

ARMSTRONG
Community Development District

August 14, 2025

AGENDA

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

August 7, 2025

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held **Thursday, August 14, 2025 at 6:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment *(regarding agenda items listed below)*
- III. Approval of the Minutes of the July 10, 2025, Meeting
- IV. Discussion of Engineering Services
 - A. Evaluation Criteria
 - B. RFQ Responses
 - 1. Alliant
 - 2. Matthews
- V. Consideration of Proposal for Irrigation from VerdeGo
- VI. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VII. Ratification of Series 2017 Pay Requisition No. 91
- VIII. Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager
 - 1. Discussion of Fiscal Year 2026 Meeting Schedule
 - 2. Goals and Objectives
- D. Facility Manager Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
 - A. Financial Statements as of July 31, 2025
 - B. Check Register
- XI. Next Scheduled Meeting – September 11, 2025 at 3:30 p.m. at Plantation Oaks Amenity Center
- XII. Adjournment

Board Oversight

Amenity Center – Chairman Lopez
Security – Vice Chairman Brown
Landscape and Common Areas – Supervisor 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, July 10, 2025 at 3:33 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Jose Lopez	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Assistant Secretary
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel <i>by telephone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:33 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the June 12, 2025
Meeting**

On MOTION by Mr. Lopez seconded by Ms. Hernandez with all in favor the minutes of the June 12, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the June 12, 2025 Audit Committee Meeting

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the minutes of the June 12, 2025 audit committee meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the Engagement Letter with Grau & Associates to perform the fiscal year 2025 audit was approved.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Naders Pest Control

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the Agreement with Naders Pest Control was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Pinch A Penny

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the Agreement with Pinch A Penny was ratified.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Approved Budget

Ms. Giles stated the only thing that has changed is we updated the actual column to reflect current actuals through June 30th. It is the same, \$103.67 increase, the 7% increase we discussed at the last meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no comments, the next item followed.

B. District Engineer – Pond Bank Inspection Report

Ms. Giles stated just prior to the meeting the district engineer sent the pond bank inspection report. It is on your iPads and it is a discussion item now; we don't have to accept it.

Mr. Taylor stated I feel that there should have been photos to give us a visual of what he is talking about not just labeling on a map. I was expecting a lot more than a couple of pages of words and markings on a map after waiting almost a year.

Ms. Bowen asked did he take photos when you rode around and walked with him?

Mr. Wilson stated he took a lot of photos of the banks and the water.

Ms. Bowen stated my concern is he said everything looks great, then this report says otherwise.

Mr. Taylor asked what do we need to do to address the items that he has deemed failed? Are those suggestions/recommendations or do we need to address them? How are we supposed to feel confident that if we have an issue, we are going to get a response back in adequate time for us to get it corrected so we are not in violation with the county or have damage that could affect our property or a homeowner's property?

Mr. Soriano stated I don't want to step too far outside the box because I am not an engineer, but I have been doing this long enough and have seen these reports and have dealt with the St. Johns River Water Management District for the last 20 years and I'm not really happy with the way a lot of this is worded. If there was a concern with some of this erosion he should have told you at the time in November when he walked the area with Ryan. In reading the report it sounds like you have a lot of stuff to fix but from what I see on a daily basis we have some eroded areas that can be fixed with landscaping and sod. There are a couple issues where we want to use some erosion fill that Ryan can do. There is nothing that I see but engineers are expected to see more.

Ms. Giles asked how does this work now that he has provided the report and is in communication with St. Johns River Water Management District? Are we on someone's radar that we need to fix these items or have a reinspection?

Mr. Soriano stated yes and no. It is going to be provided to St. Johns, but we also can work directly with St. Johns. The compliance officer went through everything with me and pulled your permits because some permits are newer permits. The compliance officer will meet me out here and tour of the ponds.

Ms. Bowen asked if he were to deem something out of compliance what is that process?

Mr. Soriano stated doing whatever we can, it may just be filling in. If he thinks it is a priority, we have to do it now. We would need to find out what his thoughts are to prioritize the areas. The ones that concern me would be the mitered ends of a culvert coming out. We need to find a way to shore those up.

Ms. Giles stated there is one that says, requires immediate attention, no. 3 and that would be a priority and right above it, it talks about one that is clogged. Jay is right, we need to prioritize these starting with the one that he says needs immediate attention. Some of the others just say, require future remediation.

Mr. Soriano stated I will reach out to your compliance officer for your ponds and start this process.

Ms. Giles stated I can ask him for the pictures. I think we should accept the report and allow staff to start working with St. Johns River Water Management District. This is the report format that he stated he would provide. I think there is a form that is required to be filled out by St. Johns River Water Management District that is on the permit we saw. There is another form he has to complete. I don't think not accepting it is going to make a difference at this point.

Mr. Taylor stated you need to ask for a 10% discount since this is 6 months late. He did the inspection in November.

Ms. Giles stated I will do that.

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor the pond bank inspection report was accepted.

C. District Manager

Ms. Giles stated all five of you completed the form 1 before the July 1st deadline. The ethics training is due by December 31st. Two of you have completed it.

D. Facility Manager - Report

Mr. Wilson reviewed the facility manager's report, copy of which was included in the agenda package.

Mr. Soriano stated Ryan and I went out to look at an erosion issue by a pipe that has an irrigation head very close by. It may or may not have been caused by the irrigation head.

Ms. Buchanan stated if the job is under \$35,000 there is no requirement to bid it out and you can go out with an RFQ at any time.

Mr. Soriano stated I will reach out to an engineer that I am familiar with and get his thoughts.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Hernandez stated residents were asking about the new signs you put in about no parking in the grass. They said during 4th of July they saw the signs and do we need to put one on the side of the field.

Mr. Taylor asked does everyone want to go out with an RFQ for a new district engineer?

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor staff was authorized to issue an RFQ for engineering services.

Mr. Brown stated a couple of homeowners asked about the pond bank. The old company used to cut up to people's fences and that is not being done now.

Ms. Suchsland stated our contract says we are supposed to be a foot to two away from the fence line, all the way around.

Ms. Bowen stated Ryan mentioned that the sod was put down. Did we get any communication from the letter that went out?

Ms. Giles stated I have not heard anything from him.

Ms. Hernandez stated he also does not pick up after his dogs.

Mr. Lopez stated our rules are on the sign at the amenity center and we loosely enforce them. People consistently and constantly drink in the pool and last time one got left on the edge of the pool and it was knocked over and floated in the pool. After he left kids were running around with ice pops and the whole family was in the pool with ice pops. We need a rule that once you have been told, then you are gone. It is ridiculous to stop doing what is posted on the pool.

Mr. Wilson stated it is in the policy that there is no alcohol on the pool deck.

Mr. Lopez stated you need to enforce that.

Mr. Soriano stated you are not supposed to eat or drink in the pool, there is a health department concern about that.

Ms. Bowen stated consistency in enforcement is important not just with Ryan but security.

Ms. Giles asked Ryan to send an eblast to remind the residents of some of the pool rules.

Mr. Wilson stated since the umbrellas break so easy, I open them when I arrive and close them when I leave. Should I continue what I have been doing or put the handles back on?

Ms. Bowen stated continue what you are doing. We have had too much damage to discontinue that practice. When we have big events or a holiday, plan ahead and make sure someone is here to open them.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2025

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

B. Check Register

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 14, 2025 at
6:00 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting will be held August 14, 2025 at 6:00 p.m. in the same location.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Lopez seconded by Ms. Hernandez with all in favor the meeting adjourned at 4:48 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

A.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 30 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 30 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 5 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 10 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

B.

1.



ALLIANT

THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

RESPONSE TO REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES – AUGUST 7, 2025



SUBMITTED TO:

The Armstrong
Community Development District

District Managers Office
Ms. Marilee Giles
mgiles@gmsnf.com



SUBMITTED BY:

Alliant Engineering, Inc.

Mr. David R. Landing, PE
10475 Fortune Parkway
Suite 101
Jacksonville, Florida 32256

Building better communities with excellent and passion.



ALLIANT



CELEBRATING
30 YEARS

Ms. Marilee Giles, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

VIA Email: mgiles@gmsnf.com

RE: Response to Request for Qualifications
The Armstrong Community Development District

Dear Ms. Giles and Members of the Evaluation Committee:

Alliant Engineering, Inc. is pleased to submit our Statement of Qualifications in response to your Request for Qualifications for professional engineering services. We appreciate the opportunity to introduce our firm and express our interest in supporting the Armstrong Community Development District in achieving its infrastructure and development goals.

Our team of licensed engineers, planners, and technical professionals bring decades of combined experience and a collaborative approach to every project. We pride ourselves on being responsive, detail-oriented, and committed to the long-term success of the communities we serve.

Commitment to the District

Alliant Engineering understands the unique needs of Community Development Districts and the importance of balancing growth with sustainability, fiscal responsibility, and resident satisfaction. We have successfully partnered with similar districts to deliver infrastructure improvements, roadway enhancements, stormwater upgrades, and utility coordination—all while maintaining transparency and accountability.

Enclosed with this letter, you will find our Statement of Qualifications, which includes:

- ▶ Firm profile and organizational structure
- ▶ Relevant project experience
- ▶ Key personnel resumes
- ▶ Approach to project delivery and client service
- ▶ References from similar engagements

We welcome the opportunity to support the Armstrong Community Development District as their District Engineer. Please feel free to contact us should you require additional information or have any questions.

Thank you for considering our qualifications.

Sincerely,
Alliant Engineering, Inc.

David R. Landing, PE, Client Manager

☎ 904.513.3218 ✉ dlanding@alliant-inc.com

Table of Contents

1. Statement of Qualifications

Alliant's Team Guiding Principles	1
Engineer Point of Contact and Proposed Team	2

2. Organizational Chart..... 3

3. Resumes of Key Personnel

David Landing, PE and Andrew Mansen, PE	4
Joseph Schofield, PE, and Adam Oestman, PE,	5
Curtis Wimpée, PE, and Ashley Rivera	6
Clayton Walley, LS, Joe Brinson, PWS, and Brett Harbison, PE.....	7

4. Representative Projects

Anabelle Island, Green Cove Springs, FL	8
Beachview Cove, Ormond Beach, FL.....	9
Wildlight Community, Nassau County, FL	10
AdventHealth, Palm Coast, FL	11
Hillsborough County Emergency Vehicle Preemption, Tampa Bay, FL	12
Saddlebrook Landings Apartment Community, Jacksonville, FL	13
Whiteview Subdivision, Palm Coast, FL	14
Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, FL.....	15
Riverfront Plaza, Jacksonville, FL	16
Reverie at Palm Coast Subdivision, Palm Coast, FL	17
Sweetgrass Apartments, Phase 1 Enhanced Landscape, St. Mary's, GA.....	18
Trout Creek Community Development District, St. Johns County, FL	19
Sawmill Branch Roundabout, Palm Coast, FL.....	20
Shadow Crest at Rolling Hills CDD, Phases 3B & 3C, Green Cove Springs, FL.....	21

5. Key Personnel Participation in Example Projects.....22

6. Alliant Services Offered

Civil Engineering, ITS, Landscape Architecture, and Roadway Design	23
Construction Admin, Land Survey, MOT, and Traffic Engineering	24
Water Resources.....	25

6. Additional Information

Community Development Districts	26
Public and Private Work	27
Firm Licensure and Prequalification's	28
Comprehensive Expertise and Proven Commitment	29
Communication, Design Review, Progress Meetings, Etc.	30
Recent, Current, and Projected Workloads.....	31
Location Map.....	32

7. General Qualifications

Alliant Engineering, Inc.	33
Alliant Florida, Inc.	34
Meskel & Associates Engineering, PLLC.....	35
ECS Florida, LLC	36

8. Appendices – Certifications & Licenses

Women Business Certification	37
Licenses	38

LIST OF EXHIBITS

Exhibit 1 – Organizational Chart	3
Exhibit 2 – Projected Schedule	31
Exhibit 3 – Location Map	32

At Alliant, strong relationships are the cornerstone of our business. We’ve seen firsthand how trust and collaboration lead to better project outcomes—enhancing our clients’ reputations and creating future opportunities. That’s why we’ve spent over 30 years cultivating meaningful connections across the public and private sectors nationwide. Our clients continue to choose Alliant because of the relationships we build and the results we deliver.

Alliant is made up of talented professionals from diverse disciplines, backgrounds, and experience levels. As a team of employee-owners, we’re committed to delivering complex engineering and design solutions that meet demanding schedules and budgets—without compromising on performance or quality. Our core values of excellence, collaboration, and integrity drive everything we do, bringing lasting value to our clients, communities, and team members.

For more than three decades, we’ve remained focused on the values that define us. By keeping these principles at the forefront, we create opportunities for our people and serve our clients with the same entrepreneurial spirit and integrity that have shaped our success since day one.

Alliant’s Team Guiding Principles:

- ▶ We innovate before, during, and after design to deliver the best solutions for our clients.
- ▶ We communicate openly with clients, employees, sub-consultants, and stakeholders to keep projects on task, on schedule, and within budget.
- ▶ We are dedicated to both our business and the communities we serve.
- ▶ We deliver successful, high-quality projects – every time.
- ▶ We stay grounded and focused, always listening and always working hard.



COMMUNITY

Our community is where we live, work, and play—it’s at the heart of who we are at Alliant. It includes our industry, our neighbors, and the world around us. Supporting and strengthening our communities isn’t just part of our work—it defines our purpose.



EXCELLENCE

We are committed to always doing our best—and being the best at what we do. Excellence guides our work, drives our standards, and defines the results we deliver.



CREATE VALUE

We solve challenges with purpose and precision, delivering the best solutions for our clients. The value we create extends far beyond project completion—leaving a lasting impact on communities and stakeholders.



COLLABORATION

We take on big challenges by working together—partnering closely with our clients, teaming with industry partners, and supporting one another. Through collaboration, we achieve more and deliver better outcomes.



FUTURE FOCUSED

We’re always looking ahead—to the next idea, the next solution, and the next opportunity to build better, more resilient communities. Innovation and long-term thinking guide everything we do.



INTEGRITY

Our success is built on trust. Clients and partners count on us to do business the right way—with honesty, accountability, and a commitment to doing what’s right every time.

ARCHITECT – ENGINEER QUALIFICATIONS

CONTRACT SPECIFIC QUALIFICATIONS & CONTRACT INFORMATION

Response to RFQ for Engineering Services for The Armstrong Community Development District, Clay County, Florida

Public Notice Date: N/A

Solicitation No. N/A

Engineer Point of Contact:

David R. Landing, PE / Client Manager

(904) 513-3218

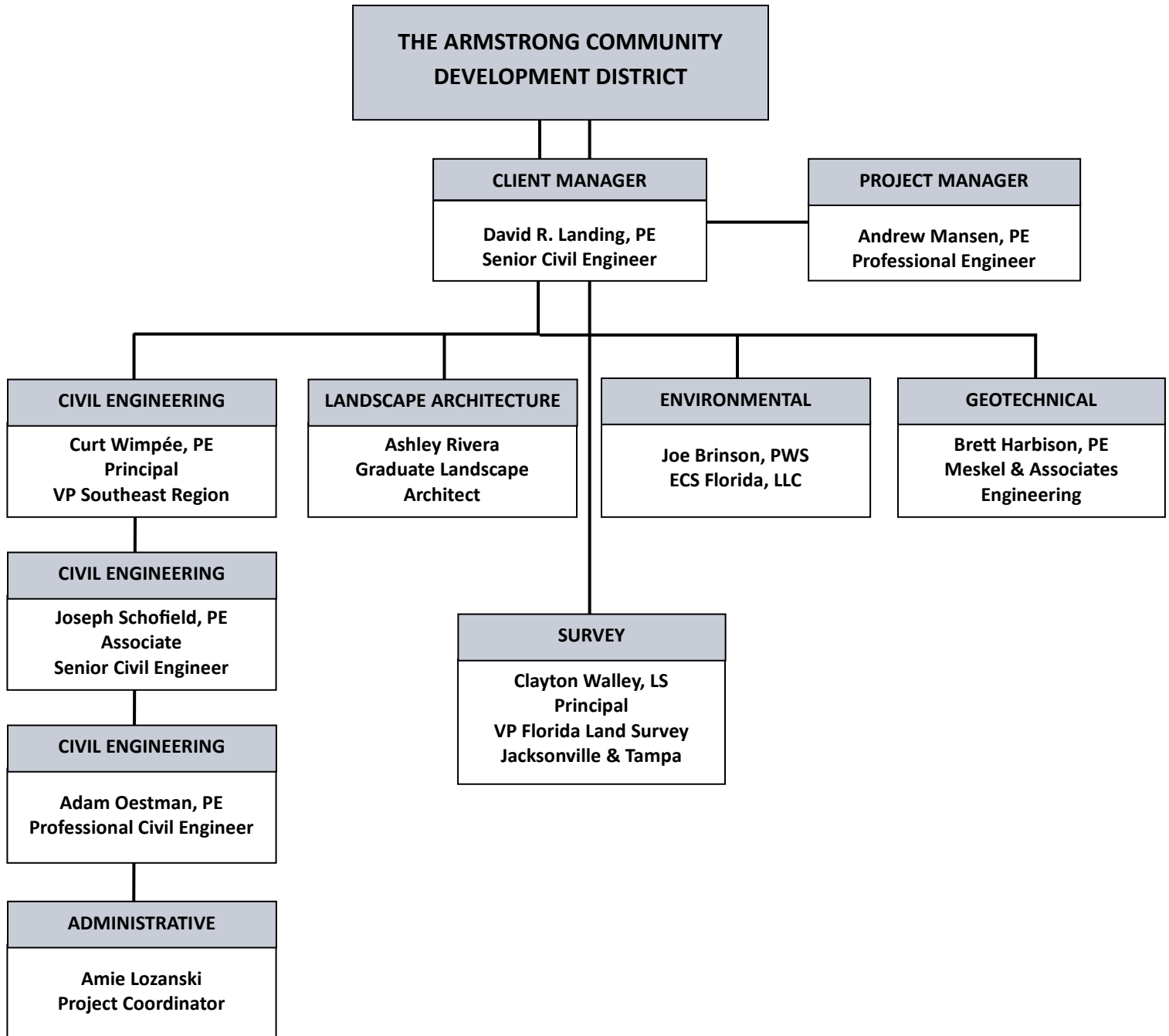
Alliant Engineering, Inc.

dlanding@alliant-inc.com

PROPOSED TEAM

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	11554 Davis Creek Court Jacksonville, FL 32256	Environmental Services
	X	Meskel & Associates Engineering	3728 Philips Highway, Suite 208 Jacksonville, FL 32207	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	10475 Fortune Parkway, Suite 101 Jacksonville, FL 32256	Land Survey Services

Exhibit 1. Organizational Chart of Proposed Team



DAVID R. LANDING, PE – CLIENT MANAGER



YEARS EXPERIENCE

27 years overall, and 1.5 years with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, University of Florida (UNF)
- ◆ AS, Civil Engineering Technology, Savannah Technical College

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (80483)

Mr. Landing is an accomplished Senior Civil Engineer with over 27 years of expertise in pipeline and trenchless design, specializing in water and wastewater infrastructure. Throughout his career, he has led the development of critical projects across the US, particularly in Northeast Florida. His comprehensive experience spans feasibility studies, design calculations, construction support, and drawing production for large-diameter pipelines, pressure and gravity systems, stormwater management, and civil site designs. Renowned for his ability to navigate complex engineering challenges, he brings innovative solutions to water and wastewater treatment facilities, ensuring sustainable and efficient infrastructure development.

