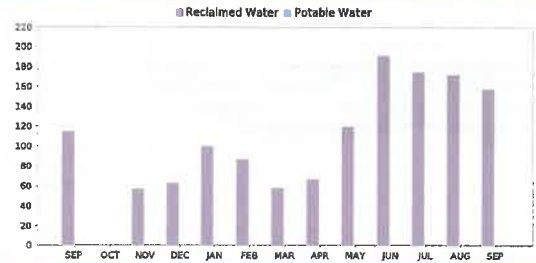
X
@CCUA

Email
billing@clayutility.org

Facebook
CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	112.714 kGal	\$305.45
Total Current Charges			\$403.48

Usage Profile (KGAL = 1,000 gallons)



#16
320-528-431

Meter Readings

Reclaimed Water		
Read Dates: 08/02/24 - 08/29/24		Days: 27
Meter 92332970	Previous Read 1,090,435	Current Read 1,248,149



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: 09/09/24
Due Date: 09/30/24
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 \$403.48

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000360 11/2

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 0000040348 093024 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$619.02
Payments	-\$619.02
Current Charges	\$535.47

Total Amount Due September 30, 2024 \$535.47

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

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

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

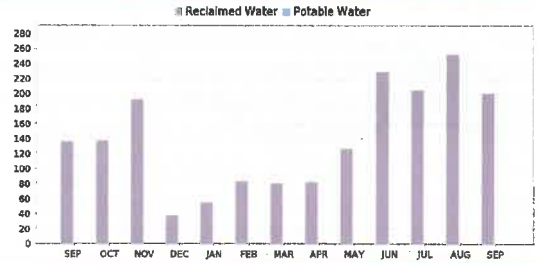
X @CCUA

Email
billing@clayutility.org

f Facebook
CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	27.1 kGal	\$24.93
Reuse Water Usage - Tier 2	\$1.79	9.6 kGal	\$17.18
Reuse Water Usage - Tier 3	\$2.71	164.913 kGal	\$446.91
Total Current Charges			\$535.47

Usage Profile (KGAL = 1,000 gallons)



#16
320-528-431

Meter Readings

Reclaimed Water

Read Dates: 08/07/24 - 08/29/24	Days: 22	
Meter: 86278201	Previous Read: 8,298,267	Current Read: 8,499,880



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: 09/09/24
 Due Date: 09/30/24
 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 \$535.47

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000367 11/9

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

0A00033751 0000053547 093024 0 0 ?



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$244.58
Payments	-\$244.58
Current Charges	\$239.04

Total Amount Due September 30, 2024 \$239.04

Account Information

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

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

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

Email
 billing@clayutility.org

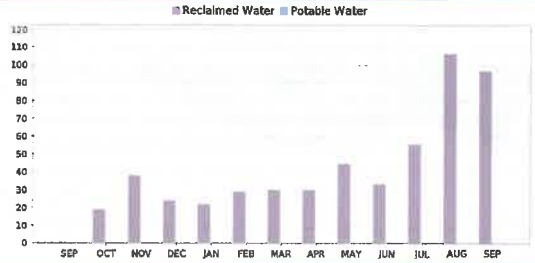
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	52.033 kGal	\$141.01
Total Current Charges			\$239.04

Usage Profile (KGAL = 1,000 gallons)



#16
320-578-471

Meter Readings

Reclaimed Water		
Read Dates: 08/02/24 - 08/29/24		Days: 27
Meter: 87137737	Previous Read: 2,293,551	Current Read: 2,390,584



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: 09/09/24
Due Date: 09/30/24
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 \$239.04

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000371 11/13

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

0A00037105 0000023904 093024 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$312.96
Payments	-\$312.96
Current Charges	\$119.93

