

ARMSTRONG

Community Development District

NOVEMBER 14, 2024

AGENDA

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

November 7, 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, November 14, 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 Proposals:
 - A. Fabric Replacement on Lounge Chairs
 - B. Ruppert Landscape for Additional Irrigation
- VI. Acceptance of Fiscal Year 2023 Audit Report
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Facility Manager - Report

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Financial Statements as of October 31, 2024

B. Check Register

X. Next Scheduled Meeting – December 12, 2024 @ 3:30 p.m. at Plantation Oaks
Amenity Center

XI. 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.
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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

B.



October 16, 2024

**3833 Heatherbrook Place
Middleburg , FL 32068**

Attn: [Contact Name]

Re: Additional Zone

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Armstrong CDD**. Specifically, the scope of work shall be as described herein.

Scope of Work

During a recent visit we found between 3900 Bloomfield Ct. and 3984 Bloomfield Ct. See photo below on area. This area currently does not have any irrigation installed on the common area of the CDD. We are proposing to add irrigation into this area to help ensure you have a uniformed coverage and look of the area. In order to do this we will need to trace the main line wire path form Royal Pines Drive, located an appropriate connection point. Once this is found we will dig down to the mainline and tie into the line, extend the main line if needed and install new control valve for the zone. Please note that we will need to shut down or isolate the main system for this work to be performed. The system may be down 1 to 3 days in this area or in its entirety while this connection is made and tested for leaks. Once connection is made, we will then trench out lateral line, head locations, install backfill, and test new zone. Head will be properly spaced to provide a uniformed prescription rate on the plant material. Once everything is validated as operations we will then reprogram the main controller to add this zone into the system and set appropriate run schedule.

Scope of Work

1. Mark areas where irrigation will be installed.
2. Proposal do not include any sleeving.
3. Contact Clay Utility for utility marking. Ruppert is not responsible for unmarked private utilities not marked to include any secure communications.
4. Point of Connection (POC)
 - 4.1. Locate main line and wire path
 - 4.2. Excavate mainline and tie into line

Ruppert Landscape, Inc.

2105 Harbor Lake Drive ■ Fleming Island, FL 32003

Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- 4.3. Install a 2inch mainline and wire path to where new zone will be installed.
- 4.4. Assumptions were made on water source PSI 70 with 100 GPM min.
- 4.5. Once the water source is installed, we will make adjustments to the final drawing
5. Installing of piping. All the operations below will be done separately and or in unison with other phases
 - 5.1. Install main and lateral lines and valves.
 - 5.2. Backfill the main line and around valve boxes.
 - 5.3. Install lateral line and fitting for head locations
 - 5.4. Head locations will be marked with a black flex pipe sticking out of the found.
 - 5.5. All head locations will be installed, and all areas will be backfilled raked and overseeded upon completion. Sod can be performed at an additional cost.
 - 5.6. Adjusted all heads to ensure proper coverage.
6. Connect the controller to the main power source and program controller.
 - 6.1. Connect new valve ot main controller
 - 6.2. Program and test connectivity
 - 6.3. Progrma appropriate program for the new zone to run.
8. Clean up of all resulting debris each day

9. Includes remainder of year service on this new area we added on. Pricing will be reviewed for next season based on additional zones installed. After that yearly maintenance will be required to extend the warranty.

Work items:

Description	Qty
Install irrigation on to existing system. Add in new zone	1

Total price* : **\$4,956 _____ Initial**

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.
Thank you.

SIXTH ORDER OF BUSINESS

Armstrong Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

Armstrong Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Armstrong Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Armstrong Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Armstrong Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Armstrong Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated November XX, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Armstrong Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November XX, 2024

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

Management's discussion and analysis of Armstrong Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; net investment in capital assets, restricted, and unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statement is designed to provide the reader with a broad overview of the District's finances, in a manner similar to a private sector business. In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all non-current assets and receivables as well as all non-current debt and obligations. The effect of interfund activity has been eliminated from the government-wide financial statements. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 60 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. A reconciliation of the government-wide and the fund financial statement is provided to illustrate these differences.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets exceeded total liabilities by \$15,274,771, (net position). Unrestricted net position for Governmental Activities was \$208,603. Net investment in capital assets was \$14,752,524. Restricted net position was \$313,644.
- ◆ Governmental activities revenues totaled \$1,273,703 while governmental activities expenses totaled \$975,454.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 230,311	\$ 203,487
Restricted assets	1,200,148	1,209,118
Capital assets	24,540,525	24,491,986
Total Assets	25,970,984	25,904,591
Current liabilities	430,755	446,735
Non-current liabilities	10,265,458	10,481,334
Total Liabilities	10,696,213	10,928,069
Net position - net investment in capital assets	14,752,524	14,461,522
Net position - restricted	313,644	340,076
Net position - unrestricted	208,603	174,924
Total Net Position	\$ 15,274,771	\$ 14,976,522

The increase in current assets is related to the increase in cash in the current year.

The increase in capital assets is primarily the result of the capital project additions in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

The decrease in current liabilities is related to the pay-off of the financed purchase liability in the current year.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 1,183,381	\$ 1,184,806
Capital grants and contributions	24,235	-
General Revenues		
Investment earnings	45,554	988
Miscellaneous revenues	20,533	40,117
Total Revenues	<u>1,273,703</u>	<u>1,225,911</u>
Expenses		
General government	119,211	96,499
Physical environment	213,479	183,470
Culture/recreation	183,964	202,584
Interest and other costs	<u>458,800</u>	<u>466,447</u>
Total Expenses	<u>975,454</u>	<u>949,000</u>
Change in Net Position	298,249	276,911
Net Position - Beginning of Year	<u>14,976,522</u>	<u>14,699,611</u>
Net Position - End of Year	<u><u>\$ 15,274,771</u></u>	<u><u>\$ 14,976,522</u></u>

The increase in capital grants and contributions is related to the developer contributions to cover construction costs in the current year.

The increase in physical environment is related to the increase in property manager and repairs and maintenance expenses in the current year.

The decrease in culture/recreation is related to the increase in repairs and maintenance expenses in the prior year.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Construction in progress	\$ 24,491,797	\$ 24,435,137
Equipment	81,212	81,212
Accumulated depreciation	(32,484)	(24,363)
Total Capital Assets (Net)	<u>\$ 24,540,525</u>	<u>\$ 24,491,986</u>

During the year, \$56,660 was added to construction in progress and depreciation was \$8,121.

General Fund Budgetary Highlights

The budget exceeded actual expenditures for the year primarily because security and reserve expenditures were less than anticipated.

The budget was not amended for the year ended September 30, 2023.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2017, the District issued \$4,035,000 Series 2017A Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping certain assessable improvements. The balance outstanding at September 30, 2023 was \$3,755,000.
- ◆ In October 2019, the District issued \$7,500,000 Series 2019A Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of the Series 2019A Project. The balance outstanding at September 30, 2023 was \$6,835,000.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Armstrong Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Armstrong Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Armstrong Community Development District, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Armstrong Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 190,932
Due from others	3,632
Prepaid expenses	35,747
Total Current Assets	<u>230,311</u>
Non-Current Assets	
Restricted:	
Investments	1,200,148
Capital Assets Not Being Depreciated	
Construction in progress	24,491,797
Capital Assets Being Depreciated:	
Equipment	81,212
Less: accumulated depreciation	(32,484)
Total Non-Current Assets	<u>25,740,673</u>
Total Assets	<u>25,970,984</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	21,708
Accrued interest	189,047
Bonds payable	220,000
Total Current Liabilities	<u>430,755</u>
Non-Current Liabilities	
Bonds payable, net	10,265,458
Total Liabilities	<u>10,696,213</u>
NET POSITION	
Net investment in capital assets	14,752,524
Restricted for debt service	309,317
Restricted for capital projects	4,327
Unrestricted	208,603
Total Net Position	<u><u>\$ 15,274,771</u></u>

See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
	Expenses	Charges for Services	Capital Grants and Contributions	
Primary government				
Governmental Activities				
General government	\$ (119,211)	\$ 123,184	\$ -	\$ 3,973
Physical environment	(213,479)	192,224	24,235	2,980
Culture/recreation	(183,964)	190,094	-	6,130
Interest and other costs	(458,800)	677,879	-	219,079
Total Governmental Activities	<u>\$ (975,454)</u>	<u>\$ 1,183,381</u>	<u>\$ 24,235</u>	<u>232,162</u>
General Revenues:				
Investment earnings				45,554
Miscellaneous revenues				20,533
Total General Revenues				<u>66,087</u>
Change in Net Position				298,249
Net Position - October 1, 2022				<u>14,976,522</u>
Net Position - September 30, 2023				<u>\$ 15,274,771</u>

See accompanying notes to financial statements.

Armstrong Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

				Total
ASSETS	General	Debt Service	Capital Projects	Governmental Funds
Cash	\$ 190,932	\$ -	\$ -	\$ 190,932
Due from others	3,632	-	-	3,632
Prepaid expenses	35,747	-	-	35,747
Restricted assets:				
Investments	-	969,683	230,465	1,200,148
Total Assets	<u>\$ 230,311</u>	<u>\$ 969,683</u>	<u>\$ 230,465</u>	<u>\$ 1,430,459</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 21,708</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,708</u>
FUND BALANCES				
Nonspendable - prepaid expenses	35,747	-	-	35,747
Restricted for debt service	-	969,683	-	969,683
Restricted for capital projects	-	-	230,465	230,465
Unassigned	<u>172,856</u>	<u>-</u>	<u>-</u>	<u>172,856</u>
Total Fund Balances	<u>208,603</u>	<u>969,683</u>	<u>230,465</u>	<u>1,408,751</u>
 Total Liabilities and Fund Balances	 <u>\$ 230,311</u>	 <u>\$ 969,683</u>	 <u>\$ 230,465</u>	 <u>\$ 1,430,459</u>

See accompanying notes to financial statements.

Armstrong Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 1,408,751
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$24,491,797, equipment, \$81,212, net of accumulated depreciation, \$(32,484), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	24,540,525
Long-term liabilities, including bonds payable, \$(10,590,000), net of bond discounts, net, \$104,542, are not due and payable in the current period, and therefore, are not reported at the fund level.	(10,485,458)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(189,047)</u>
Net Position of Governmental Activities	<u><u>\$ 15,274,771</u></u>

See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 505,502	\$ 677,879	\$ -	\$ 1,183,381
Developer contributions	-	-	24,235	24,235
Miscellaneous revenues	20,533	-	-	20,533
Investment earnings	8,166	35,658	1,730	45,554
Total Revenues	<u>534,201</u>	<u>713,537</u>	<u>25,965</u>	<u>1,273,703</u>
Expenditures				
Current				
General government	119,211	-	-	119,211
Physical environment	186,025	-	19,333	205,358
Culture/recreation	183,964	-	-	183,964
Capital outlay	-	-	56,660	56,660
Debt service				
Principal	10,949	215,000	-	225,949
Interest	373	457,259	-	457,632
Total Expenditures	<u>500,522</u>	<u>672,259</u>	<u>75,993</u>	<u>1,248,774</u>
Revenues over/(under) expenditures	33,679	41,278	(50,028)	24,929
Other Financing Sources/(Uses)				
Transfers in	-	-	226,138	226,138
Transfers out	-	(226,138)	-	(226,138)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(226,138)</u>	<u>226,138</u>	<u>-</u>
Net change in fund balances	33,679	(184,860)	176,110	24,929
Fund Balances - October 1, 2022	<u>174,924</u>	<u>1,154,543</u>	<u>54,355</u>	<u>1,383,822</u>
Fund Balances - September 30, 2023	<u>\$ 208,603</u>	<u>\$ 969,683</u>	<u>\$ 230,465</u>	<u>\$ 1,408,751</u>

See accompanying notes to financial statements.