ANDREW MANSEN, PE – PROJECT MANAGER



YEARS EXPERIENCE

14 years overall, and 3.5 year with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, California State University, Sacramento, CA

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (91277)

Mr. Andrew Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.

JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER



YEARS EXPERIENCE

21 years overall, and 3 years with Alliant.

EDUCATION

- ◆ MBA, St. Leo University
- ◆ BS, Civil Engineering, University of North Florida (UNF)

Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

ADAM OESTMAN, PE – PRODUCTION MANAGER



YEARS EXPERIENCE

6 years overall, and 3 years with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, Murray State University

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (98440)

Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER



YEARS EXPERIENCE

29 years overall, 10 years with Alliant.

EDUCATION

BS, Civil Engineering
University of Minnesota

PROFESSIONAL REGISTRATIONS

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers • FCARD • NEFBA • NAIOP • ULI

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.

ASHLEY RIVERA – GRADUATE LANDSCAPE ARCHITECT



YEARS EXPERIENCE

4 years overall, and 2 years with Alliant.

EDUCATION

- ◆ BS, Landscape Architecture, University of Ana G. Mendez
- ◆ Currently pursuing licensure as a Landscape Architect in Florida

Ashley is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.

CLAYTON WALLEY, L.S., PSM – VP FLORIDA LAND SURVEY



YEARS EXPERIENCE

25 years overall, and 6 years with Alliant.

EDUCATION

- ◆ A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- ◆ BS Business, Project Management, University of Phoenix

PROFESSIONAL REGISTRATIONS

Licensed Surveyor in Florida (LS7209)

Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS – ENVIRONMENTAL SENIOR PROJECT MANAGER

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- ◆ BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES PRINCIPAL ENGINEER

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- ◆ BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Anabelle Island, Green Cove Springs, Florida



Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

PROJECT HIGHLIGHTS

- ▶ Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- ▶ Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- ▶ Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.

Beachview Cove, Ormond Beach, Florida



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

The project required multiple approvals, including:

- ▶ Volusia County Master Plan Development Order and Final Development Order
- ▶ City of Ormond Beach utility approval
- ▶ Department of Health Domestic Water Permit
- ▶ FDEP Wastewater Permit
- ▶ FDOT Driveway, Drainage, and Utility Connection Permits
- ▶ FDEP Coastal Construction Field Permit
- ▶ SJRWMD Environmental Resource Permit

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.

Wildlight Community, Nassau County, Florida



Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight’s ongoing expansion.

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project’s development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight’s mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

SERVICES



LAND SURVEY

CLIENT

AJ Johns and Burnam



AdventHealth, 100-Bed Hospital and Medical Office Building - Palm Coast, Florida



SERVICES



CIVIL ENGINEERING



CONSTRUCTION SERVICES



LAND SURVEY



TRAFFIC ENGINEERING

ADDITIONAL SERVICES

- ▶ Construction Engineering / Administration
- ▶ Construction Inspection
- ▶ Environmental Permits
- ▶ ADA Design
- ▶ Survey – Existing Conditions Survey
- ▶ Survey – ALTA Survey
- ▶ Traffic Operations – Traffic Impact Study

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

In addition, our team supported multiple public meetings, developed technical specifications, and assisted with agency submittals and permit close-outs to ensure full compliance with City and environmental requirements.

Hillsborough County Emergency Vehicle Preemption, Tampa Bay, Florida



Alliant is supporting Hillsborough County, Florida, with a range of traffic operations, smart mobility, and Intelligent Transportation Systems (ITS) initiatives.

Our Tampa team is actively assisting the County's Traffic Management Center with several ongoing work orders. Key efforts include the design and deployment of a county-wide Emergency Vehicle Preemption (EVP) system, covering over 150 emergency vehicles and 600 traffic signals. Additionally, the County is upgrading 120 traffic signals with new Advanced Traffic Controllers (ATCs) and Connected Vehicle Roadside Units (RSUs).

Alliant developed the Request for Proposal (RFP) for these upgrades and is currently supporting acceptance testing and systems engineering documentation for the Advanced Traffic Management System (ATMS). Our team is also assisting with Federal Highway Administration (FHWA) grant applications, including a new School Bus Safety Program that integrates connected vehicle technology.



**Hillsborough
County Florida**

Saddlebrook Landings Apartment Community, Jacksonville, Florida



Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.



Whiteview Village Subdivision, Palm Coast, Florida



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida’s sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project’s success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.



Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida



In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.

The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.



As the civil engineer for the project, Alliant's master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region's growing population.

Riverfront Plaza, Jacksonville, Florida



As part of the City of Jacksonville’s ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city’s connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it’s community building, placemaking, and a bold step toward redefining Jacksonville’s downtown riverfront.



Reverie at Palm Cost Subdivision, Palm Coast, Florida



Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411



Sweetgrass Apartments, Phase 1, Enhanced Landscape, St. Mary's, GA



Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

Firm Name	Firm Location	Role
Alliant Engineering, Inc.	Jacksonville, Florida	Project Engineer
Alliant Florida, Inc.	Jacksonville, Florida	Land Surveyor

Trout Creek Community Development District, St. Johns County, Florida



ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend and appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.



Firms Involved with This Project

Firm Name	Firm Location	Role
ECS Florida, LLC	Jacksonville, Florida	Environmental

Sawmill Branch Roundabout, Palm Coast, Florida



Collaboration is at the heart of Alliant’s success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant’s commitment to building better communities through integrated infrastructure and thoughtful design.

ADDITIONAL SERVICES

- ▶ Construction Engineering / Administration
- ▶ Construction Inspection
- ▶ Environmental Permits
- ▶ Preliminary Design
- ▶ Final Design
- ▶ Roundabout
- ▶ ADA Design
- ▶ Survey – Existing Conditions
- ▶ Survey – Final Plat
- ▶ Traffic Design – Signals / Lighting
- ▶ Traffic Design – Signing and Pavement Markings

Shadow Crest at Rolling Hills Community Development District, Phases 3B and 3C, Green Cove Springs, Florida

Point of Contact

Marilee Giles

Contact No.

(904) 940-5850 x 412

Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.



Names of Key Personnel	Role in This Contract	Involvement in Example Projects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
David Landing, PE	Client Manager					X							X		X
Andrew Mansen, PE	Project Manager	X	X				X		X				X		X
Joseph Schofield, PE	Senior Civil Engineer	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X			X	X
Curt Wimpée, PE	Principal | VP Southeast Region			X	X			X			X				
Ashley Rivera	Graduate Landscape Architect	X		X				X			X	X			X
Clayton Walley, L.S.	Principal | VP Florida Land Survey	X		X			X	X		X		X		X	X
Joe Brinson, PWS	Professional Wetland Scientist												X		
Brett Harbison, PE	Director of Transportation & Geotechnical Services														

Example Project Key

Number	Title of Project	Number	Title of Project
1	Anabelle Island Subdivision	8	Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida
2	Beachview Cove	9	Riverfront Plaza
3	Wildlight Community	10	Reverie at Palm Coast Subdivision
4	AdventHealth	11	Sweetgrass Apartment Community
5	Hillsborough County Emergency Vehicle Preemption	12	Trout Creek Community Development District
6	Saddlebrook Landings Apartment Community	13	Sawmill Branch Roundabout
7	Whiteview Subdivision	14	Rolling Hills Community Development District

CIVIL ENGINEERING:

At Alliant, our team provides expert guidance to help clients navigate the multifaceted challenges inherent in project development. Through the strong, collaborative relationships we've established with both private and sector clients and public agency representatives, we ensure that our clients' objectives are consistently achieved.

Alliant's Civil Engineering and Land Development Services Include:

- ◆ Comprehensive due diligence assessments
- ◆ Site analysis, feasibility studies, and planning
- ◆ Design development and budget forecasting
- ◆ Entitlement processing
- ◆ Preparation of construction documentation
- ◆ Stormwater management system design
- ◆ Grading, drainage, NPDES/SWPPP design and inspection
- ◆ Permitting and coordination with regulatory agencies
- ◆ Construction administration and oversight
- ◆ Project closeout and certification services

We engage closely with clients and stakeholders throughout every phase of the project lifecycle, delivering responsive, detail-oriented, and value-driven oversight from initial planning through final completion.



INTELLIGENT TRANSPORTATION SYSTEM:

Alliant is devoted to providing solutions that will increase the safety and convenience of travel. Our experience with ITS systems dates back to our very first project, and we have continued to grow our services and expertise in this area. Building on a history of success, Alliant is committed to introducing new technological solutions to address the challenges facing modern transportation systems.

The scope of Alliant's intelligent transportation services capabilities includes:

- ◆ ITS planning
- ◆ Systems engineering
- ◆ Communications and design
- ◆ Systems implementation and integration
- ◆ System evaluation
- ◆ System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.

LANDSCAPE ARCHITECTURE:



Growing New Landscape Solutions: Through extensive planning and design, we help clients enhance their communities through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Visualization and public presentation
- ◆ Agency coordination and submittals
- ◆ Construction drawings
- ◆ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and budget.

ROADWAY DESIGN:

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on schedule, and within budget.

Alliant's roadway design services span:

- ◆ Preliminary design
- ◆ Final design
- ◆ Highway engineering
- ◆ Maintenance of Traffic (MOT)
- ◆ Municipal engineering
- ◆ Local road design (city, county, and state aid)
- ◆ Utilities
- ◆ Construction and cost estimating
- ◆ Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.

CONSTRUCTION ADMINISTRATION:

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase, our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- ◆ Coordination with consultants and overall project management
- ◆ Representation of client interests throughout the construction process
- ◆ Review and management of submittal packages
- ◆ Oversight of construction-phase permitting requirements
- ◆ Evaluation and approval of change orders

LAND SURVEY:

Alliant is dedicated to delivering accurate and timely surveying services to support the successful execution of our clients' projects. Whether providing next-day service, construction staking, or preparing a final plat for public approval, our team ensures precision and responsiveness at every state. We offer a comprehensive suite of surveying services to clients in both the public and private sectors. As one of the first disciplines engaged at the outset of a project – and often one of the last to ensure proper closeout – surveying plays a critical role in the overall project lifecycle.

Alliant's land survey services go beyond expectations:

- ◆ Boundary surveys
 - ALTA/NSPS land title surveys
 - Certificate of survey
- ◆ Topographic surveys
 - Design location/existing conditions survey
 - Hydrographic survey
 - Underground survey (utilities, areaways)
- ◆ Record surveys
 - Subdivision (plat, RLS, CIC, right-of-way plat)
 - Memorial plat
- ◆ Construction surveys
 - Establish horizontal and vertical site control
 - Staking horizontal and vertical site control
 - Volume measurements

We provide dependable, accurate land surveying services that adapt to your project's timeline and unique needs.

MAINTENANCE OF TRAFFIC (MOT):

The Alliant Maintenance of Traffic (MOT) team works hand-in-hand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost-effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- ◆ Construction staging
- ◆ Traffic control
- ◆ Traffic Management Plans (TMP)
- ◆ Incident Management Plans (IMP)
- ◆ Temporary pedestrian and multimodal facilities
- ◆ Temporary roadways and geometrics
- ◆ Temporary traffic modeling
- ◆ Detour route signal timing
- ◆ Temporary lighting and signal systems
- ◆ Public engagement
- ◆ Work zone traffic control review and refinement

To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

TRAFFIC ENGINEERING:

As populations grow, public agencies face increasing pressure to manage rising traffic volumes with solutions that prioritize both safety and efficiency. At Alliant, we understand the critical importance of developing, designing, and implementing infrastructure projects that not only address these challenges but also reflect the unique needs of the communities they serve.

Alliant's traffic engineering and traffic design services include:

- ◆ Traffic, parking, and specialty studies
- ◆ Bicycle and pedestrian facilities planning and design
- ◆ Traffic signal operations and signal timing
- ◆ Traffic modeling
- ◆ Intersection and roadway safety studies
- ◆ Intersection control evaluations
- ◆ Corridor studies
- ◆ Traffic final design
- ◆ Project management

Our traffic engineering services and designs are trusted nationwide to deliver safe, reliable, and community-focused infrastructure that supports sustainable growth.

WATER RESOURCES:

Stormwater Solutions that Exceed Expectations: Transportation and land development projects often require effective drainage system design. Our water resources team collaborates seamlessly with our environmental experts to deliver practical stormwater solutions that meet water quality requirements and support project success. Leveraging strong relationships with permitting agencies, we also ensure compliance with local and regulatory floodplain standards.

Alliant's water resources and stormwater services include:

- ◆ Hydrologic and hydraulic modeling
- ◆ Stormwater design
- ◆ Culvert design
- ◆ Bridge hydraulics
- ◆ Stream restoration
- ◆ Detention design
- ◆ Water quality management best practices
- ◆ Floodplain analysis and permitting

Our water resources team collaborates closely with Alliant's environmental experts to deliver exceptional stormwater planning and design—ensuring compliance with the highest regulatory standards.

SOLUTIONS FOR EVERY SECTOR:

With a wide range of services and professionals on staff, Alliant is uniquely prepared to support clients from all backgrounds. From landscape architecture and surveying to roadway design and traffic engineering, we offer the capabilities needed to execute each stage of your plan efficiently. As an employee-owned firm, our team is personally invested in the success of every project. Employee ownership fosters a deeper connection to our work, driving us to deliver thoughtful solutions, build lasting relationships, and approach each challenge with pride and accountability.



Throughout our history, Alliant has been fortunate to work with clients in both the public and private sectors. Our diverse team and experience give us the knowledge and flexibility to address the unique goals and constraints that are common among organizations in each realm. With a full line of services designed to maximize value and deliver results for every project, you can rely on Alliant to take on your biggest challenges with solutions that prioritize excellence and integrity.

Visit our website for even more available services. www.alliant-inc.com

ADDITIONAL INFORMATION-COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE

Alliant's Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents' quality of life.

Over the past several years, Alliant has continued to expand its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison's Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison's Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve several additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory has continued, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we've built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.

At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across the public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

Public Sector Solutions Built on Experience and Trust

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.

We take pride in enhancing lives through public infrastructure projects, creating safer, more accessible communities for everyone. With a future-focused mindset and innovative solutions, we guide projects from initial planning and programming through design, construction, and ultimately, integration into the community. Our comprehensive approach ensures that every aspect is thoughtfully managed, including meaningful public involvement, so local stakeholders understand the long-term value.

Private Sector Support that Goes Beyond the Blueprint

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems—we anticipate them, helping you move faster, smarter, and with confidence.

We understand that maximizing the value of your project while meeting market-driven goals and creating sustainable developments is your top priority. At Alliant, we carefully evaluate design options to ensure they align with your vision while also addressing the needs and requirements of local communities. Our collaborative approach helps you navigate challenges and identify the ideal solution for your project site, balancing innovation, efficiency, and long-term success.

Balancing Vision, Value and Viability

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.



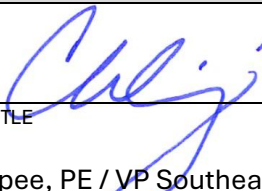
FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is fully licensed to provide professional engineering services in the State of Florida and is registered with the Florida Department of State as an S-Corporation. Copies of the firm's licensure, as well as licenses for key personnel, are included in Appendix A.