Total Amount Due September 30, 2024 \$119.93

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

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

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

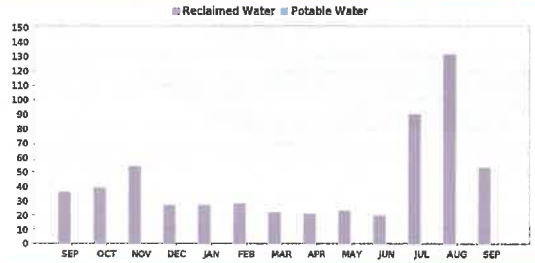
X
 @CCUA

Email
 billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	8.081 kGal	\$21.90
Total Current Charges			\$119.93

Usage Profile (KGAL = 1,000 gallons)



#16
20-538 431

Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter: 87137740	Current Read: 1,956,820
Previous Read: 1,903,739	

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SEP 13 2024

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: 09/09/24
Due Date: 09/30/24
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 \$119.93

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000372 11/14

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

0A00037106 0000011993 093024 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$315.04
Payments	-\$315.04
Current Charges	\$252.17

Total Amount Due September 30, 2024 \$252.17

Account Information

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

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

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

Email
 billing@clayutility.org

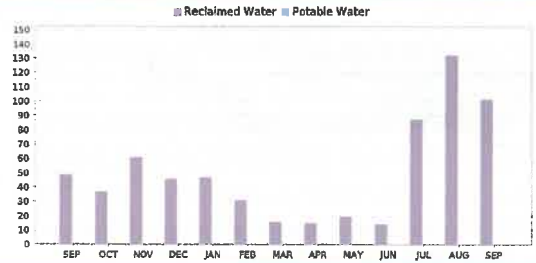
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	56.879 kGal	\$154.14
Total Current Charges			\$252.17

Usage Profile (KGAL = 1,000 gallons)



#16
320338431

Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter: 87777241	Previous Read: 2,173,142
	Current Read: 2,275,021



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: 09/09/24
Due Date: 09/30/24
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 \$252.17

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
2000000362 11/4

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

0A00037677 0000025217 093024 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$149.83
Payments	-\$149.83
Current Charges	\$131.97

Total Amount Due September 30, 2024 \$131.97

Account Information

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

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

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

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

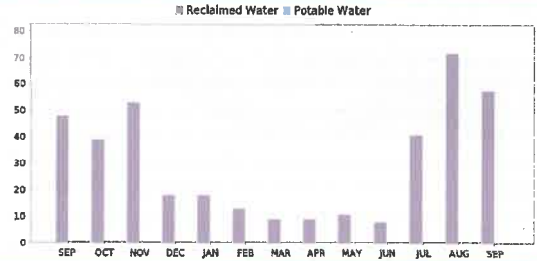
X
 @CCUA

Email
 billing@clayutility.org

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	12.525 kGal	\$33.94
Total Current Charges			\$131.97

Usage Profile (KGAL = 1,000 gallons)



#16
 320-578-421

Meter Readings

Reclaimed Water		
Read Dates: 08/02/24 - 08/29/24		Days: 27
Meter: 87777245	Previous Read: 1,037,093	Current Read: 1,094,618



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: 09/09/24
Due Date: 09/30/24
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 \$131.97

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
 2000000366 11/8

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

0A00040217 0000013197 093024 0 0 7



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$581.58
Payments	-\$581.58
Current Charges	\$364.18

Total Amount Due September 30, 2024 \$364.18

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

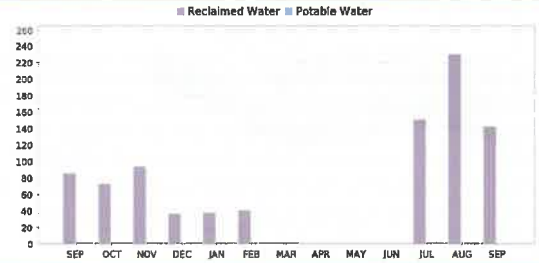
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	98.209 kGal	\$266.15
Total Current Charges			\$364.18