Armstrong Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$	24,929
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(8,121), was exceeded by capital outlay, \$56,660, in the current year.		48,539
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Repayments of principal are expenditures at the governmental fund level and reduce long-term liabilities at the government-wide level.		225,949
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Amortization of bond discount reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level.		(4,124)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		2,956
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Change in Net Position of Governmental Activities	\$	298,249
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See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 504,612	\$ 504,612	\$ 505,502	\$ 890
Investment income	-	-	8,166	8,166
Miscellaneous revenues	14,500	14,500	20,533	6,033
Total Revenues	<u>519,112</u>	<u>519,112</u>	<u>534,201</u>	<u>15,089</u>
Expenditures				
Current				
General government	117,269	117,269	119,211	(1,942)
Physical environment	227,002	227,002	186,025	40,977
Culture/recreation	174,841	174,841	183,964	(9,123)
Debt service				
Principal	-	-	10,949	(10,949)
Interest	-	-	373	(373)
Total Expenditures	<u>519,112</u>	<u>519,112</u>	<u>500,522</u>	<u>18,590</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>33,679</u>	<u>33,679</u>
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>174,924</u>	<u>174,924</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 208,603</u>	<u>\$ 208,603</u>

See accompanying notes to financial statements.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 12, 2016 pursuant to Clay County, Florida Ordinance 2016-03 and amended by Clay County, Florida Ordinance 2018-40 and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Armstrong Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Armstrong Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has no component units.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the special assessment revenue bonds which were used, among other things, to retire the debt of the bond anticipation notes and to finance the acquisition and construction of certain master infrastructure improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for construction of certain infrastructure improvements within the boundaries of the District.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include equipment and construction in progress, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	5-10 years
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d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget variance columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,408,751, differs from “net position” of governmental activities, \$15,274,771, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 24,491,797
Equipment	81,212
Accumulated depreciation	<u>(32,484)</u>
Total	<u>\$ 24,540,525</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ (10,590,000)
Bond discount, net	<u>104,542</u>
Total	<u>\$ (10,485,458)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (189,047)</u>
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Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$24,929, differs from the "change in net position" for governmental activities, \$298,249, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation expense charged for the year.

Capital outlay	\$ 56,660
Depreciation	(8,121)
Total	<u>\$ 48,539</u>

Long-term debt transactions

Repayments of principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Principal payments	<u>\$ 225,949</u>
Amortization of bond discount	<u>\$ (4,124)</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 2,956</u>
--	-----------------

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$228,178 and the carrying value was \$190,932. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market Account	N/A	<u>\$ 1,200,148</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 investment.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The formal investment policy of the District conforms with State statutory requirements and bond indentures for investment maturities as a means of managing its exposure to increasing interest rates.

Credit Risk

The District's investments in treasury funds, money markets, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investments government loans are limited by state statutory requirements and bond compliance.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the U S Bank Money Market Account represent 100% of the district's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital Assets, Not Depreciated				
Construction in progress	\$ 24,435,137	\$ 56,660	\$ -	\$ 24,491,797
Capital Assets, Depreciated:				
Equipment	81,212	-	-	81,212
Less Accumulated Depreciation for:				
Equipment	(24,363)	(8,121)	-	(32,484)
Total Capital Assets Depreciated, Net	56,849	(8,121)	-	48,728
Total Capital Assets, net	\$ 24,491,986	\$ 48,539	\$ -	\$ 24,540,525

Depreciation of \$8,121 was charged to physical environment.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2023:

Bonds payable at October 1, 2022	\$ 10,805,000
Principal payments	<u>(215,000)</u>
Bonds payable at September 30, 2023	\$ 10,590,000
Less: bond discount	<u>(104,542)</u>
Bonds payable, net	<u><u>\$ 10,485,458</u></u>

Long-term debt is comprised of the following at September 30, 2023:

Special Assessment Debt

\$4,035,000 Special Assessment Revenue Bonds, Series 2017A due in annual principal installments, beginning November 1, 2017. Interest is due annually on November 1, beginning November 1, 2017 at rates between 3.625% and 5.125% with a maturity date of November 1, 2048.

\$ 3,755,000

\$7,500,000 Special Assessment Revenue Bonds, Series 2019A due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at rates between 3.125% and 4% with a final maturity date of November 1, 2050.

6,835,000

Bonds Payable at September 30, 2023 \$ 10,590,000

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 220,000	\$ 447,822	\$ 667,822
2025	225,000	440,131	665,131
2026	230,000	433,906	663,906
2027	240,000	424,856	664,856
2028	250,000	415,406	665,406
2029-2033	1,420,000	1,907,656	3,327,656
2034-2038	1,750,000	1,573,047	3,323,047
2039-2043	2,165,000	1,141,294	3,306,294
2044-2048	2,700,000	603,075	3,303,075
2049-2051	1,390,000	76,007	1,466,007
Totals	<u>\$ 10,590,000</u>	<u>\$ 7,463,200</u>	<u>\$ 18,053,200</u>

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2017A Bonds may, at the option of the District, be called for redemption prior to maturity in whole or in part on any date on or after November 1, 2027. The Series 2017A Bonds are subject to mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2019A Bonds may, at the option of the District, be called for redemption prior to maturity in whole or in part on any date on or after November 1, 2029. The Series 2019A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2017A and 2019A Reserve Accounts were funded from the proceeds of the Series 2017A and 2019A Bonds in amounts equal to the maximum annual debt service of the Series 2017A and 2019A Bonds.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2017A	\$ 265,819	\$ 265,819
Special Assessment Bonds, Series 2019A	\$ 205,500	\$ 205,500

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE F – COST SHARE AGREEMENT

In August 2020, the District entered into a cost share agreement with Armstrong Owners' Association, Incorporated ("the Association") for landscape and irrigation maintenance services of certain lands in which both parties agreed is a shared benefit between the District and the Association. The Association has agreed to pay monthly to the District \$1,100 plus reimbursements to the District for actual costs incurred. At September 30, 2023, the District had a \$3,632 receivable in relation to this agreement.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial coverage during the past three years.

NOTE H – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE I – RELATED PARTY TRANSACTIONS

One of the voting members of the Board of Supervisors is employed by the Developer or a related entity.

NOTE J – SUBSEQUENT EVENT

Subsequent to year end, the Series 2019A and Series 2017 Projects were deemed complete.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Armstrong Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November XX, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Armstrong Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Armstrong Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Armstrong Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Armstrong Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Armstrong Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November XX, 2024

MANAGEMENT LETTER

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the financial statements of the Armstrong Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated November XX, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November XX, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Armstrong Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Armstrong Community Development District did not meet one of the conditions described in Section 218.503(1), Florida.

To the Board of Supervisors
Armstrong Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures for Armstrong Community Development District. It is management's responsibility to monitor Armstrong Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Armstrong Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 14
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$7,573
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$517,526
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Armstrong Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$1,111.40, the Debt Service Fund, \$1,122.85 – \$1,746.76.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,183,381.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2017A Bonds, \$3,755,000, maturing November 2048 and Series 2019A Bonds, \$6,835,000, maturing November 2050.

To the Board of Supervisors
Armstrong Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November XX, 2024

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Armstrong Community Development District
Clay County, Florida

We have examined Armstrong Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Armstrong Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Armstrong Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Armstrong Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Armstrong Community Development District's compliance with the specified requirements.

In our opinion, Armstrong Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

November XX, 2024

SEVENTH 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: November 14th 2024

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

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3187 in June*

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in month of Sep,Oct -5

Special Events

Operations:

- The concrete slab at the playground has been removed.
- I prepared 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 were added to the ponds on 10-30-24
- I received the quote for the added irrigation.
- We had a Pickleball clinic on September 28th. I had about 40 people RSVP but only 4 showed up.
- Fixed the pool pavers that were sinking around the pool deck.
- Men's Handicap toilet was not flushing and has been fixed.
- I have started preparing for the Christmas event.

Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

- *Monthly reports for oct. 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

NINTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
October 31, 2024



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Armstrong
Community Development District
Balance Sheet
October 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Wells Fargo Bank	\$ 57,944	\$ -	\$ -	\$ -	\$ 57,944
Cash - Truist Bank	\$ -	\$ 3,004	\$ -	\$ -	\$ 3,004
Investments:					
Series 2017A					
Reserve A	\$ -	\$ -	\$ 265,819	\$ -	\$ 265,819
Revenue A	\$ -	\$ -	\$ 214,569	\$ -	\$ 214,569
Construction A	\$ -	\$ -	\$ -	\$ 4,094	\$ 4,094
Reserve B	\$ -	\$ -	\$ 15,889	\$ -	\$ 15,889
Revenue B	\$ -	\$ -	\$ 562	\$ -	\$ 562
Prepayment B	\$ -	\$ -	\$ 104	\$ -	\$ 104
Series 2019					
Reserve	\$ -	\$ -	\$ 205,400	\$ -	\$ 205,400
Revenue	\$ -	\$ -	\$ 321,025	\$ -	\$ 321,025
Prepayment	\$ -	\$ -	\$ 170	\$ -	\$ 170
Investment - Custody	\$ 152,685	\$ -	\$ -	\$ -	\$ 152,685
State Board of Administration	\$ -	\$ 41,515	\$ -	\$ -	\$ 41,515
Assessment Receivable	\$ -	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 1,518	\$ -	\$ -	\$ -	\$ 1,518
Total Assets	\$ 212,148	\$ 44,519	\$ 1,023,539	\$ 4,094	\$ 1,284,300
Liabilities:					
Accounts Payable	\$ 18,646	\$ -	\$ -	\$ -	\$ 18,646
Total Liabilities	\$ 18,646	\$ -	\$ -	\$ -	\$ 18,646
Fund Balances:					
Assigned For Debt Service 2017A	\$ -	\$ -	\$ 496,944	\$ -	\$ 496,944
Assigned For Debt Service 2019	\$ -	\$ -	\$ 526,595	\$ -	\$ 526,595
Assigned For Capital Reserves	\$ -	\$ 44,519	\$ -	\$ -	\$ 44,519
Assigned For Capital Projects 2017A	\$ -	\$ -	\$ -	\$ 4,094	\$ 4,094
Unassigned	\$ 193,502	\$ -	\$ -	\$ -	\$ 193,502
Total Fund Balances	\$ 193,502	\$ 44,519	\$ 1,023,538.81	\$ 4,094	\$ 1,265,654
Total Liabilities & Fund Equity	\$ 212,148	\$ 44,519	\$ 1,023,539	\$ 4,094	\$ 1,284,300