Alliant maintains a strong record of professional integrity. No judicial or administrative agency, nor any qualification board, has ever investigated Alliant or any of its employees. Furthermore, neither the firm nor its staff—including licensed engineers—has ever been subject to an adverse decision or settlement related to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- ▶ 6.1 – Traffic Engineering Studies
- ▶ 6.2 – Traffic Signal Timing
- ▶ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ▶ 6.3.2 – Intelligent Transportation Systems Implementation
- ▶ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ▶ 7.3 – Signalization
- ▶ 8.1 – Control Survey
- ▶ 8.2 – Design, Right-of-Way, and Construction Surveying
- ▶ 8.4 – Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE	
SIGNATURE 	DATE August 7, 2025
NAME AND TITLE Curt Wimpee, PE / VP Southeast Region	

To fully address the criteria outlined in the RFQ, we offer the following additional information. This supplemental content further demonstrates Alliant Engineering's qualifications, expertise, and capacity to successfully perform all anticipated work under contract in the role of District Engineer.

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talented professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- ▶ **Client Manager / Project Lead:** Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. David R. Landing, PE has been selected as Client Manager due to his 27 years of experience and deep understanding of Community Development District (CDD) project dynamics. Jeff will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** David will also ensure all team members are fully trained in Alliant's Quality Management Process and that these protocols are rigorously applied across all individual projects.

Project Manager: Serves as a key technical resource for the entire project, ensuring that projects are executed efficiently, stay on schedule, and remain within budget. This role involves acquiring necessary resources and coordinating team members and contractors to deliver projects according to established timelines.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.



Client Manager

David R. Landing, PE



Project Manager

Andrew Mansen, PE

CERTIFIED MBE

Alliant's teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB firm based in Jacksonville, FL with additional office in Lake City and Tampa. MAE specializes in geotechnical engineering, drilling, and laboratory testing services and brings strong local knowledge and technical expertise to the team. MAE's certifications are included at the end of this RFQ.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

Alliant is fully committed to delivering projects on time and within budget. We facilitate all formal reviews in an organized and timely manner to maintain project momentum. Regular progress meetings are conducted to provide clear updates and proactively address design issues that are critical to the project schedule—for both the District and the broader project team.

To support this commitment, we implement our Quality Management Plan (QMP), which is tailored for each individual project and followed rigorously throughout the design process to ensure consistency, accuracy, and efficiency. Efficient project execution goes beyond sound engineering and project management—it also requires a deep understanding of the permitting landscape. Alliant has successfully completed a wide range of projects and brings extensive experience working with regulatory agencies across Florida. Our long-standing relationships with permitting authorities enable us to navigate approvals smoothly and avoid unnecessary delays.

Additionally, our strong network of subconsultants and contractors allows us to anticipate construction needs and align design decisions with real-world implementation. By leveraging our knowledge of construction methods and building systems, we can optimize designs for constructability and cost efficiency.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects demand continuous, proactive communication and close collaboration with the District and its oversight team. At Alliant, we prioritize transparency and responsiveness to ensure all stakeholders remain aligned throughout the project lifecycle. To support this, we will propose a draft meeting schedule for review and refinement during the project kickoff meeting. We envision three key levels of communication touchpoints:

- ◆ **Design Review Meetings** – Structured sessions to review major design milestones, gather feedback, and ensure alignment with District goals.
- ◆ **Over-the-Shoulder Reviews** – Informal, real-time check-ins with District staff to discuss design elements as they are developed, allowing for early input and course correction.

- ◆ **Progress Meetings** – Regularly scheduled updates to review timelines, track deliverables, and address any emerging issues promptly.

This multi-tiered communication strategy helps foster accountability, accelerates decision-making, and supports timely delivery of high-quality work.

DESIGN REVIEW

Alliant implements a structured, collaborative design review process to ensure quality, consistency, and alignment with project goals. Out reviews are conducted at key milestones and are supported by a clear schedule developed during project kickoff.

OTSR

To promote transparency and real-time collaboration, OTSRs will be scheduled between major project milestones. These informal working sessions provide the District with visibility into the evolving design and create opportunities to offer input throughout the process. The primary purpose of OTSRs is to present “in-progress” design plans, address specific issues as they arise, and facilitate timely decisions that could affect the project schedule or scope. As appropriate, key stakeholders may also be included to ensure alignment and gather multidisciplinary feedback. Whenever possible OTSRs will be conducted face-to-face to support more productive discussions, faster resolutions, and stronger communication among team members.

PROGRESS MEETINGS

Alliant utilizes regular progress meetings to ensure the District remains fully informed and actively involved in all aspects of the project. These meetings serve as a vital platform to discuss current issues, address “hot topics”, track key decisions, and outline upcoming action items.

In many cases, progress meetings also function as informal “mini” OTSRs, allowing us to present specific portions of the design for real-time feedback. This dynamic approach encourages “collaboration on the fly”, enabling the District to weigh in on design elements early and often – minimizing surprises and significantly reducing the risk of rework.

To support clear communication and accountability, most meetings will include:

- ◆ A pre-distributed agenda
- ◆ Meeting minutes
- ◆ An action item log

These materials will be shared with both Alliant's internal team and District staff, ensuring everyone – regardless of attendance – is informed of key decisions and next steps. Additionally, Alliant will establish streamlined systems and protocols for electronic file sharing, supporting collaborative design review and real-time input across all stakeholders.

RECENT, CURRENT, AND PROJECTED WORKLOADS

At Alliant, client satisfaction is directly tied to our ability to meet schedule commitments—without compromising on quality. To support this, we proactively manage our workload and maintain staffing levels that exceed immediate needs. This intentional buffer allows us to remain highly responsive while consistently delivering exceptional results.

Jeff Sprouse, PE, will serve as the primary point of contact and is fully empowered to allocate support staff and resources as needed to meet project demands. Upon receipt of a work assignment from the District, a detailed project schedule will be developed in collaboration with key stakeholders. Responsibilities and deadlines will then be assigned to appropriate Alliant team members to ensure timely delivery of all project deliverables.

To further support workload management:

- ◆ Alliant project managers meet weekly to review current and upcoming projects, assess staff capacity, and align resources accordingly.
- ◆ We maintain a high-level project design schedule that forecasts anticipated project commitments against available staffing on a monthly basis.
- ◆ This process allows us to identify potential constraints early and adjust staffing or schedules proactively – helping us remain agile and reliable even during peak periods.

By combining resource planning with transparent communication and early stakeholder engagement, Alliant is well-positioned to consistently meet or exceed the District's expectations on every project.

Exhibit 2 – Below illustrates the estimated time allocation for each of the key team members that would be assigned to the project. While these percentages may fluctuate from week to week based on external factors, Alliant is committed to allocating the necessary resources when and where they are needed most.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager																				
Project Manager																				
Water Resources																				
Professional Land Surveyor																				
Roadway Design																				
Construction and Inspection																				
Contract Administration																				



Percent Committed



CDD



Excess Availability

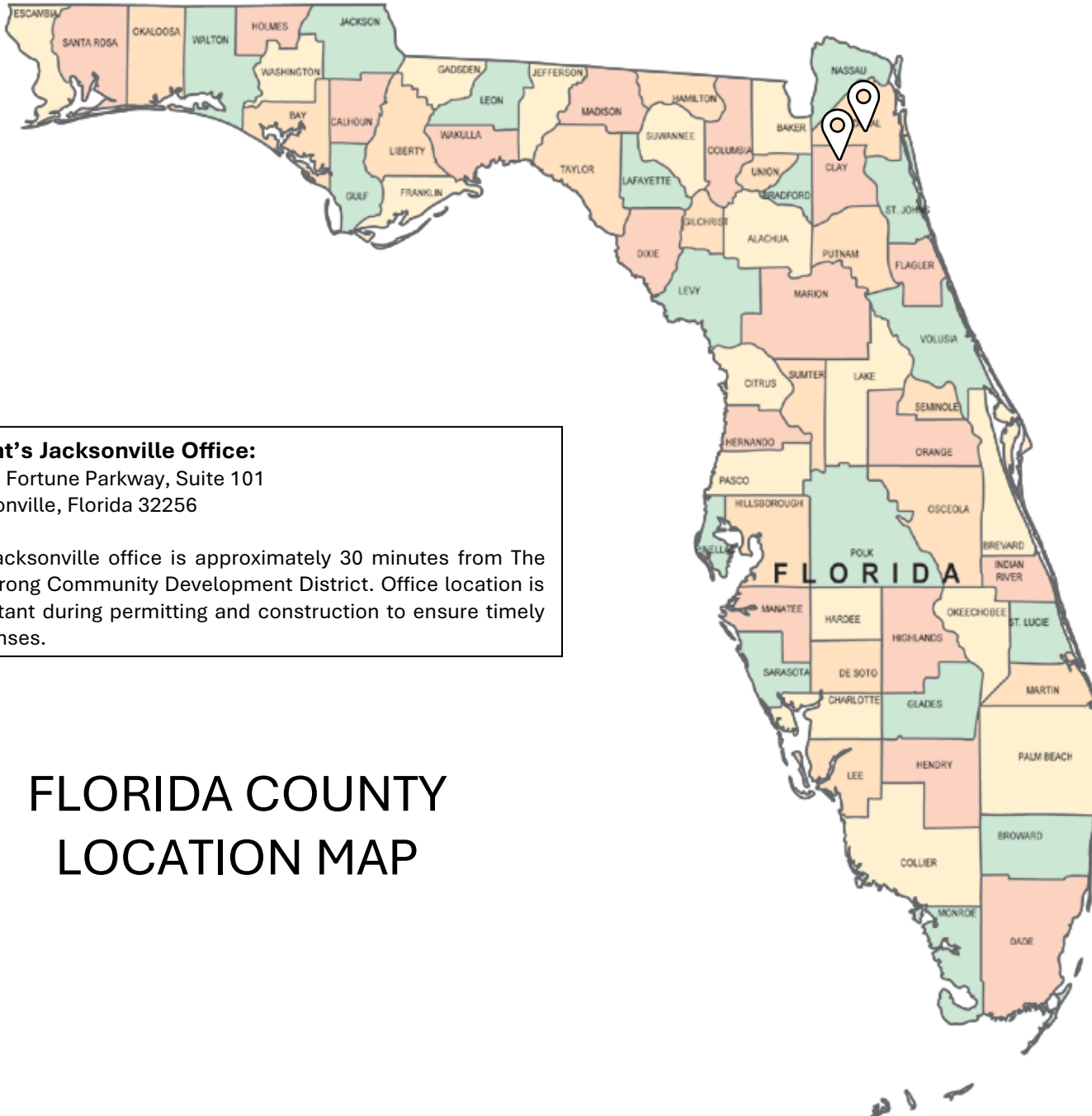
CONSULTANT'S PAST EXPERIENCE AND PERFORMANCE

The Alliant team brings extensive experience and a strong track record of delivering high-quality professional services to municipalities and special districts across Florida. We are honored by the opportunity to support your future initiatives, just as we have done with numerous public agencies throughout the state. Alliant has proudly served the Southeast region from our Jacksonville, Florida office since 2015. Throughout this time, we have developed long-standing partnerships with local governments, delivering reliable civil engineering services under ongoing contracts. Curt Wimpée, PE, Alliant's Southeast Regional Manager, leads our efforts in the region with more than 26 years of experience in municipal engineering and infrastructure development.

In 2017, Alliant was selected to provide city-wide civil engineering services for the City of Bunnell, FL. From the beginning, our team worked closely with city leadership to secure over \$2.5 million in grant funding for infrastructure improvements. These projects included the development of reclaimed watermain systems, stormwater mitigation in flood-prone areas, and CIPP lining for aging gravity sewer infrastructure.

We've provided full design and construction administration services, consistently earning the City's trust through our responsiveness, technical expertise, and collaborative approach. As a result, Alliant was officially appointed City Engineer and City Surveyor—a testament to the strength of our relationship and the quality of our work. We continue to support the City on a daily and weekly basis, helping them manage and advance their infrastructure needs.

Also in 2017, Alliant was selected to provide Professional Engineering Services for St. Johns County, FL. Our team remains actively engaged with County staff to identify and address key project priorities, offering targeted solutions based on their evolving infrastructure goals.


Alliant's Jacksonville Office:

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

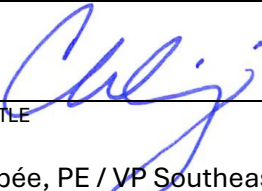
Our Jacksonville office is approximately 30 minutes from The Armstrong Community Development District. Office location is important during permitting and construction to ensure timely responses.

FLORIDA COUNTY LOCATION MAP

Alliant Engineering, Inc.						YEAR ESTABLISHED 1995		YEAR ESTABLISHED 41-1818046	
10475 Fortune Parkway, Suite 101						OWNERSHIP			
Jacksonville, Florida 32256						TYPE Corporation			
David R. Landing, PE, Senior Civil Engineer						SMALL BUSINESS STATUS N/A			
(904) 513-3218			dlanding@alliant-inc.com			NAME OF FIRM Alliant Engineering, Inc.			
EMPLOYEES BY DISCIPLINE						PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline		Number of Employees		Profile Code	Experience			Revenue Index Number
			Firm	Branch					
02	Administrative		18	3	E10	Environmental & Natural Resource Map			4
08	CAD Technician		7	1	H07	Highways			8
12	Civil Engineer		55	9	H11	Housing			7
15	Construction Inspection		5	0	104	ITS			4
16	Construction Manager		1	0	L03	Landscape Architecture			6
23	Environmental Scientist		2	0	P05	Planning			5
38	Land Surveyor		13	0	S09	Structural Design			4
39	Landscape Architect		6	2	S10	Surveying			7
47	Planner		2	0	T03	Traffic & Transportation Engineering			7
57	Structural Engineer		2	0					
60	Transportation Engineer		61	1					
62	Water Resources Engineer		3	0					
	TOTAL:		175	16					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER					
a. Federal Work		1		1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work		9		2.\$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work		9		3.\$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
				4.\$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
				5.\$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE									
SIGNATURE 								DATE August 7, 2025	
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region									




GENERAL QUALIFICATIONS

Alliant Florida, Inc.				YEAR ESTABLISHED 2019		YEAR ESTABLISHED 83-2802440	
10475 Fortune Parkway, Suite 101				OWNERSHIP			
Jacksonville, Florida 32256				TYPE			
Clayton Walley, Vice President Florida Land Survey				SMALL BUSINESS STATUS N/A			
(904) 900-3507		cwalley@alliant-inc.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
08	CAD Technician	5	S10	S10	Surveying	6	
38	Land Surveyor	21					
TOTAL:		26					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	6	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 					DATE August 7, 2025		
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region							

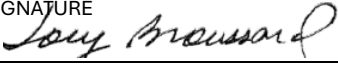


GENERAL QUALIFICATIONS

Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8	
3728 Philips Highway, Suite 208				OWNERSHIP			
Jacksonville, Florida 32207				TYPE S-Corporation			
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	6		E02	Education Facilities, Classrooms	0.5	
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5	
15	Construction Inspector	5		E12	Environmental Remediation	0.5	
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5	
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3	
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5	
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5	
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5	
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1	
				S05	Soils, Geotechnical Studies, & Foundations	4	
				S07	Solid Wastes, Incineration, Landfill	1	
				T02	Testing & Inspection Services	3	
				W02	Water Resources, Hydrology, Ground Water	1	
				W03	Water Supply, Treatment & Distribution	2	
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE August 7, 2025	
NAME AND TITLE Antoinette D. Meskel, PE, President, Principal Engineer							



GENERAL QUALIFICATIONS

ECS Florida, LLC				YEAR ESTABLISHED 2017		YEAR ESTABLISHED MNVJKQ85HFG3	
11554 Davis Creek Court				OWNERSHIP			
Jacksonville, Florida 32256				TYPE Limited Liability Company			
Rey Ruiz, PE, SI – Branch Manager				SMALL BUSINESS STATUS N/A			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM ECS Florida, LLC			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8	
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7	
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7	
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6	
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6	
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5	
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4	
	Field Technicians	94	17	H10	Hotels, Motels	4	
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4	
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4	
36	Industrial Hygiene			E02	Schools & Universities	4	
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4	
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4	
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3	
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3	
				D07	Dining Halls, Clubs, Restaurants	3	
				E12	Environmental Remediation	3	
				S13	Stormwater Handling & Facilities	3	
				H06	Highrise, Air-Rights-Type Buildings	3	
				W03	Water Supply, Treatment & Distribution	3	
	TOTAL:	294	77				
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 					DATE August 7, 2025		
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President							

APPENDIX A

CERTIFICATIONS AND LICENSES

ALLIANT ENGINEERING, INC.

August 7, 2025



ALLIANT



CERTIFICATIONS AND LICENSES

State of Florida

Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/29/2025 to 04/29/2027

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT



Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

CERTIFICATIONS AND LICENSES

Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

LANDING, DAVID REED
3072 GOLDEN POND BLVD
ORANGE PARK FL 32073

LICENSE NUMBER: PE80483
EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MANSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764
EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY.
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219
EXPIRATION DATE: FEBRUARY 28, 2027
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2.

An aerial photograph of a suburban neighborhood. In the center is a large, dark blue pond with a small fountain spraying water. The pond is surrounded by numerous single-story houses with various roof colors (grey, brown, blue). The houses are set back from the streets by green lawns and some trees. The background shows more houses and a dense line of green trees. The overall scene is bright and clear, suggesting a sunny day.