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24 Days: 27
 Meter 89187072 Previous Read 2,018,459 Current Read 2,161,668

#16
 320 538 431



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: 09/09/24
Due Date: 09/30/24
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 \$364.18

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
 2000000364 11/6

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

0A00040871 0000036418 093024 0 0 8



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	09/09/24
Previous Balance	\$146.55
Payments	-\$146.55
Current Charges	\$117.95

Total Amount Due September 30, 2024 \$117.95

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

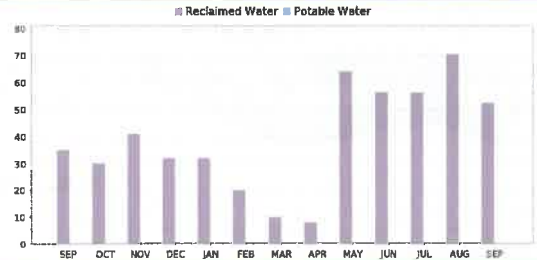
Online
<https://www.clayutility.org/>

X
 @CCUA

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 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	33.3 kGal	\$30.64
Reuse Water Usage - Tier 2	\$1.79	11.7 kGal	\$20.94
Reuse Water Usage - Tier 3	\$2.71	7.352 kGal	\$19.92
Total Current Charges			\$117.95

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/02/24 - 08/29/24	Days: 27
Meter: 89187071	Current Read: 1,416,520
Previous Read: 1,364,168	

#16
 320-538-431



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: 09/09/24
 Due Date: 09/30/24
 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 \$117.95

Donate to Lend a Helping Hand Program:

\$1 \$5 \$10 Other _____

AY10910A
 2000000363 11/5

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

0A00040873 0000011795 093024 0 0 2

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2024-283892

Invoice Date: 9/5/2024

Due Date: 10/4/2024

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

BILL TO

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

7
210-513-48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 121443	Notice of Meeting September 12, 2024	CT - Clay Today	Sep 5	2024		Column Inch	Black & White	4.4000	\$46.20
									\$46.20
Total:									\$46.20

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

RECEIVED
SEP 10 2024
BY:

RECEIVED
SEP 09 2024

Affidavit attached to this invoice.

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

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA COUNTY OF CLAY:

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

In the matter of September 12, 2024

LEGAL: 121443

Was published in said newspaper in the issues:

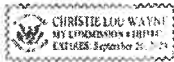
9/5/2024

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Hugh Osteen

Sworn to me and subscribed before me 09/05/2024

Christie Lou Wayne



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

Notice of Meeting Armstrong Community Development District

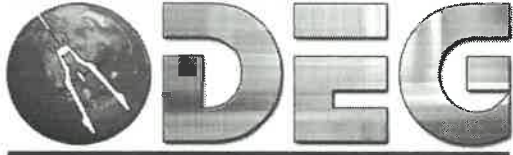
The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, September 12, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Marilee Giles
District Manager
Legal 121443 Published 9/5/2024 in Clay County's Clay Today newspaper

***** INVOICE *****



PLANNERS AND ENGINEERS

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

#84
310-913-211

Date: September 1, 2024

Invoice Number 2024-6804

Net 15 days

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



Reference: District Engineer
Armstrong CDD, Clay County, FL
DEG Project Number 2204.001

Task 4 CDD Board Meetings and Assignments

\$Hourly

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

1. Review agenda prior to meeting
2. Attend CDD meeting on August 8, 2024

Total Amount Due \$630.00

PM REVIEW: initials (wes)

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

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

INVOICE



Armstrong Community Development District
c/o Government Management Services, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

Customer	Armstrong Community Development District
Acct #	688
Date	08/27/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 37,033.00
Payment Amount	\$ 37,033.00
Payment for:	Invoice#24826
100124292	