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Assessments	\$ 637,369	\$ -	\$ -	\$ -
Cost Share - Tynes Blvd.	\$ 15,000	\$ 1,250	\$ 1,100	\$ (150)
Interest	\$ 14,631	\$ 1,219	\$ 800	\$ (419)
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income - Access Cards	\$ -	\$ -	\$ 125	\$ 125
Miscellaneous Income - Rental	\$ -	\$ -	\$ 400	\$ 400
Total Revenues	\$ 667,000	\$ 2,469	\$ 2,425	\$ (44)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 918	\$ 77	\$ -	\$ 77
Engineering Fees	\$ 6,000	\$ 500	\$ -	\$ 500
District Counsel	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Arbitrage	\$ 1,100	\$ -	\$ -	\$ -
Dissemination	\$ 7,420	\$ 618	\$ 718	\$ (100)
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,800	\$ 3,717	\$ 3,717	\$ -
Assessment Administration	\$ 5,618	\$ 5,618	\$ 5,618	\$ -
Management Fees	\$ 53,090	\$ 4,424	\$ 4,424	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,250	\$ 104	\$ 104	\$ (0)
Telephone	\$ 400	\$ 33	\$ 71	\$ (38)
Postage	\$ 500	\$ 42	\$ -	\$ 42
Printing & Binding	\$ 750	\$ 63	\$ 15	\$ 48
Insurance	\$ 7,500	\$ 7,500	\$ 7,296	\$ 204
Legal Advertising	\$ 2,500	\$ 208	\$ 46	\$ 162
Other Current Charges	\$ 600	\$ 50	\$ -	\$ 50
Office Supplies	\$ 250	\$ 21	\$ -	\$ 21
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 133,971	\$ 25,967	\$ 22,336	\$ 3,631
Field Operations				
Security	\$ 51,364	\$ 4,280	\$ 2,243	\$ 2,038
Electric	\$ 1,450	\$ 121	\$ 120	\$ 0
Water & Sewer/Irrigation	\$ 34,270	\$ 2,856	\$ 5,658	\$ (2,802)
Landscape - Contract	\$ 138,406	\$ 11,534	\$ 11,534	\$ (0)
Landscape - Contingency	\$ 7,000	\$ 583	\$ -	\$ 583
Lake Maintenance	\$ 13,988	\$ 1,166	\$ 995	\$ 171
Lake Contingency	\$ 2,140	\$ 2,140	\$ 2,140	\$ -
Irrigation Repairs	\$ 8,000	\$ 667	\$ -	\$ 667
Repairs & Maintenance	\$ 7,000	\$ 583	\$ -	\$ 583
Doggie Pot Stations	\$ 1,500	\$ 125	\$ -	\$ 125
Total Field Operations:	\$ 265,118	\$ 24,055	\$ 22,690	\$ 1,365

Armstrong

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Amenities Center				
Property/Amenity Manager	\$ 79,875	\$ 6,656	\$ 6,656	\$ -
Preventative Maintenance	\$ 17,500	\$ 1,458	\$ -	\$ 1,458
Facility Attendant	\$ 7,632	\$ 636	\$ -	\$ 636
Property Insurance	\$ 32,690	\$ 32,690	\$ 29,737	\$ 2,953
Phone/Internet/Cable	\$ 2,750	\$ 229	\$ 236	\$ (7)
Electric	\$ 18,900	\$ 1,575	\$ 1,124	\$ 451
Water/Irrigation	\$ 10,000	\$ 833	\$ 782	\$ 51
Gas	\$ 1,575	\$ 131	\$ 80	\$ 52
Reuse Service	\$ 6,646	\$ 554	\$ 443	\$ 111
Access Cards	\$ 5,000	\$ 417	\$ -	\$ 417
Janitorial Services	\$ 13,797	\$ 1,150	\$ 1,150	\$ -
Janitorial Supplies	\$ 4,000	\$ 333	\$ -	\$ 333
Pool Maintenance	\$ 23,992	\$ 1,999	\$ 1,650	\$ 349
Pool Permit	\$ 300	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Office Supplies	\$ 500	\$ 42	\$ -	\$ 42
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 800	\$ 67	\$ 46	\$ 21
Special Events	\$ 3,000	\$ 250	\$ -	\$ 250
Contingency	\$ 3,000	\$ 250	\$ -	\$ 250
Total Amenities Cost Share	\$ 251,957	\$ 50,937	\$ 41,904	\$ 8,783
<u>Reserves</u>				
Capital Reserve Transfer	\$ 69,336	\$ -	\$ -	\$ -
Total Reserves	\$ 69,336	\$ -	\$ -	\$ -
Total Expenditures	\$ 720,382	\$ 100,959	\$ 86,929	\$ 13,780
Excess Revenues (Expenditures)	\$ (53,382)		\$ (84,504)	
Fund Balance - Beginning	\$ 53,382		\$ 278,007	
Fund Balance - Ending	\$ 0		\$ 193,502	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	\$ 1,200	\$ 100	\$ 177	\$ 77
Total Revenues	\$ 70,536	\$ 100	\$ 177	\$ 77
Expenditures:				
Contingency	\$ 600	\$ 50	\$ 38	\$ 12
Capital Outlay	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Total Expenditures	\$ 25,600	\$ 2,133	\$ 38	\$ 2,095
Excess Revenues (Expenditures)	\$ 44,936	\$ (2,033)	\$ 139	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 44,519	

Armstrong

Community Development District

Debt Service Fund - Series 2017A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 265,819	\$ -	\$ -	\$ -
Interest	\$ 20,700	\$ 1,725	\$ 2,046	\$ 321
Total Revenues	\$ 286,519	\$ 1,725	\$ 2,046	\$ 321
Expenditures:				
Series 2017A				
Interest - 11/01	\$ 92,541	\$ -	\$ -	\$ -
Principal - 11/01	\$ 80,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 90,741	\$ -	\$ -	\$ -
Total Expenditures	\$ 263,281	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 23,238		\$ 2,046	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 496,944	

Armstrong
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments	\$ 410,800	\$ -	\$ -	\$ -
Interest	\$ 22,000	\$ 1,833	\$ 2,168	\$ 335
Total Revenues	\$ 432,800	\$ 1,833	\$ 2,168	\$ 335
Expenditures:				
Series 2019				
Interest - 11/01	\$ 130,191	\$ -	\$ -	\$ -
Principal - 11/01	\$ 145,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 127,925	\$ -	\$ -	\$ -
Total Expenditures	\$ 403,116	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 29,684		\$ 2,168	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 526,595	

Armstrong

Community Development District Capital Projects Fund - Series 2017A

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 20	\$ 20
Total Revenues	\$ -	\$ -	\$ 20	\$ 20
Expenditures:				
Capital Outlay - 2017A	\$ -	\$ -	\$ -	\$ -
Capital Outlay - 2017B	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 20	
Fund Balance - Beginning	\$ -		\$ 4,074	
Fund Balance - Ending	\$ -		\$ 4,094	

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cost Share - Tynes Blvd.	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,100
Interest	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Income - Access Cards	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Miscellaneous Income - Rental	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Total Revenues	\$ 2,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,425
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
District Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	718
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,717
Assessment Roll	\$ 5,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,618
Management Fees	\$ 4,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,424
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104
Telephone	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71
Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Printing & Binding	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15
Insurance	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,296
Legal Advertising	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 22,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,336
<u>Field Operations</u>													
Security	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,243
Electric	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Water & Sewer/Irrigation	\$ 5,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,658
Landscape - Contract	\$ 11,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,534
Landscape - Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	995
Lake Contingency	\$ 2,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,140
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Doggie Pot Stations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Field Operations:	\$ 22,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,690

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	\$ 6,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,656
Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Attendant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Propoerty Insurance	\$ 29,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,737
Phone/Internet/Cable	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	236
Electric	\$ 1,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,124
Water/Irrigation	\$ 782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	782
Gas	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Reuse Service	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	443
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,150
Janitorial Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,650
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
ASCAP/BMI License Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Amenities	\$ 41,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,904
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 86,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86,929
Excess Revenues (Expenditures)	\$ (84,504)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(84,504)

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 October 31, 2024

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds: Interest Earned on Series 2017	\$10,514.45
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 October 31, 2024	\$4,094.15

2. Funds Available For Construction at October 31, 2024

Book Balance of Construction Fund at October 31, 2024	\$4,094.15
Contracts in place at October 31, 2024	

3. Investments - US Bank

October 31, 2024	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$4,094.15
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					\$4,094.15

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	B C A D E E E E E E E E											
						Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85					\$29,125.85							
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00												
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74					\$43,257.35				
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00					\$600.00							
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00									\$3,630.00			
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88						\$432.00			
17	7/13/18	Hadden Eng	\$750.00		\$750.00					\$750.00							
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81					\$5,763.81							
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02					\$3,543.02							
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13								
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00					\$600.00							
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68				\$8,107.68								
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01					\$7,569.01							

Armstrong Community Development District
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00						\$2,200.00						
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00						\$4,400.00						
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00						\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00									\$9,000.00			
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00							\$1,285.00					
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00									\$500.00			
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81				\$2,520.00					
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00										\$445.00		
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75				\$1,011.75								
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70							\$1,432.70					
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40							\$4,965.40					
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60							\$4,369.60					
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58				\$24,363.58								
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78						\$43,149.06		
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00								\$325.00				
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81						\$38,072.70		
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40						\$1,604.40						
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00										\$1,800.00		
81	10/27/23	England-Thims & Miller	\$3,750.00		\$3,750.00										\$3,750.00		
82	10/27/23	England-Thims & Miller	\$2,250.00		\$2,250.00										\$2,250.00		
83	10/27/23	England-Thims & Miller	\$1,500.00		\$1,500.00										\$1,500.00		
85 - VOIDED	2/28/24	Greyhawk Ventures	\$0.00		\$0.00	\$0.00											
86	2/21/21	Star Cleaning USA, Inc.	\$3,370.00		\$3,370.00	\$3,370.00											
87	5/23/24	Court Surfaces	\$1,750.00						\$1,750.00								
88	5/23/24	Court Surfaces	\$1,400.00						\$1,400.00								
89	5/23/24	Court Surfaces	\$1,750.00						\$1,750.00								
90	9/5/24	The Lake Doctors	\$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	\$10,514.44	
TRANS FROM DEBT SERVICE	\$16,117.54	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,814,606.41)	
BALANCE	\$4,094.15	

RECONCILIATION		
TRUST STATEMENT	\$4,094.15	
O/S REQ.	\$0.00	
ADJ BALANCE	\$4,094.15	
DEVELOPER CONTRIBUTIONS RE	\$0.00	
VARIANCE	(\$0.00)	

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

Prepaid CEC Fees:

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

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

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

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

\$21.41		\$236.20
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INT REC'D	A	B	COI	Transfer In	INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16	Oct-23	\$79.77	\$2.20		\$1,238.74
Nov-20	\$0.07	\$0.00		\$1.20	Nov-23	\$83.03	\$2.62		\$1,280.22
Dec-20	\$0.07	\$0.00		\$1.16	Dec-23	\$58.10	\$2.86		\$1,229.87
Jan-21	\$0.07	\$0.00		\$1.20	Jan-24	\$64.84	\$3.24		\$1,263.97
Feb-21	\$0.07	\$0.00		\$1.20	Feb-24	\$132.62	\$6.94		\$1,252.69
Mar-21	\$0.07	\$0.00		\$1.08	Mar-24	\$0.00	\$0.00		\$0.00
Apr-21	\$0.07	\$0.00		\$1.20	Apr-24	\$0.00	\$0.00		\$0.00
May-21	\$0.07	\$0.00		\$1.16	May-24	\$25.68	\$4.43		\$0.00
Jun-21	\$0.07	\$0.00		\$1.20	Jun-24	\$56.18	\$0.00		\$0.00
Jul-21	\$0.06	\$0.00		\$1.16	Jul-24	\$42.33	\$0.00		\$0.00
Aug-21	\$0.04	\$0.00		\$1.20	Aug-24	\$43.92	\$0.00		\$0.00
Sep-21	\$0.04	\$0.00		\$1.20	Sep-24	\$44.11	\$0.00		\$0.00