Matthews

DCCM

STATEMENT OF QUALIFICATIONS

GOVERNMENTAL MANAGEMENT SERVICES

Engineering Services for Armstrong
Development District

August 7, 2025

August 7, 2025

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Request for Qualifications: Engineering Services; Armstrong Community Development District

Dear Members of the District Selection Committee,

At **Matthews | DCCM**, we understand the importance of a well-planned and expertly executed project for your community. You value a team that is attentive, responsive, and committed to ensuring your project is managed efficiently and effectively. We prioritize keeping you informed throughout the process, so you can have peace of mind while focusing on your core responsibilities.

Matthews | DCCM is dedicated to enhancing our local community through projects just like this. We have a strong, local presence in Northeast Florida, with offices in both St. Augustine and Jacksonville, and a team that has been solving complex infrastructure challenges since our founding in 2005. Our experience includes a wide range of services in land development, transportation, landscape architecture, surveying, utility infrastructure, and construction administration and inspection services.

Our team will be led by **Alex Acree, PE**, as Project Manager for this contract. He will be the primary point-of-contact that will be overseeing the attendance of District meetings, construction services, and other engineering tasks. Our firm has extensive experience working with CDDs. Matthews | DCCM has been the District Engineering or prime engineering consultant for other CDDs, HOAs, POAs, and master planned communities.

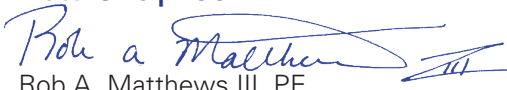
WHY MATTHEWS | DCCM

- » **Full Service:** A broad range of services ensures efficiency and cost-effectiveness.
- » **Proven Experience:** Extensive CDD experience in Northeast Florida.
- » **Local Team:** Approximately 40 professionals ready to serve your specific needs.
- » **Responsive:** Calls and emails returned within 24 hours, with regular project updates.
- » **Community-Focused:** Our team is deeply invested in the growth of our local area.
- » **Customized Solutions:** Innovative, site-specific approaches for unique project challenges.
- » **Quality Assurance:** Rigorous QA/QC processes to uphold the highest standards.
- » **On-Time, On-Budget:** Committed to completing projects ahead of schedule and within budget.

Our proposal outlines our approach to addressing your project's specific needs and our commitment to delivering outstanding results. As Principal-in-Charge at Matthews | DCCM, I assure you that our team will dedicate the necessary resources to your project and will be fully committed to its success.

We appreciate the opportunity to partner with the Armstrong District and look forward to the chance to help you achieve your goals. If you require any further information or clarification, please do not hesitate to contact me. We are eager to bring our expertise to this project and to earn your confidence in selecting us as your engineering and inspection partner.

Matthews | DCCM


Rob A. Matthews III, PE
CEO/President

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Engineering Services for the Armstrong Community Development District | Orange Park, Florida

2. PUBLIC NOTICE DATE

July 24, 2025

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Alex Acree, PE | Vice President of Production

5. NAME OF FIRM

Matthews Design Group, LLC dba Matthews | DCCM

6. TELEPHONE NUMBER

904-826-1334

7. FAX NUMBER

8. E-MAIL ADDRESS

mdg.marketing@dccm.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER			
			SUBCONTRACTOR			
a.	✓			Matthews | DCCM CHECK IF BRANCH OFFICE	7 Waldo Street, St. Augustine, FL 32084	Civil Engineering, Planning, Permitting, Surveying, Construction Administration/CEI, Project Management
b.	✓			Matthews | DCCM CHECK IF BRANCH OFFICE	4600 Touchton Road, Building 200, Suite 175, Jacksonville, FL 32246	Civil Engineering, Planning, Permitting, Surveying, Landscape Architecture
c.				 CHECK IF BRANCH OFFICE		
d.				 CHECK IF BRANCH OFFICE		
e.				 CHECK IF BRANCH OFFICE		
f.				 CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

Armstrong CDD



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Alex Acree, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 20	b. WITH CURRENT FIRM 9
15. FIRM NAME AND LOCATION (City and State) Matthews | DCCM – St. Augustine, Florida			
16. EDUCATION (Degree and Specialization) BS - Civil Engineering – Florida State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida - Professional Engineer	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Jax Chamber, Trustee			

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Sampson Creek CDD, District Engineer Sampson Creek CDD | St. Johns, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
a. Project Manager. Ongoing professional engineering services, including drainage analysis, roadway maintenance assessments with improvement recommendations, Aquatic Center upgrades, hardscape enhancements, and landscape architecture for revitalizing the Golf and Country Club Amenity Center's landscaped areas.			
(1) TITLE AND LOCATION (City and State) Stillwater CDD, District Engineer Stillwater CDD | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
b. Project Manager. Ongoing engineering services including wastewater and stormwater assessments, infrastructure dedication, and golf cart signage plans. Additionally, our role includes attending meetings and hearings, project monitoring, general engineering consulting, and report and requisition preparation.			
(1) TITLE AND LOCATION (City and State) South Village CDD, District Engineer South Village CDD | Orange Park, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
c. Project Manager. Continuous engineering services for pond bank reconstruction, including needs analysis covering facilities, resident projections, service areas, costs, facility lifespan, and financial planning. Additionally, comprehensive public facilities reports detail existing and future facilities, financing, schedules, and capacity projections to ensure regulatory compliance and informed evaluations.			
(1) TITLE AND LOCATION (City and State) World Golf Village, HOA, Pond Evaluations MAY Management Services, Inc. | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2020	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
d. Project Manager. Engineering services for approximately 45 stormwater management facilities. Each facility underwent a comprehensive assessment, resulting in detailed reports covering slope conditions, control structures, orifices, vegetation, erosion, permit compliance, required repairs, and preventive maintenance recommendations.			
(1) TITLE AND LOCATION (City and State) Arbors at Valencia Lennar Homes | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2019	2019
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
e. Project Manager. Professional engineering services for a new subdivision to include 200 single-family home sites. Services included site planning, re-zoning assistance, construction plans detailing site, paving, grading and drainage plans, utility plans, parking lot addition, construction administration and certifications, and bid assistance.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Rob A. Matthews III, PE	13. ROLE IN THIS CONTRACT Principal-in-Charge	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 20

15. FIRM NAME AND LOCATION (City and State)
Matthews | DCCM – St. Augustine, Florida

16. EDUCATION (Degree and Specialization)
MS, Civil Engineering – Clemson University
BS, Civil Engineering – Clemson University

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
Florida, South Carolina - Professional Engineer

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

FDOT Prequalification Work Groups 3.1, 3.2, 13.6. Board of Directors - The Arc of the St. Johns; Advisory Board - Creekside High School Engineering Academy; Florida Engineering Society; American Society of Civil Engineers; St. Johns County Economic Development Executive Council, Past Chair; St. Johns County Chamber of Commerce, Past Chairman. Publications, Awards, Etc.: Jacksonville Business Journal; "40 under 40" – 2012

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Cimarrone POA Master Drainage System Study CPOA Board of Directors | Jacksonville, Florida	(2) YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	2015	NA	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge. Provided complete oversight of project components as specified in the continuing service contract for this large subdivision located on CR 210. Project scope included an evaluation of the master drainage plan for the subdivision to make recommendations and resolve problem areas.	Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Julington Creek Plantation POA, Continuing Engineering Services Vesta Property Services | Fruit Cove, Florida	(2) YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	2019	NA	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge. Provided complete oversight of project components as specified in the continuing service contract for this large subdivision located in NW St. Johns County. Project scope included evaluations of roadway pavement condition, redesign of curbing, traffic study evaluation, and evaluation of drainage issues.	Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Wynnfield Lakes CDD, District Engineer Wynnfield Lakes CDD | Jacksonville, Florida	(2) YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	Ongoing	NA	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge. Performed a 20-year Wastewater and Stormwater Needs Analysis for the Wynnfield Lakes CDD in Duval County, Florida, including system capacity, cost forecasting, facility lifespan, and funding strategies. Also conducted topographic and easement surveys for drainage features along residential lots, including utility inverts and tree location mapping.	Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Sweetwater Creek CDD, District Engineer Sweetwater Creek CDD | St. Augustine, Florida	(2) YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	Ongoing	NA	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge. Ongoing construction administration services for the Sweetwater Creek CDD, including a partial drainage assessment of ponds, outfalls, and structures, as well as an as-built survey of drainage swales at 202 Rincon Drive. Scope includes field inspections, documentation, punch list generation, and survey data collection to support stormwater maintenance and drainage performance.	Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Sea Gate North Drainage May Management | St. Augustine Beach, Florida	(2) YEAR COMPLETED		
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	2023	NA	
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal-in-Charge. Prepared a drainage evaluation for the Sea Gate North community, assessing stormwater infrastructure and identifying improvements to mitigate saltwater intrusion and increase flood protection. Work included reviewing existing conditions, rerunning stormwater models to current standards, and producing a report and exhibit of findings. Services included site visits and coordination but excluded design and permitting.	Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Branden Marcinell, EI	13. ROLE IN THIS CONTRACT QA/QC Manager	14. YEARS EXPERIENCE	
		a. TOTAL 9	b. WITH CURRENT FIRM 9
15. FIRM NAME AND LOCATION (City and State) DCCM – St. Augustine, Florida			
16. EDUCATION (Degree and Specialization) AA, Business Management – St. Johns River State College BS, Civil Engineering (minor in Construction Management) – University of North Florida		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Asphalt Pavement levels 1 & 2; OSHA 10; FDEP Qualified Stormwater Inspector; FDEP Stormwater Erosion and Sediment Control Inspector 1 & 2			

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) The Oaks at Wildwood Utility Extension Sunshine Realty | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2022	2022
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
a. Engineer. Provided civil engineering and permitting services for Oaks @ Wildwood in St. Johns County, FL. Scope included lift station, forcemain, and waterline design, utility coordination, and permitting. Responded to County review comments and revised submittals to address infrastructure standards and future connections.			
(1) TITLE AND LOCATION (City and State) JCP Road and Storm Evaluation Leland Management - St. Augustine | St. Johns, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
b. Engineer/Inspector. Providing engineering services for the Julington Creek Plantation Master Drainage Improvements. Scope includes stormwater system evaluation, conceptual model and layout, SJRWMD coordination, preliminary cost estimate, and optional grant application support.			
(1) TITLE AND LOCATION (City and State) 245 / 249 Rivershore Lane Modifications Brian Sass | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2021	2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
c. QA/QC. Provided engineering and permitting services for shared driveway improvements at 245 and 249 Rivershore Lane in St. Augustine, FL. Scope included concept planning, construction documents, utility coordination, and construction administration. Plans addressed grading, stormwater, and utility design in compliance with St. Johns County standards.			
(1) TITLE AND LOCATION (City and State) James Property Drainage Carter Environmental | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2021	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
d. QA/QC. Provided permitting support for the James Property Drainage project in St. Augustine, Florida. Our team coordinated with FDEP to help the client meet drainage-related permitting requirements.			
(1) TITLE AND LOCATION (City and State) La Valley Lot Grading Plan - Sea Colony Chris La Valley | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2022	2022
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
e. QA/QC. Prepared a lot grading plan for a single-family residence in the Sea Colony community in St. Augustine, FL. Services included coordination with the architect and review board, plan development, and support through community review and approval.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Tyler Smith, PE	13. ROLE IN THIS CONTRACT Roadway Engineer	14. YEARS EXPERIENCE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">a. TOTAL</td> <td style="width: 50%;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center;">13</td> <td style="text-align: center;">7</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	13	7
a. TOTAL	b. WITH CURRENT FIRM						
13	7						
15. FIRM NAME AND LOCATION (City and State) Matthews DCCM – Jacksonville, Florida							
16. EDUCATION (Degree and Specialization) BS, Civil Engineering – Penn State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida - Professional Engineer					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Temporary Traffic Control Advanced; FDOT Prequalification Work Group 3.1, 3.2, 7.1							

19. RELEVANT PROJECTS						
(1) TITLE AND LOCATION (City and State) Rock Springs Subdivision PUD Rock Springs Farm LLC St. Augustine, Florida	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION (If applicable)</td> </tr> <tr> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	2021	2021
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)					
2021	2021					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Engineer. Provided engineering, permitting, and construction-phase services for the 182-lot Rock Springs Subdivision in St. Johns County, FL. Scope included revised site planning, floodplain mitigation, utility and roadway design, off-site improvements, landscape design, and inclusion of a County-owned public park in coordination with SJC Parks and Recreation.						
(1) TITLE AND LOCATION (City and State) Somerset at Palm Coast Park KB Home Jacksonville, LLC Palm Coast, Florida	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION (If applicable)</td> </tr> <tr> <td style="text-align: center;">2024</td> <td style="text-align: center;">2024</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	2024	2024
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)					
2024	2024					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. Engineer. Provided engineering, permitting, surveying, and construction support for the 418-lot Somerset at Palm Coast Park – Phase 1 in Palm Coast, FL. Scope included stormwater and utility design, roadway and amenity center plans, flood and traffic studies, permitting with COPC, FDOT, FDEP, and SJRWMD, and final plat coordination.						
(1) TITLE AND LOCATION (City and State) Olympus Phase 2 Infrastructure Olympus Community District Clermont, Florida	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION (If applicable)</td> </tr> <tr> <td style="text-align: center;">2024</td> <td style="text-align: center;">2024</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	2024	2024
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)					
2024	2024					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Engineer. Provided engineering, permitting, and landscape architecture services for Olympus Phase 1B & 2 in Clermont, FL. Scope included stormwater redesign, roadway and utility design, trail grading, landscape and irrigation planning, and permitting with City of Clermont, Lake County, SJRWMD, and FDEP.						
(1) TITLE AND LOCATION (City and State) CR223 & CR210 Improvements Mattamy Homes St. Johns, Florida	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION (If applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	Ongoing	Ongoing
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)					
Ongoing	Ongoing					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Engineer. Providing engineering, permitting, and construction support services for CR 223 & CR 210 Improvements in St. Johns County, Florida. Scope includes roadway and intersection design, stormwater and utility coordination, reclaimed water line, landscape and irrigation plans, driveway tie-ins, permitting with SJC, SJRWMD, and JEA, and construction-phase services.						
(1) TITLE AND LOCATION (City and State) Veterans Parkway Widening from Longleaf Pine to the South Entrance to ICI Land-Middlebourne Development ICI Homes St. Johns, Florida	(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES</td> <td style="width: 50%;">CONSTRUCTION (If applicable)</td> </tr> <tr> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	2020	2020
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)					
2020	2020					
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Engineer. Provided engineering, permitting, and construction-phase services for the Veterans Parkway Extension (CR 223) in St. Johns County, FL. Scope included roadway design, stormwater and utility planning, permitting with SJC, SJRWMD, JEA, and FDEP, and construction support.						

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Eric Lanehart, PLA, ISA	13. ROLE IN THIS CONTRACT Landscape Architect	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Matthews | DCCM – Jacksonville, Florida			
16. EDUCATION (Degree and Specialization) BS, Agriculture – University of Florida Masters of Landscape Architecture – Virginia Tech		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Florida, Indiana – Professional Landscape Architect	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) ISA Certified Arborist FL, FDOT Prequalification Work Group 15			

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Aquatics Phase 2 Sampson Creek CDD | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2024	2024
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Project Manager. Providing engineering and landscape architecture services for the Sampson Creek CDD Aquatics Phase 2 project. Scope includes site planning, grading, drainage design, landscape enhancements, construction plan preparation, permitting with St. Johns County, and stakeholder coordination.		Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) South Village CDD, District Engineer South Village CDD | Orange Park, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. Landscape Architect. Continuous engineering services for pond bank reconstruction, including needs analysis covering facilities, resident projections, service areas, costs, facility lifespan, and financial planning. Additionally, comprehensive public facilities reports detail existing and future facilities, financing, schedules, and capacity projections to ensure regulatory compliance and informed evaluations.		Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Grand Reserve East Amenity Center Century Communities | Palm Coast, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Landscape Architect. Providing civil engineering services for Reserve East and the Grand Reserve Amenity Center in Flagler County, FL. Scope includes site development plans, grading and drainage design, utility coordination, and permitting support for residential and amenity infrastructure.		Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Annabelle Island KB Home Plan Update KB Home Jacksonville, LLC | Green Cove Springs, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2024	2024
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Project Manager. Provided landscape architecture services for the Annabelle Island KB Home Plan Update in Green Cove Springs, FL. Scope included revising landscape plans for code compliance, preparing a Clay County DRC major subdivision revision, and coordinating with the County Landscape Architect and landscape contractor to finalize tree inch calculations. Also supported permit processing and documentation.		Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Kirkwood Grove Atlee Development Group, Inc. | Jacksonville, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2025	2025
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Landscape Architect. Provided site design, utility infrastructure, drainage, and stormwater management services for Kirkwood Grove, a 48-unit townhome development in Duval County, including permitting and construction administration support. Landscape and irrigation designs were developed to meet city code and enhance community aesthetics, including full coordination of tree mitigation efforts.		Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Mike Silverstein	13. ROLE IN THIS CONTRACT Construction Inspector	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) Matthews | DCCM – St. Augustine, Florida			
16. EDUCATION (Degree and Specialization) AS, Business Management – Nassau Community College		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) OSHA 30; CST 1; FDOT Paving Level 2; Qualified Stormwater Management Inspector; ACI 2			

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Palm Coast Plantation Capital Inspection Palm Coast Plantation HOA | Palm Coast, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
a. Inspector. Providing capital inspection services for Palm Coast Plantation, including evaluation of sidewalks and roadways, clubhouse pavers, and piper. Scope includes field inspections, reporting of deficiencies, repair specifications and bid packages, and coordination with HOA and contractors to support accurate contractor bidding negotiation and management and improvement execution. Manage and inspect construction as liaison between contractors and association.			
(1) TITLE AND LOCATION (City and State) Middle Village CDD, District Engineer Middle Village CDD | Orange Park, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
b. Inspector. Serving as District Engineer under a continuing services contract, prepared the Public Facilities Report for Middle Village CDD. Scope included inventorying existing infrastructure, identifying future improvements, and documenting facility capacities to meet statutory requirements under Chapter 189.08, Florida Statutes.			
(1) TITLE AND LOCATION (City and State) Double Branch CDD, District Engineer Double Branch CDD | Orange Park, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
c. Inspector. Serving as District Engineer under a continuing services contract, provided engineering services for the Double Branch CDD's Public Facilities Report. Scope included infrastructure inventory, capacity/demand evaluation, 7–10-year planning for improvements and replacements, and compliance with Florida Statutes Chapter 189.08.			
(1) TITLE AND LOCATION (City and State) St. Augustine Beach & Tennis Drainage Vesta Property Services | St. Augustine Beach, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
d. Inspector. Provided engineering services for St. Augustine Beach & Tennis Club in St. Augustine, FL. Scope included drainage evaluation, summary reporting, ICPR stormwater modeling, stakeholder coordination, and community meeting support. Services informed future design options and addressed hydraulic connections to adjacent properties.			
(1) TITLE AND LOCATION (City and State) Ocean Cay Anastasia Island HOA Erosion Ocean Cay Anastasia Island HOA | St. Augustine, Florida		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		Ongoing	NA
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		Check if project performed with current firm	
e. Inspector. Providing engineering assessment services for erosion issues affecting sidewalk and drainage infrastructure at Ocean Cay Anastasia HOA in St. Augustine, Florida. Scope includes permit research, field inspection of stormwater systems, and preparation of a findings report with recommended solutions. Coordination includes meetings with the HOA and property management.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION (City and State)

**South Village CDD, District Engineer
Orange Park, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

James Oliver

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 940-5850

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Matthews | DCCM serves as the District Engineer for the South Village Community Development District (CDD) in Clay County. Our team conducted a 20-year needs analysis as mandated by the 2021 legislative session, providing comprehensive insights into wastewater and stormwater services for the CDD. This analysis covered facility descriptions, resident projections, service areas, cost estimations, facility lifespan, financial histories, and funding plans.