Thank You

Please detach and return with payment



Customer: Armstrong Community Development District

Invoice	Effective	Transaction	Description	Amount
24826	10/01/2024	Renew policy	Policy #100124292 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/27/2024 #0 001-300-15500-10000 \$7,296.00 3y23 <u>General Liability/Public Officials</u> 001-300-15500-10000 \$29,737.00 <u>Property Insurance</u>	37,033.00
Total				\$ 37,033.00

RECEIVED

SEP 11 2024

BY: _____

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	08/27/2024



RUPPERT
LANDSCAPE

Tree Amigos
Outdoor Services

INVOICE

Please Remit Payment to:
23601 Laytonsville Road
Laytonsville, MD 20882

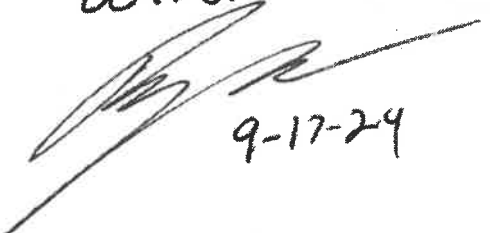
Date	Invoice #
Aug 27, 2024	667113

Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

RECEIVED
SEP 17 2024
BY:

Agreement with:
Armstrong CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Property Name	Terms	Due Date	Order Number
Armstrong CDD (261014)	Net 30 Days	Oct 1, 2024	3853737

QTY	Description	Price	Total
1	Inspected Irrigation and made Necessary Repairs (3) Solenoids (2) Nozzles (2) 3/4" Zone Lines (1) 1/2" Zone Line (1) 1" Zone Line (1) Rotor (1) 2 1/2" Main Line <i>#88</i> <i>Irrigation Repairs</i> <i>001.320.53800.46500</i>  <i>9-17-24</i>	\$797.00	\$797.00

For billing questions contact Tel: 904-778-1030

For customer service contact Chadwick Nathan Milton Tel: 904-343-8352

Thank you for your business!

Subtotal:	\$797.00
Sales Tax:	\$0.00
Amount Due:	\$797.00

Payment by Check or ACH is preferred. Banking details supplied by request. Invoices paid by Credit Card will be subject to a 3% processing fee to cover incurred charges.



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

RECEIVED
SEP 11 2024
BY:

INVOICE

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

INVOICE # 10330
DATE 09/01/2024
DUE DATE 09/30/2024
TERMS End of the month

SERVICE MONTH
September

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (September 1 - September 30)	78	29.95	2,336.10
Credit - Dedicated Officers Credit for 6 missed dedicated hours on 7/27/24	-3.50	29.95	-104.83

SUBTOTAL 2,231.27
TAX 0.00
TOTAL 2,231.27
BALANCE DUE **\$2,231.27**

Security Monitoring
001.330.57200.34500

9-11-24

Important Messages

September is often one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more.

Total Amount Due

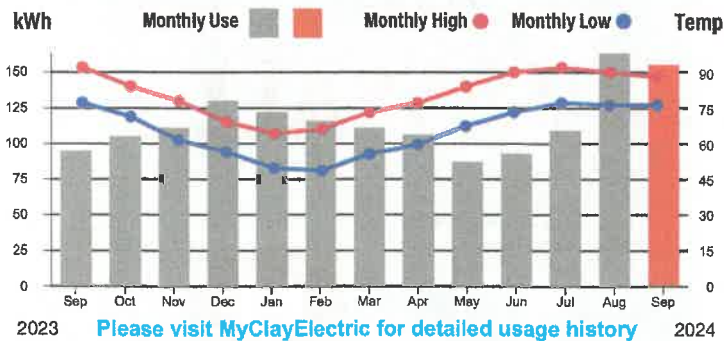
\$51.00

Due Date:
10/04/2024

Previous Balance	\$52.00
Payment Received 08/26/24	-\$52.00
Balance Forward	\$0.00
Current Charges Due 10/04/24	\$51.00

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	08/11/24	09/10/24	5797	5952	1	155