\$0.77	\$0.00			\$14.12	\$630.58	\$22.29			\$6,265.49
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Oct-21	\$0.04	\$0.00		\$1.16	Oct-24	\$20.22	\$0.00		\$1,238.74
Nov-21	\$0.04	\$0.00		\$1.20	Nov-24	\$0.00	\$0.00		\$1,280.22
Dec-21	\$0.04	\$0.00		\$1.16	Dec-24	\$0.00	\$0.00		\$1,229.87
Jan-22	\$0.04	\$0.00		\$1.20	Jan-25	\$0.00	\$0.00		\$1,263.97
Feb-22	\$0.04	\$0.00		\$1.20	Feb-25	\$0.00	\$0.00		\$1,252.69
Mar-22	\$0.04	\$0.00		\$1.08	Mar-25	\$0.00	\$0.00		\$0.00
Apr-22	\$0.04	\$0.00		\$1.20	Apr-25	\$0.00	\$0.00		\$0.00
May-22	\$0.04	\$0.00		\$1.16	May-25	\$0.00	\$0.00		\$0.00
Jun-22	\$0.04	\$0.00		\$1.20	Jun-25	\$0.00	\$0.00		\$0.00
Jul-22	\$0.04	\$0.00		\$1.16	Jul-25	\$0.00	\$0.00		\$0.00
Aug-22	\$0.04	\$0.00		\$1.20	Aug-25	\$0.00	\$0.00		\$0.00
Sep-22	\$6.44	\$0.01		\$185.81	Sep-25	\$0.00	\$0.00		\$0.00

\$6.88	\$0.01			\$198.73	\$20.22	\$0.00			\$6,265.49
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Oct-22	\$12.26	\$0.03		\$347.31
Nov-22	\$15.52	\$0.07		\$426.04
Dec-22	\$17.14	\$0.11		\$451.51
Jan-23	\$20.81	\$0.18		\$526.37
Feb-23	\$23.09	\$0.25		\$559.94
Mar-23	\$21.99	\$0.28		\$507.84
Apr-23	\$30.91	\$0.45		\$685.36
May-23	\$40.47	\$0.68		\$855.15
Jun-23	\$44.68	\$0.86		\$885.26
Jul-23	\$47.15	\$1.01		\$879.86
Aug-23	\$57.87	\$1.35		\$1,025.34
Sep-23	\$77.22	\$1.97		\$1,280.04

\$409.11	\$7.24			\$8,430.02
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Armstrong
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$ 678,035.40	\$ 282,777.90	\$ 435,727.98	\$ 1,396,541.28
Net Assessments	\$ 637,353.28	\$ 265,811.23	\$ 409,584.30	\$ 1,312,748.80

ON ROLL ASSESSMENTS

48.55%	20.25%	31.20%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2017A Debt Service Asmt	2019A Debt Service Asmt	Total
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$	-	\$	-	\$	-	\$	-	\$	-

0.00%	Net Percent Collected
\$ 1,312,748.80	Balance Remaining to Collect

B.

Armstrong

Community Development District

Summary of Invoices

October 01, 2024 - October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	10/1/24	1193-1196	\$ 8,519.20
	10/15/24	1197-1200	14,650.21
	10/22/24	1201-1207	27,889.71
	10/29/24	1208-1210	3,463.52
			<hr/> \$ 54,522.64
TOTAL			\$ 54,522.64

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/01/24	00001	9/23/24 149	202408 330-57200-46000	PAINT FNCE/SLAB DEMO/DBRS	*	2,759.60	
		9/23/24 149	202408 330-57200-46400	GYM WIPES/TOWEL/TP/SOAP	*	382.36	
		9/23/24 149	202408 320-53800-46000	PAINT BRSH/PAINT/PWR SPLY	*	638.22	
		9/30/24 147	202408 330-57200-46000	WALMART-CALC/EARBUDS/BKPK	*	299.06	
		9/30/24 147	202408 330-57200-46000	TRACTOR SUPPLY CO-SLW SGN	*	29.01	
		9/30/24 147	202408 330-57200-46000	WALMART-CUP/BUNS/BAR FAM	*	116.57	
		9/30/24 147	202408 330-57200-46000	PUBLIX-ICE/LEMONADE/MSTRD	*	54.38	
				GOVERNMENTAL MANAGEMENT SERVICES			4,279.20 001193
10/01/24	00089	9/19/24 4413	202408 320-53800-46900	RPLC 10 SLING FABRIC LNGE	*	1,345.00	
				HORIZON CASUAL INC			1,345.00 001194
10/01/24	00061	9/28/24 3454553	202408 310-51300-31500	MTG/PREP.LOPEZ NOTEBOOK	*	1,245.00	
				KUTAK ROCK LLP			1,245.00 001195
10/01/24	00072	10/01/24 2045202	202410 330-57200-46700	POOL CHEM & CLEAN OCT24	*	1,650.00	
				POOL TROOPERS			1,650.00 001196
10/15/24	00007	10/03/24 2024-285	202410 310-51300-48000	NOT.OF MEETING 10/10/24	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001197
10/15/24	00084	10/01/24 2024-681	202409 310-51300-31100	REV.AGENDA/CALL IN MEETNG	*	420.00	
				DOMINION ENGINEERING GROUP INC			420.00 001198
10/15/24	00001	10/01/24 150	202410 320-53800-12200	PROPERTY MANAGER OCT24	*	6,656.25	
		10/01/24 150	202410 330-57200-46300	JANITORIAL OCT24	*	1,149.75	
		10/01/24 151	202410 310-51300-34000	MANAGEMENT FEES OCT24	*	4,424.17	
		10/01/24 151	202410 310-51300-49500	WEBSITE ADMIN OCT24	*	104.17	
		10/01/24 151	202410 310-51300-35100	INFORMATION TECH OCT24	*	150.00	

ARMS ARMSTRONG
 TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/24 151	202410 310-51300-31300		*	618.33	
			DISSEMINATION FEE OCT24				
		10/01/24 151	202410 310-51300-42500		*	15.00	
			COPIES				
		10/01/24 151	202410 310-51300-41000		*	71.34	
			TELEPHONE				
GOVERNMENTAL MANAGEMENT SERVICES							13,189.01 001199
10/15/24 00077		9/18/24 1932969	202409 320-53800-46800		*	995.00	
			MTHLY WATER MGMT SEP24				
THE LAKE DOCTORS, INC.							995.00 001200
10/22/24 00016		10/04/24 A0003073	202410 320-53800-43100		*	836.71	
			3518 ROYAL PINES DR IRRG				
		10/04/24 A0003093	202410 320-53800-43100		*	1,628.48	
			3682 ROYAL PINES DR IRRG				
		10/04/24 A0003275	202410 330-57200-43100		*	450.41	
			3645 ROYAL PINES DR POOL				
		10/04/24 A0003275	202410 330-57200-43100		*	332.02	
			3645 ROYAL PINES DR CLBHS				
		10/04/24 A0003275	202410 320-53800-43100		*	721.15	
			3645 ROYAL PINES DR IRRG				
		10/04/24 A0003375	202410 320-53800-43100		*	349.28	
			875 TYNES BLVD IRRG-OCT24				
		10/04/24 A0003375	202410 320-53800-43100		*	728.72	
			705 TYNES BLVD IRRG-OCT24				
		10/04/24 A0003710	202410 320-53800-43100		*	246.43	
			3976 HEATHERBROOK PL IRRG				
		10/04/24 A0003710	202410 320-53800-43100		*	140.94	
			4121 HEATHERBOOK PL IRRG				
		10/04/24 A0003767	202410 320-53800-43100		*	285.62	
			3846 SUNBERRY LANE IRRG				
		10/04/24 A0004021	202410 320-53800-43100		*	148.91	
			4173 HEATHERBROOK PL-OCT				
		10/04/24 A0004087	202410 320-53800-43100		*	445.70	
			1980 AMBERLY DRIVE-OCT24				
		10/04/24 A0004087	202410 320-53800-43100		*	125.67	
			544 TYNES BLVD - OCT24				
CLAY COUNTY UTILITY AUTHORITY							6,440.04 001201
10/22/24 00100		10/14/24 90548720	202410 320-53800-43000		*	51.00	
			3599 ROYAL PINES DR IRRG				
		10/14/24 90821200	202410 330-57200-43000		*	1,124.00	
			3645 ROYAL PINES DR AMNTY				
		10/14/24 90823510	202410 320-53800-43000		*	35.00	
			705 TYNES BLVD IRRG-OCT24				
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/14/24	91433460 202410 320-53800-43000 3814 ROYAL PINES - OCT24		*	34.42	
				CLAY ELECTRIC COOPERATIVE, INC.			1,244.42 001202
10/22/24	00004	10/01/24	91250 202410 310-51300-34000 SPECIAL DISTRICT FEE FY25		*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001203
10/22/24	00001	9/15/24	148 202410 310-51300-31400 FY25 ASSESSMENT ROLL CERT		*	5,618.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,618.00 001204
10/22/24	00077	10/16/24	1941808 202410 320-53800-46800 MTHLY WATER MGMT OCT24		*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001205
10/22/24	00088	9/30/24	670732 202409 320-53800-46200 LANDSCAPE MAINT SEP24		*	11,533.85	
				RUPPERT LANDSCAPE LLC DBA			11,533.85 001206
10/22/24	00075	10/01/24	10419 202410 330-57200-34500 SECURITY OFFICER OCT24		*	2,242.80	
		10/01/24	10419A 202408 330-57200-34500 CREDIT-08/29/24&08/30/24		*	359.40-	
				SECURITY DEVELOPMENT GROUP LLC			1,883.40 001207
10/29/24	00048	10/16/24	7 202410 310-51300-31300 REV.AMORT-SER2019A PREPAY		*	100.00	
				DISCLOSURE SERVICES LLC			100.00 001208
10/29/24	00001	10/17/24	152 202409 330-57200-46000 PRS.WSHER/LRG CLAMP/BLADE		*	704.23	
		10/17/24	152 202409 330-57200-51000 PAPER/BATTERY/TAB/PEN/TAP		*	67.48	
		10/17/24	152 202409 320-53800-49100 CONSTANT CONTACT ANNUAL		*	533.41	
		10/17/24	152 202409 320-53800-46900 INST.ELCTRC JUNCT/CONCRET		*	2,012.40	
				GOVERNMENTAL MANAGEMENT SERVICES			3,317.52 001209
10/29/24	00070	10/23/24	58964601 202410 330-57200-46500 MTHLY PEST CONTROL OCT24		*	46.00	
				ARROW EXTERMINATORS INC DBA			46.00 001210
TOTAL FOR BANK A						54,522.64	
ARMS ARMSTRONG				TVISCARRA			

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									54,522.64		

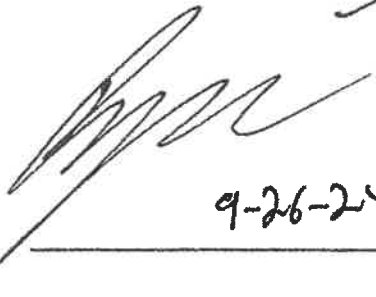
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763


Invoice

Invoice #: 149
Invoice Date: 9/23/24
Due Date: 9/23/24
Case:
P.O. Number:

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

RECEIVED
SEP 27 2024
BY: _____

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2024		2,759.60	2,759.60
Maintenance Supplies		1,020.58	1,020.58
#1 Repairs & Maintenance - 2,759.60 001.330.57200.46000			
Janitorial Supplies - 382.36 001.330.57200.46400			
Repairs & Maintenance 638.22 001-320-53800-46000			
3,780.18			
 9-26-24			