Additionally, Matthews | DCCM will assist in preparing a public facilities report, which is required every 7 years. This report will detail existing public facilities, ongoing and proposed projects, replacement schedules, completion timelines, and facility capacity projections. Matthews | DCCM ensures compliance and transparency throughout these services to meet regulatory requirements.

As District Engineer, Matthews | DCCM has also assisted with various drainage issues throughout the community and added golf cart parking at the main amenity center. One major drainage issues involved the redesign of a failed stormwater outfall structure with a more appropriate design, and coordinating construction with the contractor and CDD board.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

			(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Matthews | DCCM	St. Augustine, Florida	Prime		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION *(City and State)*

**Stillwater Development and CDD, District Engineer
 St. Johns, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Lennar Homes

b. POINT OF CONTACT NAME

Ginny Feiner

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 380-0779

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM is providing professional engineering services for the Stillwater development, an age restricted community with 550 single family and multifamily duplex units and an 18-hole golf course with associated amenities and infrastructure. The amenities include an 18,828 SF clubhouse building, a 2,109 SF Aquatics building with associated pool, a 600 SF driving range concession and restroom building with associated driving range bays, and a 9,098 SF maintenance facility. Additional recreational amenities include a 2.5 acre driving range, two full size tennis courts, two full size pickle ball courts, a bocce ball court and special event lawn space.

Matthews | DCCM coordinated the design and permitting with SJC, WMD, JEA, FDEP and ACOE. Matthews | DCCM is also responsible for certifications of the completed construction which requires routine site visits throughout construction and conducting an as-built review along with review of all testing documents.

As District Engineer, Matthews | DCCM actively manages a comprehensive project, providing essential services such as reporting, professional engineering, and construction oversight. The project encompasses a range of tasks and maintenance services as directed by the Board, ensuring overall success.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME

a. Matthews | DCCM

(2) FIRM LOCATION *(City and State)*

St. Augustine, Florida

(3) ROLE

Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION *(City and State)*

**Sampson Creek CDD, District Engineer
 St. Augustine, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Sampson Creek CDD

b. POINT OF CONTACT NAME

Ernesto Torres

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 940-5850

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM was selected by Sampson Creek Community Development District (CDD) to provide professional civil engineering, landscape architecture, and architecture services under an active Continuing Services Contract. This agreement enables Matthews | DCCM to serve as a trusted partner for on-call design, consulting, and inspection needs for capital improvement initiatives throughout the community.

Under this contract, Matthews | DCCM has completed or is currently engaged in a range of projects including roadway inspection and maintenance reporting, amenity center renovations, architectural concept planning, aquatics upgrades, and future recreational enhancements. Services have included concept development, site layout, grading and drainage, permitting coordination, construction documentation, and construction phase support.

The Continuing Services Contract structure allows the District to leverage Matthews | DCCM's expertise efficiently and responsively, supporting both long-term planning and near-term infrastructure needs while maintaining alignment with CDD goals, budgets, and schedules.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION *(City and State)*

**Olympus Development and CDD, District Engineer
Clermont, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Olympus CDD

b. POINT OF CONTACT NAME

Lynne Mullins

c. POINT OF CONTACT TELEPHONE NUMBER

407) 723-590

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM is providing engineering and landscape services for the Olympus Mixed-Use Development in Clermont along US Highway 27. This development is a key part of Clermont's "Wellness Way" corridor, spanning a vast 16,000-acre region. Olympus project shares space with major residential developments from builders like Lennar and Pulte, and it sprawls across 247 acres of land that was previously an orange grove, featuring hilly terrain and two preserved low spots transformed into a large lake and wetland area. To facilitate the funding and construction of Olympus, the Olympus CDD was formed, and Matthews | DCCM is the District Engineer, overseeing various subcontractors and the public bidding process to ensure fairness in contract awards. The development is divided into five distinct phases, each with unique infrastructure and construction requirements, including roads, utilities, and commercial spaces, as well as a sports campus with diverse facilities.

The Olympus development will seamlessly integrate a variety of property types, including single-family and multifamily residences, along with diverse commercial components such as retail outlets, offices, medical facilities, restaurants, and hotels. The project is set to offer numerous amenities like a welcome center, an extensive trail network connecting all phases, open spaces, parks, and an amphitheater. Matthews | DCCM's role as the CDD engineer involves comprehensive oversight, ensuring transparency and equity throughout the project's development phases and adhering to rigorous governmental entity regulations and processes.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME

a. Matthews | DCCM

(2) FIRM LOCATION *(City and State)*

St. Augustine, Florida

(3) ROLE

Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION *(City and State)*

Palm Coast Plantation Capital Inspections
Palm Coast, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Palm Coast Plantation HOA

b. POINT OF CONTACT NAME

Glenn Rollo

c. POINT OF CONTACT TELEPHONE NUMBER

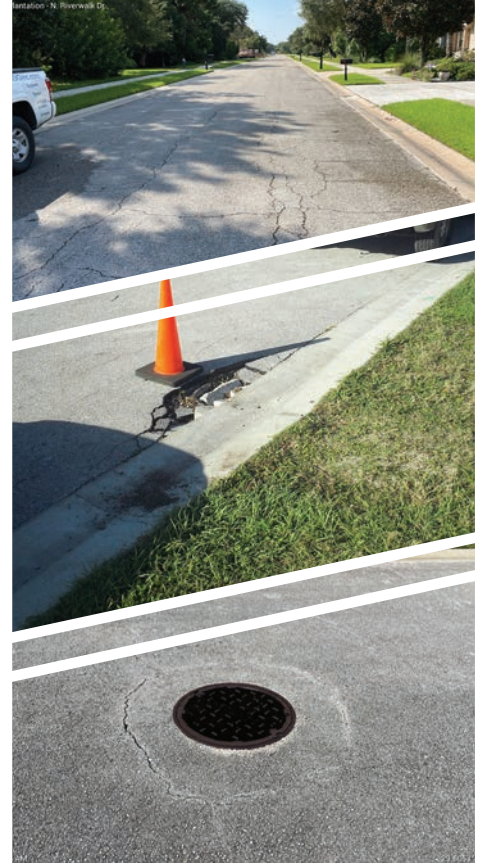
(954) 309-7003

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM has provided phased engineering services for the Palm Coast Plantation Paving project located at 122 Emerald Lake Drive in Palm Coast, Florida. The project began with a roadway re-assessment, followed by design adjustment and planning services, cost estimating, coordination, and client meetings to support phased pavement maintenance and rehabilitation throughout the neighborhood.

The scope included a pavement inspection to compare existing conditions against prior assessments, with the goal of refining pavement improvement phasing. Matthews | DCCM conducted on-site evaluations, coordinated with the Homeowners Association (HOA), and updated specifications and limits for repairs. Following this, a detailed preconstruction paving cost estimate was developed, outlining material and labor pricing by phase. Continued support included meetings and documentation to guide HOA decision-making and future board planning, as well as coordination with contractors and permitting agencies.

The services were delivered through multiple contracts and amendments, ensuring alignment with HOA needs and compliance with County and Water Management District requirements. Matthews | DCCM's work provided a comprehensive plan for phased paving improvements and ensured a collaborative and data-driven approach to pavement management for the community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION *(City and State)*

Julington Creek Plantation Road and Storm Evaluation
St. Augustine, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2019

CONSTRUCTION *(If applicable)*

NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Leland Management

b. POINT OF CONTACT NAME

Joseph Estrada

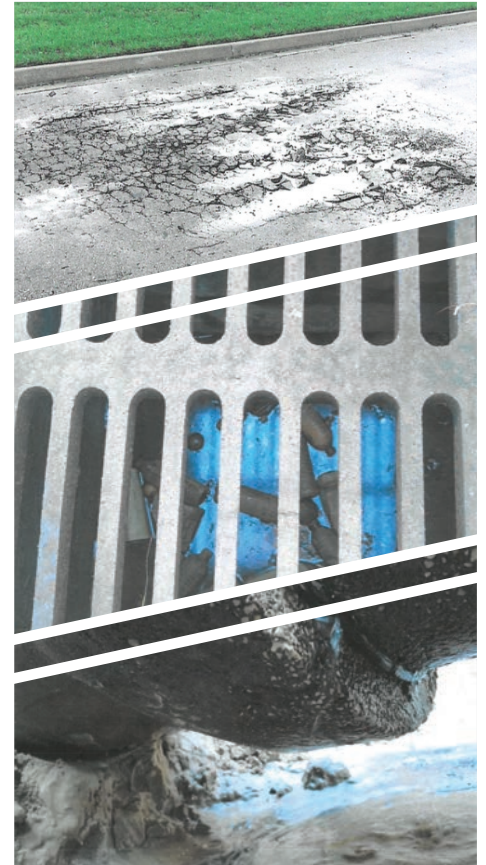
c. POINT OF CONTACT TELEPHONE NUMBER

(941) 677-1360

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM provided professional engineering services for the Julington Creek Plantation (JCP) Master Drainage Improvements. The scope of work includes evaluating the existing stormwater system, preparing a conceptual stormwater model, and developing concept-level alternatives to address drainage concerns. Additional tasks include coordination with the St. Johns River Water Management District (SJRWMD), preparation of a conceptual layout exhibit, preliminary construction cost estimation, and assistance with grant application support if requested.

These services will help identify viable stormwater improvements within Julington Creek Plantation and provide the necessary technical documentation to support planning and funding efforts.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Ocean Walk Drainage Assessment St. Augustine Beach	2021	2024

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
City of St. Augustine Beach	William Tredik	(904) 471-1119

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

As part of the City of St. Augustine Beach’s ongoing resiliency improvements, Matthews | DCCM was contracted to provide full construction administration services for the Ocean Walk Phase I Drainage Improvements project. Funded through FDEP Grant Agreement #LPA0222, Matthews | DCCM’s responsibilities included managing construction activities, ensuring quality control, coordinating with City personnel, maintaining schedule adherence, and supporting documentation for project compliance. These efforts contributed to the successful implementation of essential drainage upgrades aimed at enhancing stormwater performance and mitigating flood risks in the community.

Matthews | DCCM served as the Owner’s Consultant, working closely with the City’s Public Works Director, project contractors, and sub-consultants to ensure successful field execution. The team provided oversight and coordination aligned with the City’s goals for long-term stormwater infrastructure resilience and regulatory compliance. This project built on the recommendations from a previous drainage assessment also led by Matthews | DCCM.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION *(City and State)*

**Queen's Harbour Yacht & County Club Assessment
 Jacksonville, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
 2020

CONSTRUCTION *(If applicable)*
 NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**Queen's Harbour Yacht & County Club
 HOA**

b. POINT OF CONTACT NAME

Bethann Ridikas-Parker

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 221-8859

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM was retained to provide professional engineering services for an engineering assessment of the Queen's Harbour neighborhood stormwater drainage system. The assessment covered over 20 ponds, stormwater inlets, pipes, manholes, and outfalls.

All available as-built information on the existing stormwater management system was collected and consolidated, which included the review and verification/confirmation of the SJRWMD permits for the development. In addition, Matthews | DCCM reviewed television reports of the storm system prepared by the client's pipe TV contractor. As part of this review and consolidation, our team prepared a master map of the stormwater management/drainage system for the community's records and future planning and assessment.

The written assessment identified all areas needing corrective measures, recommendation for time of repairs, estimate of probable costs for repairs, and operation and maintenance guidelines/manual for the stormwater system components.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION *(City and State)*

**Samara Lakes Pond Inspection
St. Augustine, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2021

CONSTRUCTION *(If applicable)*
NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Samara Lakes Homeowners Association

b. POINT OF CONTACT NAME

Amy Newhouse

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 909-2802

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM executed a comprehensive project, conducting a thorough review of Water Management District records for the property. This involved summarizing all recorded permits, delineation limits, and associated pond boundaries, with compliant permits validated and non-compliance addressed through detailed corrective measures. The team documented these outcomes in accessible language for community records, including numerical or action requirements for each compliance item. Simultaneously, our team assessed stormwater management facility data, identifying and documenting significant deficiencies.

On-site inspections covered approximately 5 miles of pond perimeter and specific drainage easement areas, capturing images for ponds and connected structures. Deficiency locations were marked on civil plans, offering a comprehensive overview of the project area. Matthews | DCCM also evaluated up to three contractor bids, focusing on permit compliance and addressing deficiencies identified during on-site inspections. The bidding documents provided competent contractors with the essential information for comprehensive repairs or improvements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION *(City and State)*

**St. Johns Golf Club Course Drainage Improvements
 Elkton, Florida**

22. YEAR COMPLETED

PROFESSIONAL SERVICES
 2022

CONSTRUCTION *(If applicable)*
 NA

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

St. Johns County Engineering Department

b. POINT OF CONTACT NAME

Brian Kelsay

c. POINT OF CONTACT TELEPHONE NUMBER

(904) 209-0115

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Matthews | DCCM provided professional engineering services for the St. Johns County Golf Club Course to elevate the golfing experience at the club through strategic enhancements by addressing drainage issues and adding a carefully planned stormwater pond. The project modified the SJRWMD permit to ensure environmental compliance.

Our team conducted comprehensive assessments, scrutinizing every part of the course to pinpoint concerns. This detailed report guided the strategic planning and implementation of drainage solutions, ensuring the project addressed both existing and potential challenges. The precision of these inspections and the subsequent report played a crucial role in delivering a golf course that exceeded expectations in functionality and aesthetic appeal.

Collaborating with a skilled golf architect, the initiative seamlessly integrated drainage solutions into the course redesign, improving playability and aesthetics. While the irrigation pump infrastructure remained unchanged, a thorough review confirmed its compatibility with the new drainage system. The project successfully delivered a high-quality golf course, showcasing a commitment to environmental responsibility and sustainable practices.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a. Matthews | DCCM	St. Augustine, Florida	Prime

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	South Village CDD, District Engineer	6	Julington Creek Plantation Road and Storm Evaluation
2	Stillwater Development and CDD, District Engineer	7	Ocean Walk Drainage Assessment
3	Sampson Creek CDD, District Engineer	8	Queen's Harbour Yacht & County Club Assessment
4	Olympus Development and CDD, District Engineer	9	Samara Lakes Pond Inspection
5	Palm Coast Plantation Capital Inspections	10	St. Johns Golf Club Course Drainage Improvements

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

To fully address the criteria requested in the RFQ, we offer the following additional information. This further demonstrates Matthews | DCCM's expertise and capabilities to perform all work that is anticipated under this contract as District Engineer for the Armstrong CDD.

ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

Matthews | DCCM is equipped with a team of around 50 professionals, including engineers, technicians, inspectors, planners, architects, and project administrators, who bring extensive experience in a wide range of projects. This encompasses construction plans and specifications for land development, transportation systems, Signing & Pavement Markings, Maintenance of Traffic, stormwater management, utilities, structures, and permits from various authorities. Our Project Managers, Team Leaders, Engineers, and Technicians possess firsthand expertise in protocols, design criteria, and filing conventions necessary for permit and project approval.