Current Service Detail		
Access Charge		\$32.00
Energy Charge	155 kWh @ 0.0813	\$12.60
Power Cost Adjustment	155 kWh @ 0.0200	\$3.10
FLA Gross Receipts Tax		\$1.22
Clay Co Public Ser Utility Tax		\$1.71
Operation Round Up		\$0.37
Total Current Charges for this Location		\$51.00

#100
20-5843



This Month	Last Month	This Month Last Year	Avg Daily High
155 kWh 30 days Avg kWh 5	163 kWh 31 days Avg kWh 5	95 kWh 31 days Avg kWh 3	89°F



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

PO Box 308
Keystone Heights, FL 32656-0308

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



5409 0 MB 0.622
ARMSTRONG CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

5 5409
C-20

Account Number	9054872
Current Charges Due 10/04/24	\$51.00
Total Amount Due	\$51.00

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 0000051006

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 09/13/2024
Current Bill Due Date: 10/04/2024

Important Messages

September is often one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more.

Total Amount Due

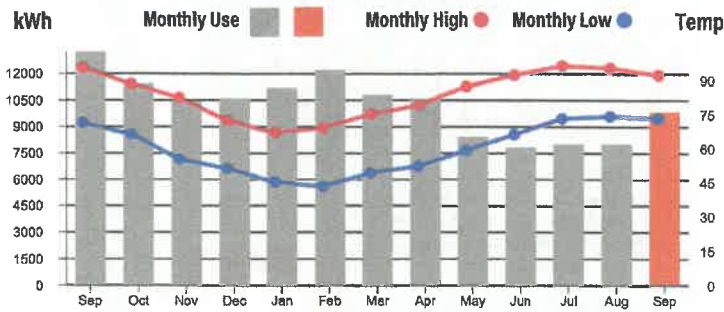
\$1,080.00

Due Date:
10/04/2024

Previous Balance \$888.00
Payment Received 08/26/24 -\$888.00
Balance Forward \$0.00
Current Charges Due 10/04/24 \$1,080.00

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	151835709	08/11/24	09/10/24	3231	3280	200	9,800



Current Service Detail		
Access Charge		\$32.00
Energy Charge	9,800 kWh @ 0.0813	\$796.74
Power Cost Adjustment	9,800 kWh @ 0.0200	\$196.00
FLA Gross Receipts Tax		\$26.26
Clay Co Public Ser Utility Tax		\$28.16
Operation Round Up		\$0.84
Total Current Charges for this Location		\$1,080.00

This Month	Last Month	This Month Last Year	Avg Daily High
9,800 kWh 30 days Avg kWh 327	8,000 kWh 31 days Avg kWh 258	13,200 kWh 31 days Avg kWh 426	92°F

F100
330-572 43

RECEIVED
SEP 20 2024
BY:

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

PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9082120
Current Charges Due 10/04/24	\$1,080.00
Total Amount Due	\$1,080.00

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

September is often one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more.

Total Amount Due

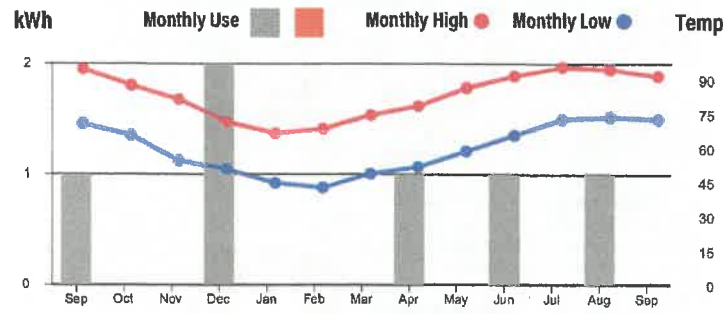
\$35.00

Due Date:
10/04/2024

Previous Balance	\$35.00
Payment Received 08/26/24	-\$35.00
Balance Forward	\$0.00
Current Charges Due 10/04/24	\$35.00