9-27-24

Total	\$3,780.18
Payments/Credits	\$0.00
Balance Due	\$3,780.18

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/24	2.28	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/7/24	2.35	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/9/24	1	R.A.	Fixed ground light, reviewed repairs list with manager
8/9/24	3.82	J.M.	Blew leaves and debris off pool deck, straightened and organized outside furniture, removed debris from field, parking lot, pool deck, amenity center and surrounding trails, checked and changed all trash receptacles
8/12/24	2.17	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/13/24	6.05	R.A.	Began painting dog park fence and gates, fixed interior dog park gate, adjusted exterior dog park gate latch
8/14/24	3.85	R.A.	Continued painting dog park fence, picked up supplies
8/14/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/15/24	3	T.C.	Removed signs from roadways
8/15/24	3	J.K.	Worked on signs for roadway
8/16/24	6	R.A.	Continued painting dog park fence, picked up supplies
8/16/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/19/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/21/24	1.38	R.A.	Dug a post hole in front of entry way sign and buried post with eight inch clearance, cut conduit to correct height and secured to post, picked up supplies
8/21/24	2.63	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/23/24	6.2	R.A.	Worked on dog park fence, painted fence until weather changes, picked up supplies
8/23/24	2.63	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/26/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
8/28/24	4.25	R.A.	Worked on painting remaining exterior portion of dog park fence, picked up concrete saw and jack hammer to work on concrete slab demolition project
8/28/24	4.25	J.S.	Worked on painting remaining exterior portion of dog park fence
8/28/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
8/30/24	2	R.A.	Finished touch up paint on interior fence line of dog park, need to finish fence line behind hedges
8/30/24	2.13	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
TOTAL	<u>68.99</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong	8/9/24	Paper Towels Rolls Case of 6	49.83	R.W.
	8/9/24	Toilet Paper Jumbo 12 Rolls	40.61	R.W.
	8/9/24	Multifold Towels	101.25	R.W.
	8/9/24	Softsoap Refill 1 Gallon	17.28	R.W.
	8/9/24	Gym Wipes	105.06	R.W.
	8/14/24	4" Paint Brush	12.04 ✓	R.A.
	8/14/24	42 Gallon Trash Bags 50ct	34.47	R.A.
	8/14/24	13 Gallon Trash Bags 140ct	22.97	R.A.
	8/14/24	Bleach	10.90	R.A.
	8/16/24	5 Gallon Duck Over Paint	244.95 ✓	R.A.
	8/16/24	4" Chip Paint Brush (2)	9.82 ✓	R.A.
	8/20/24	Deck Light Mount	8.02 ✓	J.S.
	8/20/24	Landscape Light Power Supply	97.72 ✓	J.S.
	8/21/24	4x4-6' Pressure Treated Post	10.90 ✓	R.A.
	8/23/24	5 Gallon Deckover Paint	244.95 ✓	R.A.
	8/23/24	4" Chip Brushes (2)	9.82 ✓	R.A.
		TOTAL	<u>\$1,020.58</u>	

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 147

Invoice Date: 9/30/24

Due Date: 9/30/24

Case:

P.O. Number:

Bill To:

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



Description	#1 370572.416	Hours/Qty	Rate	Amount
Walmart (Repair & Replacement)-8/4/24 (Statement Date Closing 8/20/24)			299.06	299.06
Tractor Supply (Repair & Replacement)-7/30/24 (Statement Date Closing 8/20/24)			29.01	29.01
Walmart (Repair & Replacement)-8/10/24 (Statement Date Closing 8/20/24)			116.57	116.57
Publix (Repair & Replacement)-8/11/24 (Statement Date Closing 8/20/24)			54.38	54.38
Total				\$499.02
Payments/Credits				\$0.00
Balance Due				\$499.02

Grey hawk

Give us feedback @ survey.walmart.com
Thank you! ID #: 7TNR6L2FK9XP

Walmart

SUPERCENTER
904-365-2555 Mr: BRIAN

SI# 06978 DP# 003432 TE# 18 TR# 00060
ITEMS SOLD 272
TC# 2691 8254 6264 7159 6758 8



EN GS 12CT	002500001559	4.47 0
CALC FX-300	088923260966	9.74 0
CALC FX-300	088923260966	9.74 0
EN GS 12CT	002500001559	4.47 0
EARBUDS BLUE	068113141531	4.68 0
EARBUDS BLK	068113141530	4.68 0
STITCH BP	084071629951	9.98 0
JURASSIC BP	084071629947	9.98 0
ES EMERSON BP	009107402366	19.98 0
BACKPACK	009107402013	18.98 0
ESSENTIAL BP	009107402375	14.98 0
ES SURGE BP	009107402180	14.98 0
COLOR PENCIL	088492010403	2.74 0
CR 24 CRAYON	007166200024	0.50 0
CR 24 CRAYON	007166200024	0.50 0
CR 24 CRAYON	007166200024	0.50 0
33 AT 1 FOR	0.50	16.50 0
COLOR PENCIL	088492010403	2.74
24 AT 1 FOR	2.74	65.76 0
FILLER PAPER	002622959150	0.97
50 AT 1 FOR	0.97	48.50 0
PG PAPER POC	489701410289	0.25
50 AT 1 FOR	0.25	12.50 0
PG PAPER POC	489701410288	0.25
50 AT 1 FOR	0.25	12.50 0
PG PAPER POC	489701410290	0.25
50 AT 1 FOR	0.25	12.50 0

SUBTOTAL 299.06
TOTAL 299.06
AMEX TEND 299.06

AMERICAN EXPRESS *** ** 053 I 0

APPROVAL # 865454
REF # 421000643009
TRANS ID - 008418633025321

ATD A00000025010801

AAC 18880790754ASF20

TERMINAL # 524430B3

*NO SIGNATURE REQUIRED

08/04/24 20:08:16

CHANGE DUE 0.00

08/04/24 20:08:24

CUSTOMER COPY



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Grey hawk



TractorSupply.com

1701 BLANDING BLVD
MIDDLEBURG, FL 32068
904-214-1200

Order: 56700
Date: 7/10/24 Time: 7:05 PM
Store: 542 Register: 1
Cashier: Elizabeth

Item	Qty	Price	Amount
14X16 SLOW MOVING VEHICLE SIGN			
1350815	1	26.99	26.99

Subtotal	26.99
Tax	2.02
Total	29.01

American Express SALE 29.01

*****3053 - EMV Chip

Authorization #: 870874

Terminal ID : 001790542000100

Cryptogram : 316C56C1D1B0F7D7

AID : A000000025010801

APP : AMERICAN EXPRESS

CVM : NONE / 5F0300

TVR : 0000008000 / TSL : E800

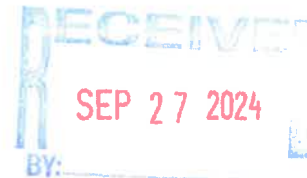
Change 0.00

I agree to pay the above amount according
to my card issuer agreement.

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



Invoice 4413



BILL TO
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

DATE
09/19/2024

PLEASE PAY
\$1,345.00

DUE DATE
10/19/2024

SHIP DATE
09/18/2024

SHIP VIA
UPS

TRACKING NO.
1ZB8C753YT66160941

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
10	Sling Lounge	Replacement Sling Fabric for Chaise Lounge	125.00	1,250.00T
1	Colors	Sling - Motley Weave	0.00	0.00
1 sample sling needed to ensure accuracy				

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	1,250.00
TAX	0.00
SHIPPING	95.00
TOTAL	1,345.00


TOTAL DUE **\$1,345.00**

#89

THANK YOU.

Preventative Maintenance

001.320.53800.46900


9-27-24

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2024

#61

20-10-25

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

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. 3454553

Client Matter No. 1323-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3454553

1323-1

Re: General Counsel

For Professional Legal Services Rendered

08/03/24	R. Dugan	0.10	27.50	Research application of s. 787.06, prepare anti-human trafficking affidavit and transmit same to district managers
08/08/24	K. Buchanan	1.60	560.00	Prepare for and attend board meeting
08/08/24	K. Magee	1.50	412.50	Prep for and attend Board of Supervisors meeting via phone
08/09/24	K. Buchanan	0.50	175.00	Perform meeting follow up
08/09/24	J. Gillis	0.40	70.00	Prepare newly appointed supervisor notebook for Lopez; draft cover letter regarding same; coordinate dissemination of same

TOTAL HOURS 4.10

TOTAL FOR SERVICES RENDERED \$1,245.00

TOTAL CURRENT AMOUNT DUE \$1,245.00



INVOICE#: 2045202
INVOICE DATE: 10/1/2024
SERVICE MONTH: OCTOBER
CUST ID: 196869

PO Box 160726
Altamonte Springs, Florida 32716-0726
(813) 889-9091
FL Lic: CPC056833
TX Lic: TICL742
AZ Lic: ROC350640

Billing Address:
Armstrong CDD
475 West Town Place Suite 114
St. Augustine, FL 32082



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

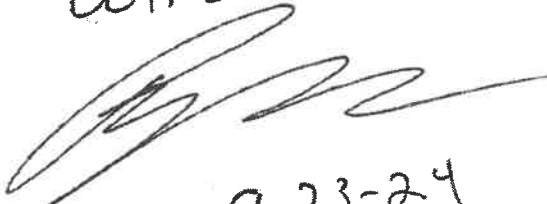
Please send all payments to the below remit-to address: Pool Troopers PO Box 160726 Altamonte Springs, FL 32716-0726

#72

Pool Maintenance
001.330.57200.46700

MONTHLY POOL/SPA MAINTENANCE

Amount Due
\$1,650.00
Payment Due: 10/1/2024


9-23-24



INVOICE

Invoice Number: 2024-285737
Invoice Date: 10/3/2024
Due Date: 11/2/2024

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

OCT 11 2024

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

#7
310517.48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	Ad Title	Ad Size	Color	Ad Inch	Net
Legal # 124716	Notice of Meeting October 10, 2024	CT - Clay Today	Oct 3	2024		Column Inch	Black & White	4.4000	\$46.20
									\$46.20
Total:									\$46.20

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

Affidavit attached to this invoice.

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

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

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

Being a Armstrong CDD/ Notice of Meeting

In the matter of October 10, 2024

LEGAL: 124716

Was published in said newspaper in the issues:

10/3/2024

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 10/3/2024

Christie Lou Wayne



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, October 10, 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 124716 Published 10/3/2024 in Clay County's Clay Today newspaper

***** INVOICE *****



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



Date: October 1, 2024
Invoice Number 2024-6814nd
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	2	\$420.00
TOTAL		2	\$420.00

1. Review agenda prior to meeting
2. Called in to the CDD meeting.

Total Amount Due \$420.00

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.