Our key staff for this project team are experts in their disciplines and well suited to provide the continuing engineering services required of your District Engineer. Our project management team and discipline leads are supported by other highly skilled engineers, technicians, and designers to provide a well-rounded and well-staffed production force.



Alex Acree, PE | VP of Production | Proposed Role: Project Manager

As Project Manager, Alex will offer technical expertise and support throughout the planning, design, and implementation of the civil engineering design. He will take charge of preparing engineering drawings and specifications, coordinate with contractors and suppliers, and provide supervision for construction activities, including attending district meetings to ensure seamless project execution.



Rob A. Matthews III, PE | CEO/President | Proposed Role: Principal-in-Charge

As Principal-in-Charge, Rob will provide strategic direction and overall leadership to the project. He will be responsible for setting the vision, goals, and objectives of the project and ensuring they are effectively communicated and implemented. Rob will oversee key aspects such as client relations, project delivery, financial management, and quality control. He will play a critical role in decision-making, managing resources, fostering client relationships, and maintaining the overall success of the project.



Branden Marcinell, EI | Closeout & QC Manager | Proposed Role: QA/QC Manager

As QA/QC Manager, Branden will ensure that the deliverables, services, and processes meet or exceed established quality standards. He will be responsible for developing and implementing quality management systems, procedures, and protocols to ensure consistency and compliance with regulations and client requirements.



Tyler Smith, PE | Senior Project Manager | Proposed Role: Roadway Engineer

As Roadway Engineer, Tyler will play a pivotal role in the planning, design, and execution of transportation infrastructure projects. His responsibilities will encompass a wide range of tasks related to transportation systems, aimed at enhancing safety, efficiency, and sustainability in the Armstrong community.



Eric Lanehart, PLA, ISA | Director of Landscape Architecture | Proposed Role: Landscape Architecture

As Landscape Architect, Eric will lead the design of sustainable and functional outdoor spaces. He will develop planting plans, hardscape layouts, and green infrastructure that meet environmental goals and client needs.



Mike Silverstein | Director of Field Services | Proposed Role: Construction Inspector

As Construction Inspector, Mike will oversee field activities to ensure compliance with plans and specifications. He will conduct inspections, monitor contractor performance, and support quality assurance throughout construction.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

CERTIFIED MBE

Matthews | DCCM is not a certified MBE.

WILLINGNESS & ABILITY TO MEET TIME & BUDGET REQUIREMENTS

The Matthews | DCCM Team commits to meeting the schedule and budget goals of the Armstrong CDD. Matthews | DCCM will determine the most cost-effective solutions and time saving measures for all project improvements issued under this contract.

Our team will be led by Alex Acree, PE, as the Project Manager. With the responsibility of managing this contract, Alex will oversee the resources needed to fulfill the requirements.

For each submittal, we establish advanced internal deadlines to allow for proper quality control of the deliverables as well as early submittals. Progress reports will be provided to the Project Manager including action items and schedule status reports. Some other measures we will apply to control the project schedule and budget include executing a detailed Project Management Plan, applying a strong QA/QC plan focused on constructibility reviews, developing a well-defined scope and updating the project cost estimate at every stage of the plans submittals, and early start on all critical issues such as public involvement, permitting and utility coordination.

Matthews | DCCM has a record of completing work on time and within budget. In fact, nearly every one of Matthews | DCCM's projects have met these requirements. For work requiring quick turnaround, we adjust work schedules as necessary to meet our client's needs. We commit to continuing our impressive service record by providing prompt responses and the delivery of quality construction documents.

CONSULTANT'S PAST EXPERIENCE/PERFORMANCE

Matthews | DCCM has maintained work/task order driven continuing service contracts for several years and has the experience and resources necessary to anticipate and compensate for these challenges. Through efficient scheduling, a dedicated workforce, solid experience, and proven record of success with past projects, Matthews | DCCM has earned a reputation for providing high-quality, innovative engineering solutions in a timely and cost-effective manner.

Matthews | DCCM has also completed multitude private development projects within its service area. These projects involved planning, design, and permitting, and many involved construction inspection. Pertinent to the interests of this RFQ, our expertise includes application of the latest versions of ICPR and PONDSD hydrologic software applications to address issues associated with stormwater infrastructure including stormwater ponds, and pond bank design and reconstruction. Clients that entrust Matthews | DCCM to perform these professional services on a continuing basis include:

- » Antigua Community Development District (Continuing Engineering Services - District Engineer)
- » Madeira Community Development District (Continuing Engineering Services - District Engineer)
- » Sampson Creek Community Development District (Continuing Engineering Services - District Engineer)
- » Stillwater Community Development District (Continuing Engineering Services - District Engineer)
- » South Village Community Development District (Continuing Engineering Services - District Engineer)
- » Tolomato Community Development District, Nocatee (Continuing Engineering Services - District Engineer)
- » Olympus Community Development District (Continuing Engineering Services - District Engineer)
- » Flagler Estates Road and Water Control District (Continuing Engineering Services - District Engineer)
- » St. Johns County School District (Continuing Engineering Services)
- » St. Johns County (Continuing Engineering Services)
- » St. Johns County Parks and Recreation Department (Continuing Engineering Services)
- » St. Johns County Airport (Civil Engineering Subconsultant Continuing Services)
- » City of St. Augustine (Continuing Contract for Professional Services - Civil & Environmental Engineering)
- » City of Jacksonville (A/E Continuing Services for Misc. Park Improvement Projects)

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- » City of Green Cove Springs (Continuing Engineering Services for Water, Wastewater, Drainage, Stormwater, Roadway & Parks)
- » City of Flagler Beach (Emergency Civil/Structural Engineering, Planning & Emergency Management Support Services for Disaster Recovery)
- » Flagler County (Continuing Civil Engineering Services)
- » Flagler County School District (Continuing Civil Engineering Services)
- » Putnam County (Continuing Professional Engineering Services)
- » St. Johns River State College (Continuing Civil Engineering Services)
- » Catholic Diocese of St. Augustine (Civil Engineering Services)
- » Florida Department of Transportation, District 2 (Continuing Services Sub-consultant for Landscape Design)
- » Florida Department of Military Affairs (Continuing Engineering Services)

GEOGRAPHIC LOCATION

Matthews | DCCM's corporate office is located just north of the historic district at 7 Waldo Street in St. Augustine, Florida and will have direct responsibility for work performed under this contract. Our Jacksonville office is located at 4600 Touchton Road, Building 200, Suite 175 in Jacksonville. Our close proximity, ~30 miles, to Armstrong, make our staff readily available to serve the needs of the Armstrong CDD. This office location is important during permitting and construction to ensure timely responses.

RECENT, CURRENT & PROJECTED WORKLOADS

Matthews | DCCM assumes ultimate responsibility for project management, allocation of resources, and for the completion of projects assigned with respect to cost, schedule, and quality. Each of our team members have the capacity to accommodate the project requirements as described in this RFQ, and we have additional resources on-hand to provide support as needed. Matthews | DCCM and its team are well staffed and available to meet the needs for this contract.

Matthews | DCCM openly and frequently communicates with our team and is in control over the resources needed, both in-house and with our teaming partners, to provide the assurance that there will not be unforeseen delays. Our team has an enviable record of completing work on time and within budget. The level of service and quality products that Matthews | DCCM's professional and technical staff delivers on a daily basis has earned our firm an excellent reputation and record for repeat business. This is indicative of the high level of client satisfaction with our performance and work products, our ability to meet deadlines, and keep projects within budgetary guidelines.

Each staff member is tracked using an internal forecast tool, which allows us to view/analyze workload projections on an individual level. We account for 80% of each person's time for ongoing projects, leaving 20% available for new opportunities, such as the projects outlined in the RFQ. As we continue to hire and on-board new employees, our availability will increase. The graph below shows the available vs planned hours for our technical staff from August 2025 through July 2026.

	2025					2026						
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
Available Hrs	6,048	6,048	6,336	6,336	5,760	6,336	6,336	6,048	6,336	5,760	5,760	6,336
Planned Hrs	4,438	4,438	5,068	5,068	4,608	5,068	5,068	4,438	5,068	4,608	4,608	5,068

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

VOLUME OF WORK PREVIOUSLY AWARDED TO CONSULTANT BY DISTRICT

Matthews | DCCM has not previously performed work for the Armstrong CDD.

REFERENCES

Ernesto Torres, Sampson Creek CDD

904-940-5850

etorres@gmsnf.com

Leslie Gallagher, Madeira CDD

904-838-7153

LGallagher@rizzetta.com

Daphne Gilyard, Stillwater CDD

877-276-0889

gillyardd@whhassociates.com

Shelly Vongchanta, St. Johns County

904-209-0150

svongchanta@sjcfl.us

TECHNICAL EXPERIENCE

Stormwater Management & Permitting

Stormwater management engineering requires the seamless integration of site function, civil infrastructure, regulatory requirements, and client goals and objectives. To execute a project with so many moving parts requires a team of professionals who are experienced in delivering projects of varying sizes for all types of clients. Matthews | DCCM has an expert team of engineers and planners, and teams with other professionals that are proficient in their disciplines. We evaluate existing site conditions, including topography/pond banks, natural resources, wetlands and streams, drainage patterns, and existing or nearby utility and roadway infrastructure, so the site is contiguous with existing conditions and meets the intended use. Matthews | DCCM ensures that site layouts maximize development and land use potential with cost-effective features.

Matthews | DCCM is a leader in stormwater management design and permitting, and has completed stormwater studies and associated plans for projects ranging from single roadway intersections, to small, rapidly developing communities, cities, and counties. Matthews | DCCM has developed innovative approaches that integrate the needs of both the private sector and the municipalities in the development of recommendations. Matthews | DCCM's stormwater plans are routinely approved and implemented with minimal opposition. We are able to accomplish this by including our clients, as well as the regulatory agencies, at the early stages of a project to be part of the planning process and resolve any potential permitting design issues from the start.

Drainage Studies & Design

Dependent upon the soil characteristics, roadway swales will be designed for proper stormwater storage, treatment, and conveyance. In some instances, roadside swales can be regraded and used as linear ponds to provide water quality treatment and attenuation. Alternatively, attenuation in roadside swales can be provided using ditch blocks or raised inlets. Regardless of the unique location challenges, our drainage engineering professionals will evaluate and design improvements as necessary to reduce flooding at each project location. Matthews | DCCM will manage these study/design efforts. Our objective is to create effective, low maintenance drainage systems that will operate optimally with less maintenance requirements.

Utility (Potable & Sanitary) Design & Coordination

A key aspect of a project's success requires an understanding of how existing utilities affect the design, maintenance schedule, and budget. Matthews | DCCM provides this critical need and conducts all utility design for potable and sanitary water, while also coordinating with using agencies. All meetings and utility conflict resolution is led by our in-house professional engineers. All utilities will be identified, designed and mapped within the relevant project corridor. Our design will avoid utility conflicts when possible and keep any utility relocations or adjustments to a minimum. Additionally, our close relationship to many local utility agencies expedites production of accurate data and ultimately keeps the project moving forward, preventing delays. Effective utility coordination requires innovation, experience, and a team approach. Matthews | DCCM is eager and equipped to begin.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Grant Support & Administration

Matthews | DCCM has a long history of working with small to large municipalities to ensure they maximize the benefit of their grants. Since 2008, Matthews | DCCM has been involved with a number of projects financed in part with grant funds. Matthews | DCCM served as lead consultant for the St. Johns County Community Development Block Grant (CDBG) Disaster Recovery Initiative to address stormwater drainage and other issues within the County. Matthews | DCCM has also worked on the Hazard Mitigation Grant Program (HMGP) application, providing grant application assistance for Putnam County. This included gathering information, conceptual design drawings, an opinion of probable costs for proposed improvements, project schedule with timeline and key milestones, and a maintenance schedule for the proposed improvements. This experience demonstrates that Matthews | DCCM is capable of handling the design and engineering as well as the timelines and processes associated with HMGP grants and working with the regulatory agencies such as the Department of Economic Opportunity (DEO). Matthews | DCCM's extensive experience assisting counties and cities with grant-funded and grant-related public work projects has an estimated value exceeding \$10M.

APPROACH TO PROJECT MANAGEMENT/METHODOLOGY

We understand that the role of an effective project manager is crucial for the overall success of any project. Therefore, the achievement of project objectives relies heavily on the implementation of effective project management practices throughout the project's entire life cycle. These practices encompass several key elements, including:



Project Understanding: The project manager needs a deep understanding of project objectives, requirements, and outcomes, forming the basis for decision-making and alignment.

Budget & Schedule Control: Our managers vigilantly oversee budgets and schedules, monitoring expenses, resources, and implementing strategies to prevent cost overruns and delays.

Risk Management: Identifying and mitigating risks is crucial. Our manager assesses potential obstacles, gauges their impact, and develops mitigation plans to keep the project on track.

Effective Communication: Open and transparent communication with the CDD and project team staff is vital for success. This fosters collaboration and shared project objectives.

Quality Control (QC): Adherence to the QC Plan is fundamental. Our manager ensures quality standards are met, implements quality control measures, and conducts assessments for high-quality outcomes.

SCHEDULE MANAGEMENT AMONG TEAM MEMBERS

Matthews | DCCM assumes ultimate responsibility for project management, allocation of resources among the team members, and for the completion of projects assigned with respect to cost, schedule, and quality. Each of our team members have the capacity to accommodate the District's project service requirements as described in this RFQ, and we have additional resources on-hand to provide support as needed. As a whole, Matthews | DCCM is well staffed and we are available to meet the needs for this contract.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Matthews | DCCM is a local division of DCCM North America, LLC (DCCM), who is a provider of design, consulting, and construction management services that focuses on infrastructure marketplaces across the United States. Through a family of complementary brand divisions, DCCM serves a variety of end markets while offering a national reach. Through strategic acquisitions and investments in organic growth, DCCM is able to offer an increasing depth of services across its growing customer base, including land planning, master plans, and commercial developments. DCCM is comprised of 1,000+ professionals across the county who specialize in multiple service lines. As part of DCCM, our team has the ability to tap into these resources as necessary to ensure project success.

Matthews | DCCM openly and frequently communicates with our team and is in control over the resources we need, both in-house and with our sub-consultant partners, to provide the assurance that there will not be unforeseen delays.

Matthews | DCCM has an enviable record of completing work on time and within budget. The level of service and quality products that Matthews | DCCM's professional and technical staff delivers on a daily basis, has earned our firm an excellent reputation and record for repeat business. This is indicative of the high level of client satisfaction with our performance and work products, our ability to meet deadlines, and keep projects within budgetary guidelines. We attribute this success to our solid commitment to provide each client:

- | | |
|---|---|
| » Open Lines of Communication | » Well Thought Out Project Approach |
| » Knowledgeable Team Members | » Schedule Based on Real Data |
| » Local and Available Staff | » Internal Meetings with Project Manager and Design Teams |
| » Quick Response Time | » Frequent Project Meetings with Client |
| » Flexibility of Industry Experts with a Wide Range of Technical Capabilities | » Technical Review Team Assisting in QA/QC |

FIRM LICENSURE & PREQUALIFICATIONS

Matthews | DCCM is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. Matthews | DCCM is also licensed to perform work in Georgia and South Carolina for both engineering and landscape architecture. A copy of the firm's licenses, and key staff licenses, can be found at the of this section as Exhibit A.

FDOT Work Group Prequalifications

- » 3.1 – Minor Highway Design
- » 3.2 – Major Highway Design
- » 7.1 – Signing, Pavement Marking and Channelization
- » 10.1 – Roadway Construction Engineering Inspection
- » 13.6 – Land Planning/Engineering
- » 15 – Landscape Architect

Certifications

- » Council of Landscape Architectural Registration Boards (CLARB) Certified Landscape Architect

FINANCIAL CAPACITY

Matthews | DCCM is a Sub "S" Corporation, founded in June 2005 and in its 20th year of business. Bank and CPA reference can be provided upon request. Both our Banker and CPA have vouched for our financial strength. To date, Matthews | DCCM has never faced legal proceedings of any kind for failing to meet or honor any of its contractual obligations.

INSURANCE

Matthews | DCCM carries General Liability insurance with a general aggregate limit of \$2 million and Professional Errors and Omissions insurance with an aggregate limit of \$2 million. Proof of insurance appears at the end of the additional information section as Exhibit B.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

LEGAL REQUIREMENTS AND DISCLOSURE

No judicial or administrative agency or qualification board has ever investigated Matthews | DCCM or any of its employees. Neither Matthews | DCCM nor any Matthews | DCCM employee, including its engineers, has ever received any prior adverse decision or settlement relating to a violation of ethical standards.

Matthews | DCCM has not been terminated from any contract.

Matthews | DCCM has not defaulted on any contract or is in arrears on any contract.