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	08/11/24	09/10/24	41	41	1	0



Current Service Detail

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

Handwritten: #100
320-578-43

REC'D
SEP 20 2024
BY:

2023 [Please visit MyClayElectric for detailed usage history](#) 2024

This Month	Last Month	This Month Last Year	Avg Daily High
0 kWh 30 days Avg kWh 0	1 kWh 31 days Avg kWh 0	1 kWh 31 days Avg kWh 0	92°F



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

PO Box 308
Keystone Heights, FL 32656-0308

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



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

Account Number	9082351
Current Charges Due 10/04/24	\$35.00
Total Amount Due	\$35.00

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



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



Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 09/13/2024
Current Bill Due Date: 10/04/2024

Important Messages

September is often one of our most active hurricane months. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more.

Total Amount Due

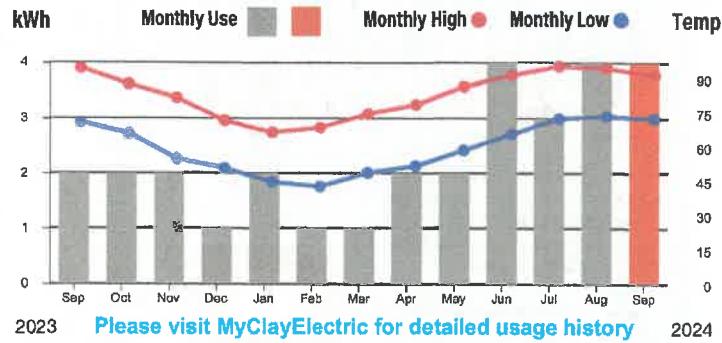
\$34.53

Due Date:
10/04/2024

Previous Balance \$34.53
Payment Received 08/26/24 -\$34.53
Balance Forward \$0.00
Current Charges Due 10/04/24 \$34.53

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	08/11/24	09/10/24	98	102	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

This Month	Last Month	This Month Last Year	Avg Daily High
4 kWh 30 days Avg kWh 0	4 kWh 31 days Avg kWh 0	2 kWh 31 days Avg kWh 0	92°F

#100
20-528-47

REC
BY:
SEP 20 2024



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

**PO Box 308
Keystone Heights, FL 32656-0308**

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



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

Account Number	9143346
Current Charges Due 10/04/24	\$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





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

Service Inspection Report

ORDER #: 58549670

WORK DATE: 09/18/2024

Time In: 09/18/2024 10:03:16 AM
Time Out: 09/18/2024 10:22:56 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

Johnny Carpenter
License #:

BILL-TO 2634163

Armstrong Cdd
 6200 Lee Vista Blvd Suite 300
 Orlando, FL 32822-5147
 Email: aperegrino@gmscfl.com

Phone: 407-347-4103

LOCATION 2634163

Armstrong Cdd
 3645 Royal Pines Dr
 Middleburg, FL 32068
 Email: aperegrino@gmscfl.com

Phone: 904-322-4835

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	

Subtotal 46.00
Tax 0.00
Total 46.00

Prior Balance: 0.00
Total Due: 46.00



GENERAL COMMENTS / INSTRUCTIONS

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

CUSTOMER INSTRUCTIONS & PRECAUTIONS

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.

Ventilation/Re-Occupying - Vacate & keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before re-occupying.

Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment & surfaces with an effective cleansing compound & rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area.

Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.

Do not burn treated firewood for 1 month after treatment.

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Webster Service	0.0000%	1.0000 Each			10:13:35 AM
	n/a				
Tandem .065%	0.0650%	1.0000 Gallon	Backpack sprayer		10:14:06 AM
100-1437	n/a		EXT PERIMETER treatment to foundation		

Areas Applied: EXTERIOR;

Target Pests: A) Nuisance ants, A) Roaches

Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas; EXTERIOR -> Foundation; EXTERIOR -> Window Trim; EXTERIOR -> Door Trim;