Governmental Management Services, LLC

1001 Bradford Way
Kingslon, TN 37763

InvoiceInvoice #: 150nd

Invoice Date: 10/1/24

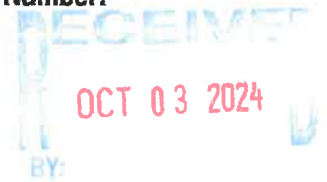
Due Date: 10/1/24


Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Property Manager -October 2024		6,656.25	6,656.25
Janitorial - October 2024		1,149.75	1,149.75
<div> 10-3-24</div>			
Total			\$7,806.00
Payments/Credits			\$0.00
Balance Due			\$7,806.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 151**Invoice Date:** 10/1/24**Due Date:** 10/1/24**Case:****P.O. Number:****Bill To:**

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

OCT 09 2024

Description	#	Hours/Qty	Rate	Amount
Management Fees - October 2024	310 513-34		4,424.17 ✓	4,424.17
Website Administration - October 2024	495		104.17 ✓	104.17
Information Technology - October 2024	351		150.00 ✓	150.00
Dissemination Agent Services - October 2024	313		618.33 ✓	618.33
Copies	425		15.00	15.00
Telephone	41		71.34	71.34
Total				\$5,383.01
Payments/Credits				\$0.00
Balance Due				\$5,383.01

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

VISA		MASTERCARD	
CARD NUMBER	EXP. DATE		
SIGNATURE	AMOUNT PAID		

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on remittance advice

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

ACCOUNT NUMBER	DATE	BALANCE
731209	10/8/2024	\$995.00

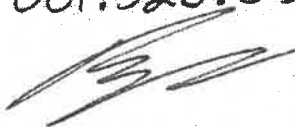
The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

0000000731209600100000002145350000009950056

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

Armstrong CDD - Greyhawk
Invoice Due Date 9/18/2024

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 1932969 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/18/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00
<p>#77</p> <p>Treated all ponds for shoreline weeds. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.</p> <p>Lake Maintenance</p> <p>001.320.53800.46800</p> <p> 10-8-24</p>					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$995.00

This Invoice Total:

\$995.00

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

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

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

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

OCT 08 2024



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$1,071.39
Payments	-\$1,071.39
Current Charges	\$836.71
Total Amount Due October 25, 2024	\$836.71

Account Information

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

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

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

Email
 billing@clayutility.org

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

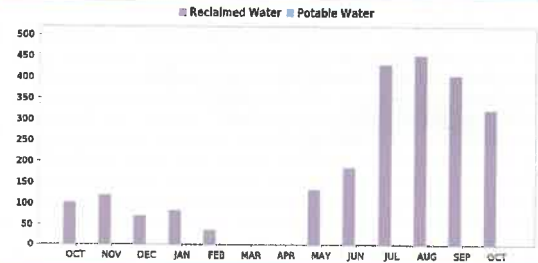
X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
	Reclaimed		
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	269.085 kGal	\$729.22
Total Current Charges			\$836.71

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Meter
 82100744

Previous Read
 6,039,327

Days: 32
 Current Read
 6,361,712

116
 720-518-431

RECEIVED
 OCT 16 2024
 BY: [Signature]

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: 10/04/24
Due Date: 10/25/24
Account Number: A00030732
Service Address: 3518 Royal Pines Drive Reclaimed Irrigation,
 Middleburg

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

Total Amount Due **\$836.71**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000365 12/8

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



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

0A00030732 0000083671 102524 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$1,673.46
Payments	-\$1,673.46
Current Charges	\$1,628.48

Total Amount Due October 25, 2024 \$1,628.48

Account Information

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

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

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

Email
 billing@clayutility.org

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

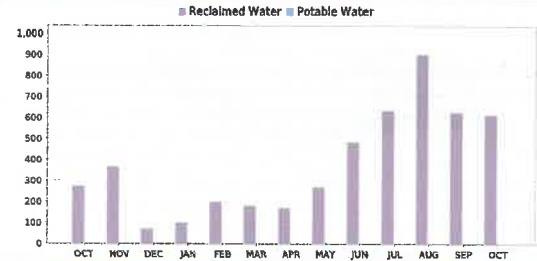
X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	561.251 kGal	\$1,520.99
Total Current Charges			\$1,628.48

#16
 320-578-431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24
 Meter 83801396
 Previous Read 8,416,298
 Days: 32
 Current Read 9,030,849



Retain this portion for your records.

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00030937
Service Address: 3682 Royal Pines Drive Reclaimed Irrigation,
 Middleburg

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

Total Amount Due \$1,628.48

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000361 12/4

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



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

0A00030937 0000162848 102524 0 0 9



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$417.51
Payments	-\$417.51
Current Charges	\$450.41

Total Amount Due October 25, 2024 \$450.41

Account Information

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

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

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are subject to a \$3.30 late fee.

Email
billing@clayutility.org

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

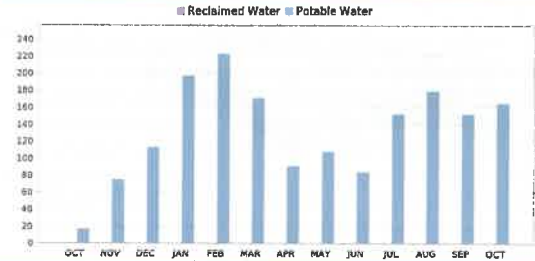
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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$30.79
Potable Water Usage - Tier 1	\$2.54	164.741 kGal	\$418.44
AWS Surcharge			\$1.18
Total Current Charges			\$450.41

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
86819700

Previous Read
6,136,331

Current Read
6,301,072

#16
330.87249



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Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068-3907

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00032750
Service Address: 3645 Royal Pines Drive Pool, Orange Park

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

Total Amount Due \$450.41

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
2000000362 12/5

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



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

0A00032750 0000045041 102524 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$334.09
Payments	-\$334.09
Current Charges	\$332.02
Total Amount Due October 25, 2024	\$332.02

Account Information

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

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

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

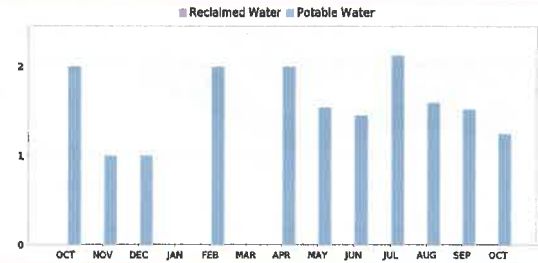
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Current Charges	Rate	Usage	Total
Water			
Potable Base Charge			\$98.43
Potable Water Usage - Tier 1	\$2.54	1.249 kGal	\$3.17
AWS Surcharge			\$1.18
Sewer			
Sewer Base Charge			\$222.91
Sewer Usage Charge - Tier 1	\$5.07	1.249 kGal	\$6.33
Total Current Charges			\$332.02

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Water Meter

Read Dates: 08/29/24 - 09/30/24

Meter
 86276213

Previous Read
 169,239

Days: 32
 Current Read
 170,488

#16
 770-572-431



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00032751
Service Address: 3645 Royal Pines Drive Clubhouse, Orange Park

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

Total Amount Due **\$332.02**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000363 12/6

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



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

0A00032751 0000033202 102524 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$629.00
Payments	-\$629.00
Current Charges	\$721.15

Total Amount Due October 25, 2024 \$721.15

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

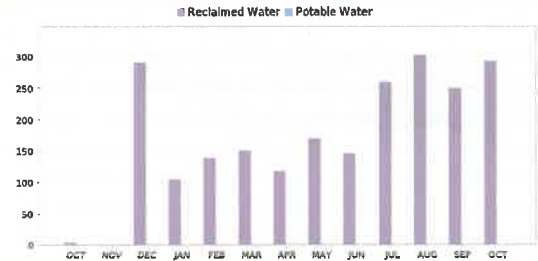
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<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$92.92
Reuse Water Usage - Tier 1	\$0.92	80 kGal	\$73.60
Reuse Water Usage - Tier 2	\$1.79	26.7 kGal	\$47.79
Reuse Water Usage - Tier 3	\$2.71	187.027 kGal	\$506.84
Total Current Charges			\$721.15

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Meter
 95885845

Previous Read
 1,567,329

Days: 32
 Current Read
 1,861,056

#16
 3053847

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 BY: [Signature]

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
 Due Date: 10/25/24
 Account Number: A00032752
 Service Address: 3645 Royal Pines Drive Reclaimed Irrigation, Orange Park

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

Total Amount Due \$721.15

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000366 12/9

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



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

0A00032752 0000072115 102524 0 0 4



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$403.48
Payments	-\$403.48
Current Charges	\$349.28

Total Amount Due October 25, 2024 **\$349.28**

Account Information

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

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

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

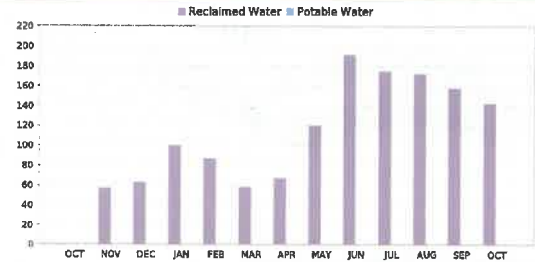
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	89.221 kGal	\$241.79
Total Current Charges			\$349.28

#16
 220-578431

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
 92332970

Previous Read
 1,248,149

Current Read
 1,390,670



Retain this portion for your records.

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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00033750
Service Address: 875 Tynes Blvd Reclaimed Irrigation, Orange Park

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

Total Amount Due **\$349.28**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000359 12/2

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



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

0A00033750 0000034928 102524 0 0 1



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$535.47
Payments	-\$535.47
Current Charges	\$728.72
Total Amount Due October 25, 2024	\$728.72

Account Information

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

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

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

Email
 billing@clayutility.org

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

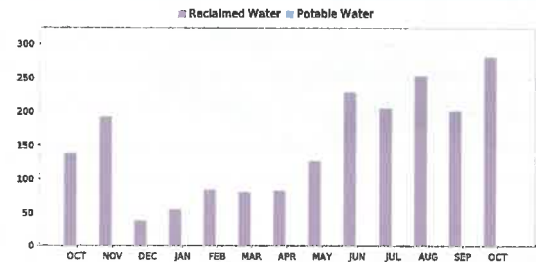
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	229.236 kGal	\$621.23
Total Current Charges			\$728.72

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
 86278201

Previous Read
 8,499,880

Current Read
 8,782,416

#16
 220-576-471



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00033751
Service Address: 705 Tynes Blvd Reclaimed Irrigation, Orange Park

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

Total Amount Due **\$728.72**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other ____

AY11004A
 2000000368 12/11

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



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

0A00033751 0000072872 102524 0 0 6



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$239.04
Payments	-\$239.04
Current Charges	\$246.43
Total Amount Due October 25, 2024	\$246.43

Account Information

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

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

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

Email
 billing@clayutility.org

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

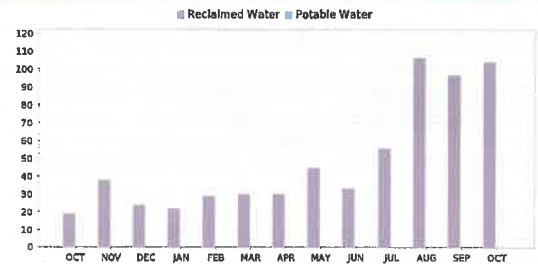
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	51.268 kGal	\$138.94
Total Current Charges			\$246.43

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
 87137737

Previous Read
 2,390,584

Current Read
 2,495,152

#16
 320-538-474



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: 10/04/24
Due Date: 10/25/24
Account Number: A00037105
Service Address: 3976 Heatherbrook Place Reclaimed Irrigation, Middleburg

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

Total Amount Due **\$246.43**

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000364 12/7

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



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

0A00037105 0000024643 102524 0 0 9



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$119.93
Payments	-\$119.93
Current Charges	\$140.94
Total Amount Due October 25, 2024	\$140.94

Account Information

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

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

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 are subject to a \$3.30 late fee.