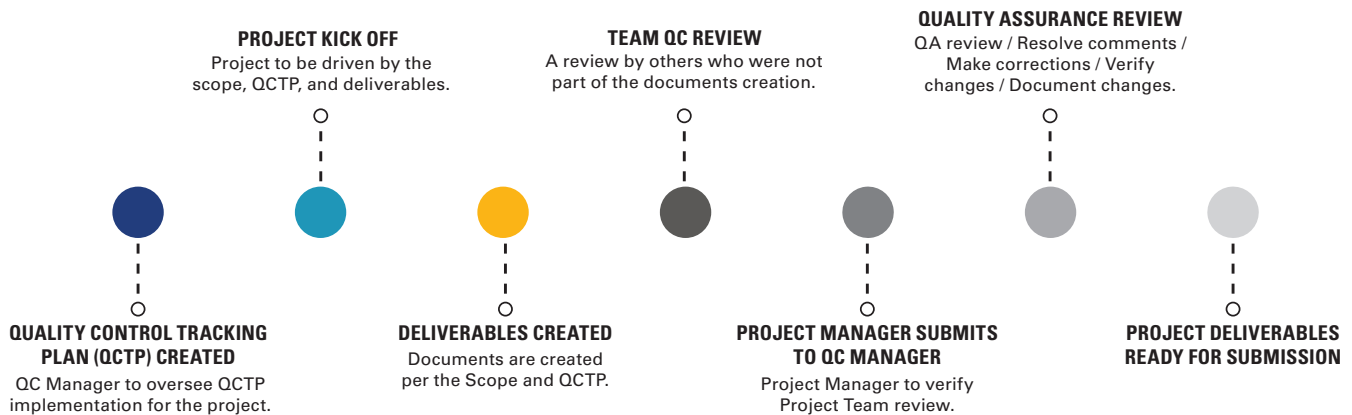
Matthews | DCCM or any of its employees are not involved in any litigation involving work.

Matthews | DCCM or any of its employees have not been the subject of any governmental action of any kind.

No person or affiliate associated with this submission has ever appeared on a convicted vendor list following conviction of a public entity crime.

Further, Matthews | DCCM accepts its responsibility to comply with all federal, state, county, and local laws, ordinances and regulations that affect the services covered in the Armstrong RFQ.

QUALITY & SCHEDULE CONTROL



Matthews | DCCM has project management methods established to help monitor and track each and every project. To begin, each contracted project is set up so that the project team can work efficiently and effectively. Our firm utilizes Deltek to manage the budget and major milestones for each project. At any point during a project, a Project Manager and/or team member can look to see how much time and effort has been expended for each Phase and Task of any project. This level of information exists for every phase of the project and allows for each project to be accurately tracked as it progresses to the typical 30%, 60%, and 90% milestones.

In addition to the use of Deltek, Matthews | DCCM has created an internal tracking system that tracks where each project is (firm wide), key milestones (including QA/QC), and allows for resource allocation (firm wide) so that project schedules can be met. It is important to know that every project is tracked and every Project Manager at our firm knows where each project is, its next step, and the resources that are required to get the task/phase done. Sub-consultants are managed so that the overall project schedule can be maintained, and the budget is adhered to. This includes weekly communication and coordination on project specifics, and monthly communication regarding the budget.

This system for project management allows us to control the quality of each and every deliverable. This ensures that we produce the highest quality of work so that projects can be efficiently permitted and constructed with an eye on cost savings. As deliverables move through the project tracking process, they are subject to a team review (originating team) and an independent review by a licensed PE who did not work on the project. This ensures that every deliverable has gone through a minimum of two reviews.

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

EXHIBIT A - LICENSES

State of Florida Department of State

I certify from the records of this office that MATTHEWS DESIGN GROUP, LLC is a limited liability company organized under the laws of the State of Florida, filed on September 30, 2022.

The document number of this limited liability company is L22000424179.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 6, 2025, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
Nineteenth day of February,
2025*



[Signature]
Secretary of State

Tracking Number: 8089155403CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

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- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS 8:54:51 AM 11/21/2024

Licensee Information

Name:	MATTHEWS DESIGN GROUP, LLC (Primary Name)
Main Address:	P.O. BOX 3126 SAINT AUGUSTINE, Florida 32085
County:	ST. JOHNS

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	26535
Status:	Current
Licensure Date:	08/22/2005
Expires:	

Special Qualifications Qualification Effective

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- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS 8:55:13 AM 11/21/2024

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	MATTHEWS DESIGN GROUP, LLC (Primary Name)
Main Address:	7 WALDO STREET SAINT AUGUSTINE, Florida 32084
County:	ST. JOHNS

License Information

License Type:	Landscape Architecture Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	05/24/2023
Expires:	

Special Qualifications Qualification Effective

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

ACREE, ALEXANDER R
69 CROWN COLONY RD.
ST. AUGUSTINE FL 32092

LICENSE NUMBER: PE73155
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at myfloridalicense.com

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

MATTHEWS, ROB A. III
370 PALMETTO ROAD
ST. AUGUSTINE FL 32080

LICENSE NUMBER: PE38425
EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SMITH, TYLER CHARLES
925 RUSTLEWOOD LANE
SAINT JOHNS FL 32259

LICENSE NUMBER: PE36021
EXPIRATION DATE: FEBRUARY 28, 2027
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

LANEHART, ERIC J
12779 QUINCY BAY DRIVE
JACKSONVILLE FL 32224


LICENSE NUMBER: LA664877
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at myfloridalicense.com

ISSUED: 12/11/2023
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H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

EXHIBIT B - INSURANCE

Client#: 189537		DCCMLLC		DATE (MM/DD/YYYY) 6/26/2025			
ACORD™ CERTIFICATE OF LIABILITY INSURANCE							
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Propel Insurance 1201 Pacific Avenue; Suite 1000 COM Middle Market Tacoma, WA 98402-4321			CONTACT NAME: Michelle Wolfe PHONE (A/C, No, Ext): 800 499-0933 FAX (A/C, No): 866 577-1326 E-MAIL ADDRESS: michelle.wolfe@propelinsurance.com				
INSURED Matthews Design Group, LLC DCCM, LLC 7 Waldo St St. Augustine, FL 32084			INSURER(S) AFFORDING COVERAGE INSURER A : American Guarantee and Liability Ins.Co 26247 INSURER B : Zurich American Insurance Company 16535 INSURER C : INSURER D : INSURER E : INSURER F :				
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI/PD Ded:2,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			GLO872027302	06/30/2025	06/30/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BAP872027402	06/30/2025	06/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB CLAIMS-MADE DED RETENTION \$			SXS808437602	06/30/2025	06/30/2026	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC872027202	06/30/2025	06/30/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
CERTIFICATE HOLDER Sample				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			


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MPW00

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE(MM/DD/YYYY) 06/27/2025		
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
PRODUCER Aon Risk Services Northeast, Inc. New York NY Office One Liberty Plaza 165 Broadway, Suite 3201 New York NY 10006 USA			CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 E-MAIL ADDRESS:			
INSURED Matthews Design Group, LLC 7 Waldo Street St. Augustine FL 32084 USA			INSURER(S) AFFORDING COVERAGE		NAIC #	
			INSURER A: HDI Specialty Insurance Company		16131	
			INSURER B:			
			INSURER C:			
			INSURER D:			
			INSURER E:			
			INSURER F:			
COVERAGES CERTIFICATE NUMBER: 570113861060 REVISION NUMBER:						
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>						
Limits shown are as requested						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION					EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT
A	Architects & Engineers Professional		PID6558401S Claims Made SIR applies per policy terms & conditions	06/30/2025	06/30/2026	Per Claim Limit \$10,000,000 Aggregate Limit \$10,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of insurance.						
CERTIFICATE HOLDER			CANCELLATION			
Matthews Design Group, LLC 7 Waldo Street St. Augustine FL 32084 USA			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			
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Holder Identifier :

Certificate No : 570113861060

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

July 25, 2025

33. NAME AND TITLE

Rob A. Matthews, PE | CEO/President

1. SOLICITATION NUMBER (If any)
RFQ # from the First Page


(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME Matthews Design Group, LLC dba Matthews | DCCM			3. YEAR ESTABLISHED 2005		4. UNIQUE ENTITY IDENTIFIER 92-0592519	
2b. STREET 7 Waldo Street			5. OWNERSHIP			
2c. CITY St. Augustine			2d. STATE FL		2e. ZIP CODE 32084	
6a. POINT OF CONTACT NAME AND TITLE Alex Acree, PE | VP of Production			a. TYPE LLC, S-Corp			
6b. TELEPHONE NUMBER 904-826-1334			6c. E-MAIL ADDRESS aacree@dccm.com		b. SMALL BUSINESS STATUS N/A	
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	8	3	C15	Construction Management	2
08	CADD Technician	5	4	H07	Highways; Streets; Airfield Parking; Parking Lots	4
12	Civil Engineer	4		H11	Housing (Residential, Multifamily, Apartments; Condos)	4
15	Construction Inspector	2		L03	Landscape Architecture	1
39	Landscape Architecture		2	O01	Office Buildings; Industrial Parks	2
47	Planner: Urban/Regional		1	P06	Planning (Site, Installation & Project)	3
38	Land Surveyor	4		R04	Recreation Facilities; Parks; Marinas; etc.	1
48	Project Manager	7	1	S13	Stormwater Handling & Facilities	3
60	Transportation Engineer		1	W04	Water Supply; Treatment & Distribution	2
				L02	Zoning; Land Use Studies	2
	Other Employees					
Total		30	12			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	0	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	6	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE July 25, 2025
c. NAME AND TITLE Rob A. Matthews III, PE | CEO/President	

Matthews | DCCM

7 Waldo Street
St. Augustine, Florida 32084
904.826.1334

4600 Touchton Road
Building 200, Suite 175
Jacksonville, FL 32246
904.826.1334

DCCM

TxEng F-257



Matthews.DCCM.com

FIFTH ORDER OF BUSINESS



PROPOSAL

Mailing Address

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

Job Address

Armstrong CDD
3645 Royal Pines Dr
Orange Park, FL 32065

Date: August 05, 2025

Phone: St Augustine

Opportunity#: 23343

Job Summary:

This proposal is to install irrigation in the common area between 864 Red Tail Ln and 1948 Amberly Dr.

We will tie into the existing irrigation meter on Sudbury and run new irrigation lines in the common area behind the homes on Redtail Ln. to the common area on Amberly Dr.

All time and material needed is reflected in this proposal.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
32.00	Irrigation Labor	Hr	\$65.00	\$2,080.00
1.00	pipe	Ea	\$525.00	\$525.00
10.00	rotor	Ea	\$25.00	\$250.00
3.00	6" spray	Ea	\$12.00	\$36.00
3.00	mpr nozzle	Ea	\$17.00	\$51.00
2.00	PGA 100	Ea	\$85.00	\$170.00
1.00	12" valve box	Ea	\$75.00	\$75.00
1.00	fittings	Ea	\$125.00	\$125.00
1.00	Hunter Hybrid Controller	Ea	\$475.00	\$475.00
80.00	wire	FT	\$1.75	\$140.00
Landscape Enhancement Total				\$3,927.00



PROPOSAL

Mailing Address

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

Job Address

Armstrong CDD
3645 Royal Pines Dr
Orange Park, FL 32065

Date: July 29, 2025

Phone: St Augustine

Opportunity#: 23243

Job Summary:

Provide Labor and Lift machine to bring down evenly the Large hedge row on east side Lot of Amenity and Residences. Separate the hedge from trees planted within the hedge row and trim the sides for better manageability.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	sub: machine work	Ea	\$1,650.00	\$1,650.00
Landscape Enhancement Total				\$1,650.00

Proposal Total: \$1,650.00

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over, and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

SIXTH ORDER OF BUSINESS

Armstrong

Community Development District



Approved Budget

FY 2026

August 14, 2025



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narrative</u>
8	<u>Capital reserve Fund</u>
9-10	<u>Debt Service Fund Series 2017</u>
11-12	<u>Debt Service Fund Series 2019</u>
13	<u>Assessment Schedule</u>

Armstrong
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$ 637,369	\$ 637,988	\$ -	\$ 637,988	\$ 684,423
Cost Share - Tynes Blvd	15,000	6,038	900	6,938	2,400
Miscellaneous Income	-	60	-	60	-
Miscellaneous Income - Access Cards	-	375	-	375	-
Miscellaneous Income - Rental	-	1,700	-	1,700	-
Interest income	14,631	15,777	2,800	18,577	14,631
Carry Forward Surplus	53,382	-	8,070	8,070	-
TOTAL REVENUES	\$ 720,382	\$ 661,939	\$ 11,770	\$ 673,709	\$ 701,454

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 8,400	\$ 2,000	\$ 10,400	\$ 12,000
FICA Taxes	918	643	153	796	918
Annual Audit	4,300	-	4,300	4,300	4,300
Trustee Fees	7,800	7,758	-	7,758	8,514
Dissemination Agent	7,420	6,183	1,237	7,420	7,791
Arbitrage	1,100	1,100	-	1,100	1,100
Engineering	6,000	2,920	3,080	6,000	6,000
Attorney Fees	20,000	9,534	10,467	20,000	20,000
Assessment Administration	5,618	5,618	-	5,618	5,899
District Management Fees	53,090	44,242	8,848	53,090	55,745
Information Technology	1,800	1,500	300	1,800	1,890
Website Administration	1,250	1,042	208	1,250	1,313
Telephone	400	311	89	400	400
Postage & Delivery	500	887	136	1,023	500
General Liability and Public Officials Insurance	7,500	7,296	-	7,296	8,208
Printing & Binding	750	981	175	1,156	750
Legal Advertising	2,500	470	600	1,070	2,000
Bank Fees and Other Charges	600	342	258	600	600
Office Supplies	250	6	10	16	250
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 133,971	\$ 99,408	\$ 31,861	\$ 131,269	\$ 138,352

Armstrong
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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Operations & Maintenance

Community Operations

Security	\$ 51,364	\$ 26,042	\$ 6,600	\$ 32,642	\$ 51,364
Electric	1,450	1,099	272	1,371	1,450
Water & Sewer	34,270	31,647	9,304	40,951	38,000
Landscape Maintenance	138,406	109,006	21,046	130,052	108,000
Landscape Contingency	7,000	5,200	1,800	7,000	5,000
Lake Maintenance	13,988	8,955	2,985	11,940	13,988
Lake Contingency	2,140	2,140	-	2,140	2,140
Irrigation Repairs	8,000	2,001	3,999	6,000	5,000
Repairs and Maintenance	7,000	3,436	3,564	7,000	7,000
Doggie Pot Stations	1,500	80	-	80	-
Total Community Operations	\$ 265,118	\$ 189,606	\$ 49,570	\$ 239,176	\$ 231,942

Amenity Center

Property/Amenity Manager	\$ 79,875	\$ 66,563	\$ 13,313	\$ 79,875	\$ 84,668
Preventative Maintenance	17,500	10,605	6,895	17,500	17,500
Facility Attendant	7,632	2,461	5,171	7,632	7,632
Property Insurance	32,690	29,737	-	29,737	32,690
Phone/Internet/Cable	2,750	2,360	472	2,832	2,900
Electric	18,900	9,634	2,400	12,034	14,000
Water & Sewer	10,000	8,392	1,608	10,000	11,500
Gas	1,575	1,132	180	1,312	1,575
Refuse Service	6,646	5,206	1,108	6,314	6,646
Access Cards	5,000	-	2,500	2,500	4,000
Janitorial Services	13,797	11,498	2,300	13,797	14,625
Janitorial Supplies	4,000	1,270	1,230	2,500	3,000
Pool Maintenance	23,992	17,078	3,465	20,543	23,992
Pool Permit	300	300	-	300	300
Repairs & Maintenance	20,000	14,474	5,526	20,000	17,000
Office Supplies	500	210	290	500	500
Pest Control	800	414	138	552	800
Special Events	3,000	2,186	814	3,000	3,000
Fitness Center Repairs/Supplies	3,000	1,088	1,911	3,000	3,000
Total Amenity Center	\$ 251,957	\$ 184,606	\$ 49,321	\$ 233,928	\$ 249,328
TOTAL EXPENDITURES	\$ 651,046	\$ 473,620	\$ 130,753	\$ 604,373	\$ 619,621

Other Sources/(Uses)

Capital Reserve Transfer	\$ (69,336)	\$ -	(69,336)	(69,336)	\$ (81,833)
TOTAL OTHER SOURCES/(USES)	\$ (69,336)	\$ -	\$ (69,336)	\$ (69,336)	\$ (81,833)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 188,319	\$ (188,319)	\$ -	\$ -

Armstrong
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Cost Share - Tynes Blvd

The District will enter into an Agreement with East/West Partners and future landowners to cover the proportionate share of irrigation services of Tynes Blvd.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District issued Series 2017A/B Special Assessment Revenue Bonds and Series 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank. The amount of the trustee fees is based on the agreements between the Bank and the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

Engineering Fees

The District's engineer, Dominion Engineering Group, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Assessment Roll Administration

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Armstrong

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – NF, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Operations

Security

The District has entered into an agreement with Security Development Group, LLC dba S3 Security for private onsite patrols. Services will include minimum 3 days of patrols of dedicated officers and additional days as requested by District and holiday rates for specific holidays outlined in the agreement. District will also pay an annual fee to FUSUS.