Email
 billing@clayutility.org

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

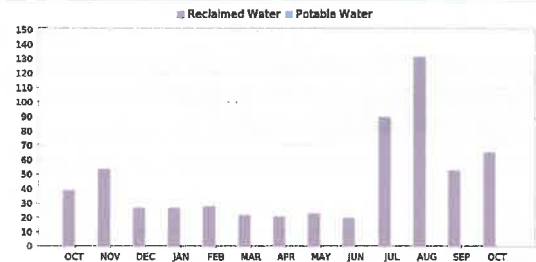
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	12.342 kGal	\$33.45
Total Current Charges			\$140.94

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
 87137740

Previous Read
 1,956,820

Current Read
 2,022,462

#16
 320 598 431



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
 Due Date: 10/25/24
 Account Number: A00037106
 Service Address: 4121 Heatherbrook Place Reclaimed Irrigation,
 Middleburg

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

Total Amount Due \$140.94

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000360 12/3

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



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

0A00037106 0000014094 102524 0 0 3



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$252.17
Payments	-\$252.17
Current Charges	\$285.62

Total Amount Due October 25, 2024 \$285.62

Account Information

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

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

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

Email
 billing@clayutility.org

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

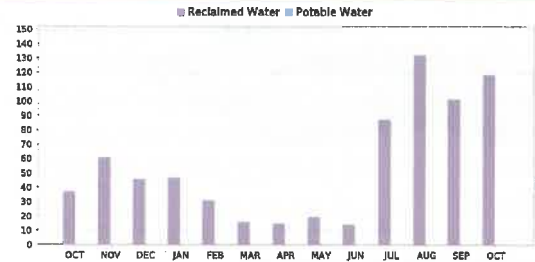
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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	65.73 kGal	\$178.13
Total Current Charges			\$285.62

Usage Profile

(KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
 87777241

Previous Read
 2,275,021

Current Read
 2,394,051

#16
 320-578-62



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Clay County Utility Authority

3176 Old Jennings Road
 Middleburg, FL 32068-3907

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00037677
Service Address: 3846 Sunberry Lane Reclaimed Irrigation, Middleburg

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

Total Amount Due \$285.62

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000371 12/14

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



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

0A00037677 0000028562 102524 0 0 5



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$131.97
Payments	-\$131.97
Current Charges	\$148.91
Total Amount Due October 25, 2024	\$148.91

Account Information

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

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

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

Email
 billing@clayutility.org

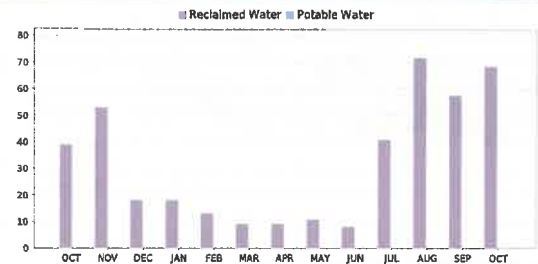
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	15.283 kGal	\$41.42
Total Current Charges			\$148.91

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24 Days: 32
 Meter Previous Read Current Read
 87777245 1,094,618 1,163,201

#16
 320538431

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

Bill Date: 10/04/24
 Due Date: 10/25/24
 Account Number: A00040217
 Service Address: 4173 Heatherbrook Place, Middleburg

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

Total Amount Due \$148.91

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000369 12/12

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



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

0A00040217 0000014891 102524 0 0 8



3176 Old Jennings Road, Middleburg, FL 32068-3907

Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$364.18
Payments	-\$364.18
Current Charges	\$445.70

Total Amount Due October 25, 2024 \$445.70

Account Information

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

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

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

Email
 billing@clayutility.org

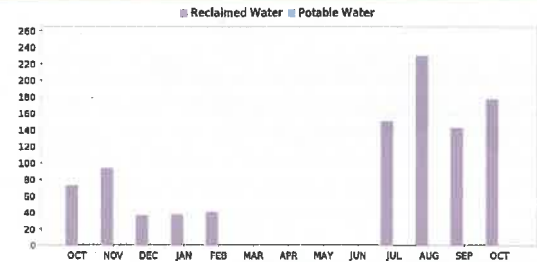
Online
<https://www.clayutility.org/>

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Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	124.802 kGal	\$338.21
Total Current Charges			\$445.70

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24

Days: 32

Meter
 89187072

Previous Read
 2,161,668

Current Read
 2,339,770

#16
 320578-431

RECEIVED
OCT 16 2024
 BY: _____

Retain this portion for your records.

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



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

Bill Date: 10/04/24
Due Date: 10/25/24
Account Number: A00040871
Service Address: 1980 Amberly Drive, Middleburg

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

Total Amount Due \$445.70

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000370 12/13

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



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

0A00040871 0000044570 102524 0 0 0



3176 Old Jennings Road, Middleburg, FL 32068-3907



Account Summary:

Thank you for keeping your account current!

Bill Date	10/04/24
Previous Balance	\$117.95
Payments	-\$117.95
Current Charges	\$125.67

Total Amount Due October 25, 2024 \$125.67

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

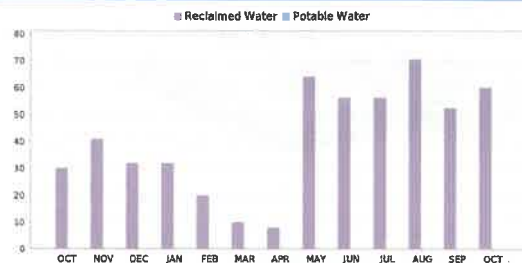
Online
<https://www.clayutility.org/>

X
 @CCUA

Facebook
 CCUAFL

Current Charges	Rate	Usage	Total
Reclaimed			
Reuse Base Charge			\$46.45
Reuse Water Usage - Tier 1	\$0.92	39.5 kGal	\$36.34
Reuse Water Usage - Tier 2	\$1.79	13.8 kGal	\$24.70
Reuse Water Usage - Tier 3	\$2.71	6.71 kGal	\$18.18
Total Current Charges			\$125.67

Usage Profile (KGAL = 1,000 gallons)



Meter Readings

Reclaimed Water

Read Dates: 08/29/24 - 09/30/24 Days: 32
 Meter Previous Read Current Read
 89187071 1,416,520 1,476,530

#16
 320538-471

RECEIVED
 OCT 16 2024
 BY:

Retain this portion for your records.

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



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

Bill Date: 10/04/24
 Due Date: 10/25/24
 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 \$125.67

Donate to Lend a Helping Hand Program:

☐ \$1 ☐ \$5 ☐ \$10 ☐ Other _____

AY11004A
 2000000367 12/10

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



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

0A00040873 0000012567 102524 0 0 0



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Important Messages

We're in the midst of a busy hurricane season. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more. Download the MyClayElectric app today.

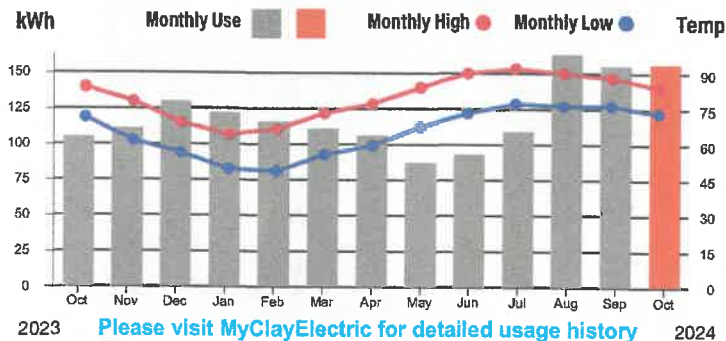


Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 10/14/2024
Current Bill Due Date: 11/04/2024

Previous Balance \$51.00
Payment Received 09/30/24 -\$51.00
Balance Forward \$0.00
Current Charges Due 11/04/24 \$51.00

Service Address: 3599 ROYAL PINES DR IRRIGATION

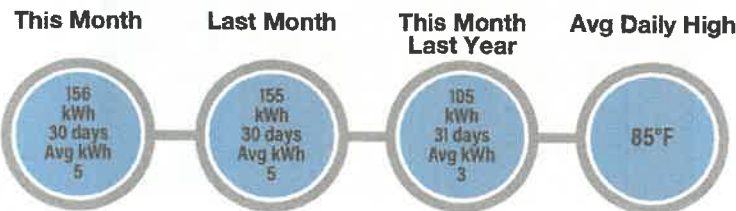
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	09/10/24	10/10/24	5952	6108	1	156



Current Service Detail

Access Charge		\$32.00
Energy Charge	156 kWh @ 0.0813	\$12.68
Power Cost Adjustment	156 kWh @ 0.0200	\$3.12
FLA Gross Receipts Tax		\$1.23
Clay Co Public Ser Utility Tax		\$1.74
Operation Round Up		\$0.23
Total Current Charges for this Location		\$51.00

#100
320-538-43



RECEIVED
OCT 18 2024
BY: _____

KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



5335 0 MB 0.622
ARMSTRONG CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

5 5335
C-20

Account Number	9054872
Current Charges Due 11/04/24	\$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

Important Messages

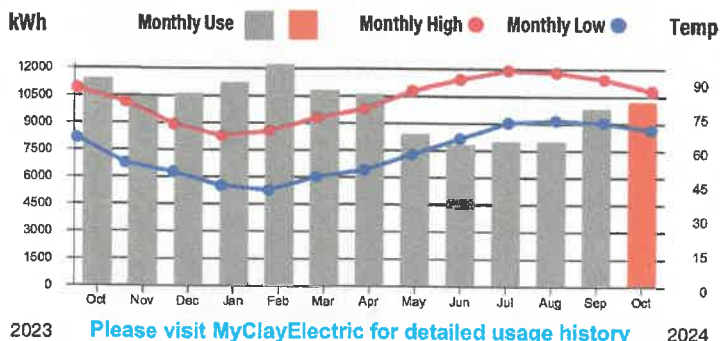
We're in the midst of a busy hurricane season. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more. Download the MyClayElectric app today.



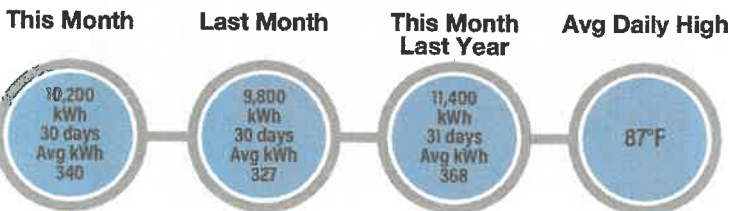
Previous Balance	\$1,080.00
Payment Received 09/30/24	-\$1,080.00
Balance Forward	\$0.00
Current Charges Due 11/04/24	\$1,124.00

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Previous Readings	Present Readings	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	09/10/24	10/10/24	3280	3331	200	10,200



Current Service Detail		
Access Charge		\$32.00
Energy Charge	10,200 kWh @ 0.0813	\$829.26
Power Cost Adjustment	10,200 kWh @ 0.0200	\$204.00
FLA Gross Receipts Tax		\$27.30
Clay Co Public Ser Utility Tax		\$31.08
Operation Round Up		\$0.36
Total Current Charges for this Location		\$1,124.00



RECEIVED
OCT 18 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 11/04/24	\$1,124.00
Total Amount Due	\$1,124.00

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

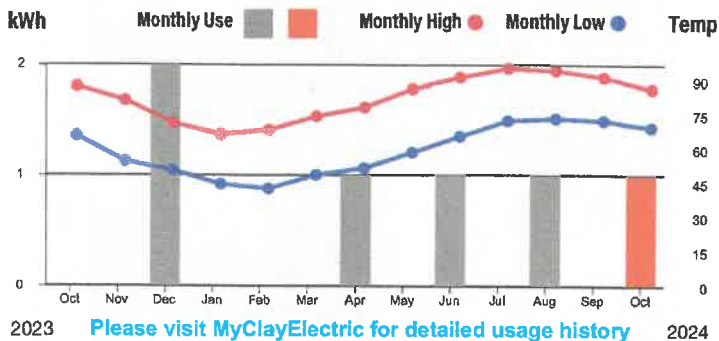
We're in the midst of a busy hurricane season. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more. Download the MyClayElectric app today.



Previous Balance	\$35.00
Payment Received 09/30/24	-\$35.00
Balance Forward	\$0.00
Current Charges Due 11/04/24	\$35.00

Service Address: 705 TYNES BLVD IRRIGATION

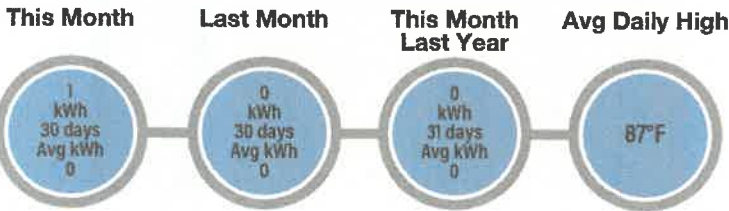
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	09/10/24	10/10/24	41	42	1	1



Current Service Detail

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

#100
320538-43



RECEIVED
OCT 18 2024
BY: _____



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



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082351
Current Charges Due 11/04/24	\$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



Important Messages

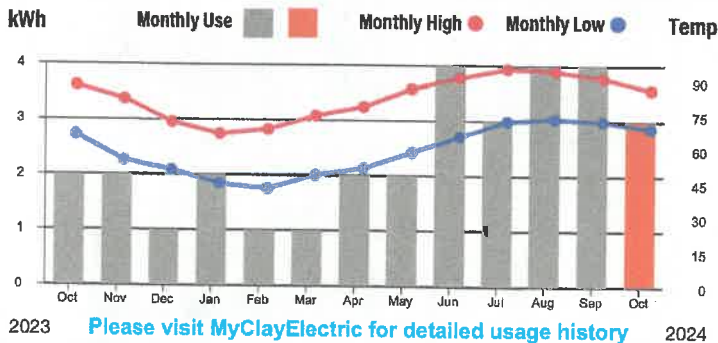
We're in the midst of a busy hurricane season. Will you be prepared if one threatens our area? Visit our Storm Center online for the storm preparation guide, safety tips and more. Download the MyClayElectric app today.



Previous Balance	\$34.53
Payment Received 09/30/24	-\$34.53
Balance Forward	\$0.00
Current Charges Due 11/04/24	\$34.42

Service Address: 3814 ROYAL PINES

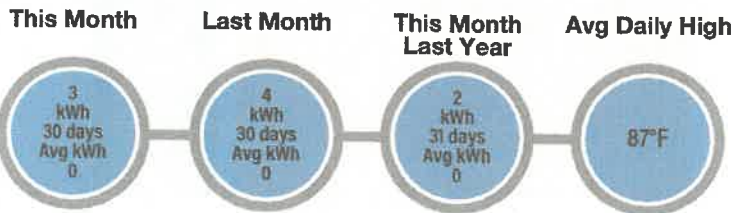
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	09/10/24	10/10/24	102	105	1	3



Current Service Detail

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

#100
720-538-43



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OCT 18 2024
BY: _____

KEEP SEND

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

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9143346
Current Charges Due 11/04/24	\$34.42
Total Amount Due	\$34.42

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



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



09143346 0000034423

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

STEP 1: Review the following profile and make any needed changes.

000042

Tallahassee, Florida 32301



- STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 148**Invoice Date:** 9/15/24**Due Date:** 9/15/24**Case:****P.O. Number:****Bill To:**

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

Description		#	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		010312.714		5,618.00	5,618.00
Total					\$5,618.00
Payments/Credits					\$0.00
Balance Due					\$5,618.00

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	10/17/2024	\$995.00

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

00000007312096001000000022181700000009950052

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 10/16/2024 Invoice 1941808 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/16/2024	Water Management - Monthly		\$995.00	\$0.00	\$995.00

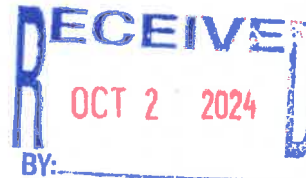
#77

Treated ponds 1,2,6 for algae. Wind speeds too high for spraying grasses will treat next time. Please contact Trey at (904) 610-2552 with any questions or concerns, thank you.

Lake Maintenance
001.320.53800.46800

 10-21-24

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



Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1990.00

This Invoice Total:

\$995.00

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

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

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

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



RUPPERT
LANDSCAPE

Tree Amigos

Please Remit Payment to:
23801 Laytonsville Road
Laytonsville, MD 20882

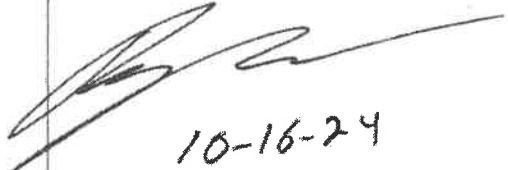
OCT 03 2024

INVOICE

Date	Invoice #
Sep 30, 2024	670732

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

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

Property Name		Terms	Due Date
Armstrong CDD (261014)		Net 30 Days	Oct 30, 2024
Qty	Description	Price	Total
1	Landscape Management Installment For September As Per Contract, Due Oct 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 <i>Landscape Maintenance</i> <i>001.320.53800.46200</i>  <i>10-16-24</i>	\$11,533.85	\$11,533.85
For billing questions contact Tel: 904 778-1030		Subtotal:	\$11,533.85
For customer service contact Chadwick Nathan Milton Tel: 904-343-8352		Sales Tax:	\$0.00
Thank you for your business!		Amount Due:	\$11,533.85

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@sthreesecurity.com
www.sthreesecurity.com

INVOICE

BILL TO

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

INVOICE # 10419**DATE** 10/01/2024**DUE DATE** 10/31/2024**TERMS** End of the month**SERVICE MONTH**

October

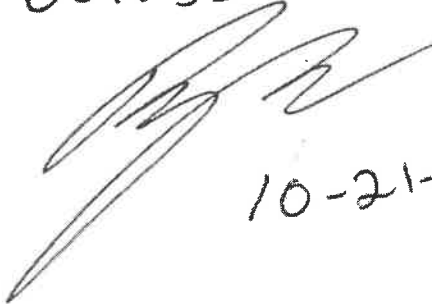
#75

310,512.74

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I	72	31.15	2,242.80
Dedicated Officer for 6 Hours Thurs - Sun (October 1 - October 30)			
Credit - Dedicated Officers	-12	29.95	-359.40
Credit for 12 missed dedicated hours on 8/29 & 8/30			

SUBTOTAL	1,883.40
TAX	0.00
TOTAL	1,883.40
BALANCE DUE	\$1,883.40

Security Monitoring
001.330.57200, 34500


10-21-24

Invoice

Date	Invoice #
10/16/2024	7

Bill To
Armstrong CDD C/O GMS

#48
Rev. Amort-
310.513.312

RECEIVED
OCT 23 2024
BY: _____

Terms	Due Date
Net 30	11/15/2024

Description	Amount
Amortization Schedule Series <u>2019A</u> A2 11-1-24 <u>Prepay</u> \$5,000	100.00

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

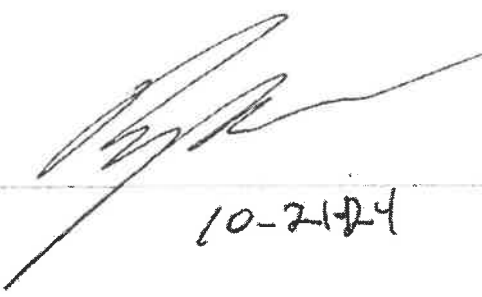
Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

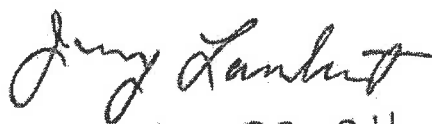
Invoice

Invoice #: 152
Invoice Date: 10/17/24
Due Date: 10/17/24
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2024		2,012.40	2,012.40
Maintenance Supplies		1,305.12	1,305.12
Repairs & Maintenance \$704.23			
001.330.57200.46000			
Office Supplies			
001.330.57200.51000 \$67.48			
Contingency \$533.41			
001.320.58800.49100			
Preventative Maintenance \$2,012.40			
001.320.53800.46900			
 10-21-24		\$3,317.52	
Total			\$3,317.52
Payments/Credits			\$0.00
Balance Due			\$3,317.52


10-22-24

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/2/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/4/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/6/24	2.28	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/9/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/11/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/12/24	6.3	R.A.	Cut and scored line in concrete slab, began breaking up concrete and hauling away
9/13/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/16/24	3.7	R.A.	Finished breaking up concrete and hauling away
9/16/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/18/24	5.3	R.A.	Installed electrical junction boxes for low voltage landscape lighting, installed light and converter/timer control box, programmed light timer control, picked up supplies
9/18/24	5	J.S.	Assisted with installing wiring and boxes for lights, picked up supplies
9/18/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/20/24	2.08	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/23/24	1	R.A.	Picked up supplies, used construction adhesive to repair brick façade on pool deck
9/23/24	1	J.W.	Emptied and restocked dog waste receptacles, removed debris from around amenity center
9/23/24	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/24/24	1.7	R.A.	Worked on repairing chairs
9/25/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
9/27/24	1.95	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
9/30/24	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
TOTAL	<u>50.31</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	8/30/24	Shipping for Pool Deck Chair Slings for Sizing	12.08	R.W.
	9/12/24	7" Cutting Blade	41.37	T.C.
	9/18/24	Constant Contact Past Month Fee	34.68	R.W.
	9/18/24	Constant Contact Annual	498.73	R.W. } Contin
	9/18/24	Twist & Seal Cord Protector	8.87	R.A.
	9/18/24	Male Termination Adapter 3/4"	0.67	R.A.
	9/18/24	Adapter Lock Nut 3/4" 4pk	1.56	R.A.
	9/18/24	15' 16/3 Extension Cord	11.48	R.A.
	9/20/24	Wire Rope 1/8x50	22.97	R.W.
	9/20/24	Ferrule & Stop Set 1/8 Alum (2)	8.67	R.W.
	9/20/24	2 Gallon Smart Control Gas Can	22.97	R.W.
	9/20/24	100' Watering Hose	57.48	R.W.
	9/20/24	Ryobi 3100 PSI Pressure Washer	401.75	R.W.
	9/20/24	AAA Batteries 16pk	16.03 -	R.W.
	9/20/24	Scotch Tape	3.46 -	R.W.
	9/20/24	SGEL 4ct White Pens	6.83 -	R.W. } OS
	9/20/24	5 Tab Division (6)	7.20 -	R.W.
	9/20/24	Paper 5pk	33.96 -	R.W.
	9/20/24	Dewalt 24" Large Trigger Clamp (2)	78.60	R.W.
	9/20/24	Round Black Drilling Bits 25pc	21.70	R.W.
	9/23/24	Construction Adhesive	16.08	R.A.
		TOTAL	<u>\$1,305.12</u>	



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

Service Slip/Invoice

INVOICE: 58964601
DATE: 10/23/2024
ORDER: 58964601

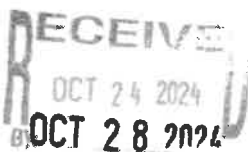
[2634163]
Armstrong Cdd
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822-5147

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

Work Date	Time	Target Pest	Technician		Time In
10/23/2024	01:04 PM		JFCARPENTE	Johnny Carpenter	
Purchase Order	Terms	Last Service	Map Code		Time Out
		10/23/2024			

Service	Description	Price
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



#70

Pest Control

001.330.57200.46500

10-28-24

[Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

For service rendered on 10/23/2024, the date of service, the fee is \$46.00. This fee is for the service of 10/23/2024 only. If the service is not completed, the fee is \$46.00. If the service is completed, the fee is \$46.00. If the service is not completed, the fee is \$46.00. If the service is completed, the fee is \$46.00.

PLEASE PAY FROM THIS INVOICE



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

Service Inspection Report

ORDER #: 58964601

WORK DATE: 10/23/2024

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

Time In: 10/23/2024 01:04:12 PM

Time Out: 10/23/2024 01:29:38 PM

Customer Signature

Customer is unavailable to sign

Technician Signature

Johnny Carpenter

License #:

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

RECEIVE
OCT 23 2024
BY:

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	EXT PERIMETER treatment to foundation		1:12:17 PM
	n/a				
Tandem .065%	0.0650%	1.0000 Gallon	Backpack sprayer		1:12:47 PM
100-1437	n/a		EXT PERIMETER treatment to foundation		

Target Pests: A) Nuisance ants, A) Roaches

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