Description	Monthly	Annually
Security Services		
Dedicated Officer		
October 2025 - May 2026		
\$31.15 per hour x 6 hours per day x 3 days per week	\$2,243	\$19,628
June 2026 - September 2026		
\$31.15 per hour x 6 hours per day x 4 days per week	\$2,990	\$12,709
Additional Hours/Holidays		\$18,776
Contingency		\$251
		\$51,364

Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$45	\$540
9082351	705 Tynes Boulevard Irrigation	\$35	\$420
9143346	3814 Royal Pines	\$35	\$420
	Contingency		\$70
	Total		\$1,450

Armstrong

Community Development District

Budget Narrative

Expenditures – Operations (continued)

Water & Sewer

Represents costs for water services for areas within the District. The District currently has eleven accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
A00030732	3518 Royal Pines Drive Reclaimed Irrigation	\$464	\$5,568
A00030937	3682 Royal Pines Drive Reclaimed Irrigation	\$935	\$11,220
A00032752	3645 Royal Pines Drive Reclaimed Irrigation	\$240	\$2,880
A00033750	875 Tynes Boulevard Reclaimed Irrigation	\$280	\$3,360
A00033751	705 Tynes Boulevard Reclaimed Irrigation	\$415	\$4,980
A00037105	3976 Heatherbrook Pl. Reclaimed Irrigation	\$107	\$1,284
A00037106	4121 Heatherbrook Pl. Reclaimed Irrigation	\$95	\$1,140
A00037677	3846 Sunberry Lane Reclaimed Irrigation	\$115	\$1,380
A00040217	4173 Heatherbrook Place	\$93	\$1,116
A00040871	1980 Amerly Drive	\$195	\$2,340
A00040873	544 Tynes Boulevard	\$75	\$900
	Contingency		\$1,832
Total			\$38,000

Landscape Maintenance

The District has contracted with Verdego to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area, Tynes area, Phase 1 pond banks, Phase 2 & 3 pond banks, pocket/common area, right-of-way and Amenity Center area of the District.

Description	Monthly	Annually
Landscape Maintenance	\$9,000	\$108,000
		\$108,000

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Lake Maintenance

The District has entered into an agreement with The Lake Doctors for the maintenance of five (5) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 5 Ponds	\$995	\$11,940
Cost Share Agreement w/South Village CDD		\$1,448
Fountain Maintenance - Qtrly. \$150		\$600
		\$13,988

Lake Contingency

Represents estimated costs for grass carp stocking in lakes.

Irrigation Repairs

Represents estimated costs for any repairs and maintenance to irrigation system.

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Armstrong

Community Development District

Budget Narrative

Expenditures – Amenity Center

Property/Amenity Manager

Represents costs to contract onsite, full-time manager for the Amenity Center that will oversee maintenance contracts related to the Amenity Center, schedule and approve maintenance services, oversee facility attendant, administer access cards as well as monitor facility usage and enforce District policies. The District has contracted with Governmental Management Services for this service.

Preventative Maintenance

Represents costs to contract onsite part-time maintenance technician that will provide scheduled services as directed by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

Facility Attendant

Represents costs to contract onsite, part-time facility attendant for the Amenity Center that will monitor facility usage, enforce District policies and any other tasks assigned by the Property/Amenity Manager. The District has contracted with Governmental Management Services for this service.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Phone/Internet/Cable

Represents telephone, internet and cable services to the clubhouse. District currently has one account with AT&T for telephone and internet services.

Account #	Description	Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$236	\$2,833
	Contingency		\$67
	Total		\$2,900

Electric

Represents electric service the clubhouse. The District has one account with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$1,060	\$12,720
	Contingency		\$1,280
	Total		\$14,000

Water/Irrigation

Represents water service to the clubhouse and pool. The District has two accounts with Clay County Utility Authority.

Account #	Description	Monthly	Annually
574046	3645 Royal Pines Drive Pool	\$480	\$5,760
574047	3645 Royal Pines Drive Clubhouse	\$350	\$4,200
	Contingency		\$1,540
	Total		\$11,500

Gas

The District has contracted with Gas South f/k/a TECO Peoples Gas for gas service to the clubhouse.

Account #	Description	Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$125	\$1,500
	Contingency		\$75
	Total		\$1,575

Reuse Service

The District has contracted with Waste Management for monthly dumpster rental and removal.

Account #	Description	Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$443	\$5,317
	Contingency		\$1,329
	Total		\$6,646

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Armstrong
Community Development District
Budget Narrative

Expenditures – Amenity Center (continued)

Janitorial Services

The District has contracted with Governmental Management Services for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$1,219	\$14,625
		\$14,625

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

The District has entered into an agreement with Pool Troopers for the monthly service of the pool. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

Description	Monthly	Annually
Pool Maintenance	\$1,650	\$19,800
VakPak 1 Yr Extended Warranty & Pre-Maint		\$1,400
Contingency - Repairs		\$2,792
		\$23,992

Pool Permit

Represents annual pool permit fees paid to Florida Department of Health in Clay County. This is the only expense under this line for the District.

Repairs & Maintenance

Cost of routine repairs and replacements of the District's common areas and Amenity Center.

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

Pest Control

The District has entered into an agreement with Arrow Exterminators Company d/b/a Nader's Pest Raiders. for pest control services for the Amenity Center. Service will be performed once a month.

Description	Monthly	Annually
Pest Control Services	\$50	\$600
Contingency		\$200
		\$800

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents any expense for Fitness center repairs for equipment and supplies.

Transfer Out – Capital Reserve

Represents amount per the Reserve Study to transfer to the Capital Reserve Fund.

Armstrong
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Interest Income	\$ 1,200	\$ 1,554	\$ 276	\$ 1,830	\$ 1,200
Carry Forward Balance	44,347	44,380	-	44,380	96,594
TOTAL REVENUES	\$ 45,547	\$ 45,934	\$ 276	\$ 46,210	\$ 97,794
EXPENDITURES:					
Capital Outlay	\$ 25,000	\$ -	\$ 15,000	\$ 15,000	\$ 18,000
Repair and Maintenance	-	3,450	-	3,450	-
Contingency	600	420	82	502	600
TOTAL EXPENDITURES	\$ 25,600	\$ 3,870	\$ 15,082	\$ 18,952	\$ 18,600
Other Sources/(Uses)					
Capital Reserve Transfer	\$ 69,336	\$ -	\$ 69,336	\$ 69,336	\$ 81,833
TOTAL OTHER SOURCES/(USES)	\$ 69,336	\$ -	\$ 69,336	\$ 69,336	\$ 81,833
EXCESS REVENUES (EXPENDITURES)	\$ 89,283	\$ 42,064	\$ 54,530	\$ 96,594	\$ 161,027

FY2026 Expenses	
Description	Amount
	\$ - TBD
Total	\$ -

Armstrong
Community Development District
Approved Budget
Debt Service Series 2017A/B Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 265,819	\$ 266,076	\$ -	\$ 266,076	\$ 265,811
Interest Earnings	20,700	19,192	3,550	22,742	20,700
Carry Forward Surplus ⁽¹⁾	212,902	213,189	-	213,189	238,727
TOTAL REVENUES	\$ 499,421	\$ 498,458	\$ 3,550	\$ 502,008	\$ 525,238
EXPENDITURES:					
Series 2017A/B					
Interest - 11/01	\$ 92,541	\$ 92,541	\$ -	\$ 92,541	\$ 90,741
Principal - 11/01	80,000	80,000	-	80,000	80,000
Interest - 05/01	90,741	90,741	-	90,741	88,941
TOTAL EXPENDITURES	\$ 263,281	\$ 263,281	\$ -	\$ 263,281	\$ 259,681
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 236,140	\$ 235,177	\$ 3,550	\$ 238,727	\$ 265,557

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 88,941
Principal Due 11/1/26	85,000
	<u>\$ 173,941</u>

Armstrong
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 A/B Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	3,600,000	4.500%	80,000	90,741	170,740.63
05/01/26	3,520,000	4.500%	-	88,941	
11/01/26	3,520,000	4.500%	85,000	88,941	262,881.25
05/01/27	3,435,000	4.500%	-	87,028	
11/01/27	3,435,000	4.500%	90,000	87,028	264,056.25
05/01/28	3,345,000	4.500%	-	85,003	
11/01/28	3,345,000	4.500%	95,000	85,003	265,006.25
05/01/29	3,250,000	5.000%	-	82,866	
11/01/29	3,250,000	5.000%	100,000	82,866	265,731.25
05/01/30	3,150,000	5.000%	-	80,366	
11/01/30	3,150,000	5.000%	100,000	80,366	260,731.25
05/01/31	3,050,000	5.000%	-	77,866	
11/01/31	3,050,000	5.000%	105,000	77,866	260,731.25
05/01/32	2,945,000	5.000%	-	75,241	
11/01/32	2,945,000	5.000%	115,000	75,241	265,481.25
05/01/33	2,830,000	5.000%	-	72,366	
11/01/33	2,830,000	5.000%	120,000	72,366	264,731.25
05/01/34	2,710,000	5.000%	-	69,366	
11/01/34	2,710,000	5.000%	125,000	69,366	263,731.25
05/01/35	2,585,000	5.125%	-	66,241	
11/01/35	2,585,000	5.125%	130,000	66,241	262,481.25
05/01/36	2,455,000	5.125%	-	62,909	
11/01/36	2,455,000	5.125%	140,000	62,909	265,818.75
05/01/37	2,315,000	5.125%	-	59,322	
11/01/37	2,315,000	5.125%	145,000	59,322	263,643.75
05/01/38	2,170,000	5.125%	-	55,606	
11/01/38	2,170,000	5.125%	150,000	55,606	261,212.50
05/01/39	2,020,000	5.125%	-	51,763	
11/01/39	2,020,000	5.125%	160,000	51,763	263,525.00
05/01/40	1,860,000	5.125%	-	47,663	
11/01/40	1,860,000	5.125%	170,000	47,663	265,325.00
05/01/41	1,690,000	5.125%	-	43,306	
11/01/41	1,690,000	5.125%	175,000	43,306	261,612.50
05/01/42	1,515,000	5.125%	-	38,822	
11/01/42	1,515,000	5.125%	185,000	38,822	262,643.75
05/01/43	1,330,000	5.125%	-	34,081	
11/01/43	1,330,000	5.125%	195,000	34,081	263,162.50
05/01/44	1,135,000	5.125%	-	29,084	
11/01/44	1,135,000	5.125%	205,000	29,084	263,168.75
05/01/45	930,000	5.125%	-	23,831	
11/01/45	930,000	5.125%	215,000	23,831	262,662.50
05/01/46	715,000	5.125%	-	18,322	
11/01/46	715,000	5.125%	225,000	18,322	261,643.75
05/01/47	490,000	5.125%	-	12,556	
11/01/47	490,000	5.125%	240,000	12,556	265,112.50
05/01/48	250,000	5.125%	-	6,406	
11/01/48	250,000	5.125%	250,000	6,406	262,812.50
Total			\$ 3,600,000	\$ 2,628,647	\$ 6,228,647

Armstrong
Community Development District
Approved Budget
Debt Service Series 2019A Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 410,800	\$ 409,992	\$ -	\$ 409,992	\$ 409,584
Interest Earnings	22,000	20,247	3,426	23,673	20,700
Carry Forward Surplus ⁽¹⁾	318,549	319,927	-	319,927	335,620

TOTAL REVENUES	\$ 751,349	\$ 750,166	\$ 3,426	\$ 753,592	\$ 765,904
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EXPENDITURES:

Series 2019A

Interest - 11/01	\$ 130,191	\$ 130,191	\$ -	\$ 130,191	\$ 127,638
Principal - 11/01	145,000	145,000	-	145,000	150,000
Special Call - 11/01	-	5,000	-	5,000	-
Interest - 2/01	-	44	-	44	-
Special Call - 2/01	-	5,000	-	5,000	-
Interest - 05/01	127,925	127,738	-	127,738	125,013
Special Call - 5/01	-	5,000	-	5,000	-

TOTAL EXPENDITURES	\$ 403,116	\$ 417,972	\$ -	\$ 417,972	\$ 402,650
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ 348,233	\$ 332,194	\$ 3,426	\$ 335,620	\$ 363,254
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 125,013
Principal Due 11/1/26	155,000
	<u>\$ 280,013</u>

Armstrong
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019A Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,505,000	3.500%	150,000	127,638	277,637.50
05/01/26	6,355,000	3.500%	-	125,013	
11/01/26	6,355,000	3.500%	155,000	125,013	405,025.00
05/01/27	6,200,000	3.500%	-	122,300	
11/01/27	6,200,000	3.500%	160,000	122,300	404,600.00
05/01/28	6,040,000	3.500%	-	119,500	
11/01/28	6,040,000	3.500%	165,000	119,500	404,000.00
05/01/29	5,875,000	3.500%	-	116,613	
11/01/29	5,875,000	3.500%	175,000	116,613	408,225.00
05/01/30	5,700,000	3.500%	-	113,550	
11/01/30	5,700,000	3.500%	180,000	113,550	407,100.00
05/01/31	5,520,000	4.000%	-	110,400	
11/01/31	5,520,000	4.000%	185,000	110,400	405,800.00
05/01/32	5,335,000	4.000%	-	106,700	
11/01/32	5,335,000	4.000%	195,000	106,700	408,400.00
05/01/33	5,140,000	4.000%	-	102,800	
11/01/33	5,140,000	4.000%	200,000	102,800	405,600.00
05/01/34	4,940,000	4.000%	-	98,800	
11/01/34	4,940,000	4.000%	210,000	98,800	407,600.00
05/01/35	4,730,000	4.000%	-	94,600	
11/01/35	4,730,000	4.000%	215,000	94,600	404,200.00
05/01/36	4,515,000	4.000%	-	90,300	
11/01/36	4,515,000	4.000%	225,000	90,300	405,600.00
05/01/37	4,290,000	4.000%	-	85,800	
11/01/37	4,290,000	4.000%	235,000	85,800	406,600.00
05/01/38	4,055,000	4.000%	-	81,100	
11/01/38	4,055,000	4.000%	245,000	81,100	407,200.00
05/01/39	3,810,000	4.000%	-	76,200	
11/01/39	3,810,000	4.000%	255,000	76,200	407,400.00
05/01/40	3,555,000	4.000%	-	71,100	
11/01/40	3,555,000	4.000%	265,000	71,100	407,200.00
05/01/41	3,290,000	4.000%	-	65,800	
11/01/41	3,290,000	4.000%	275,000	65,800	406,600.00
05/01/42	3,015,000	4.000%	-	60,300	
11/01/42	3,015,000	4.000%	285,000	60,300	405,600.00
05/01/43	2,730,000	4.000%	-	54,600	
11/01/43	2,730,000	4.000%	295,000	54,600	404,200.00
05/01/44	2,435,000	4.000%	-	48,700	
11/01/44	2,435,000	4.000%	310,000	48,700	407,400.00
05/01/45	2,125,000	4.000%	-	42,500	
11/01/45	2,125,000	4.000%	320,000	42,500	405,000.00
05/01/46	1,805,000	4.000%	-	36,100	
11/01/46	1,805,000	4.000%	335,000	36,100	407,200.00
05/01/47	1,470,000	4.000%	-	29,400	
11/01/47	1,470,000	4.000%	345,000	29,400	403,800.00
05/01/48	1,125,000	4.000%	-	22,500	
11/01/48	1,125,000	4.000%	360,000	22,500	405,000.00
05/01/49	765,000	4.000%	-	15,300	
11/01/49	765,000	4.000%	375,000	15,300	405,600.00
05/01/50	390,000	4.000%	-	7,800	
11/01/50	390,000	4.000%	390,000	7,800	405,600.00
Total			\$ 6,505,000	\$ 3,923,188	\$ 10,428,188

Armstrong
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2017 Units	Bonds 2019 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2026	FY2025	Increase/ (decrease)	FY 2026		FY2025		Increase/ (decrease)	FY 2026		FY2025		Increase/ (decrease)
							Series 2017	Series 2019	Series 2017	Series 2019		Series 2017	Series 2019	Series 2017	Series 2019	
43'	136	51	84	\$1,507.47	\$1,403.80	\$103.67	\$1,122.85	\$1,352.85	\$1,122.85	\$1,352.85	\$0.00	\$2,630.32	\$2,860.32	\$2,526.65	\$2,756.65	\$103.67
53'	220	73	147	\$1,507.47	\$1,403.80	\$103.67	\$1,386.23	\$1,585.06	\$1,386.23	\$1,585.06	\$0.00	\$2,893.70	\$3,092.53	\$2,790.03	\$2,988.86	\$103.67
63'	127	76	51	\$1,507.47	\$1,403.80	\$103.67	\$1,635.76	\$1,746.76	\$1,635.76	\$1,746.76	\$0.00	\$3,143.23	\$3,254.23	\$3,039.56	\$3,150.56	\$103.67
Total	483	200	282													

A.

RESOLUTION 2025-03
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Armstrong Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Armstrong Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2025.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

B.

RESOLUTION 2025-04
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2025.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget

Exhibit B
Assessment Roll

SEVENTH ORDER OF BUSINESS

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017

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

- (a) Requisition Number: 91
- (b) Name of Payee: **Governmental Management Services
475 West Town Place, Suite 114
St Augustine, FL 32092**
- (c) Amount Payable: **\$2,669.21**
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable):

Payment for costs associated with Access Card System per attached invoice #179.
- (e) Fund or Account from which disbursement to be made: **Series 2017 (or account balance).**

The undersigned hereby certifies that:

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

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

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

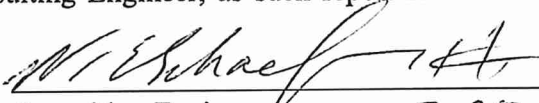
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

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

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


Consulting Engineer 7-25-25

OK to pay - w- Schaefer #
7-23-25

Governmental Management Services, LLC

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 179

Invoice Date: 7/17/25

Due Date: 7/17/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
57200.330.46000 (Repair & Replacement) - BH Photo - Magic card printer and Ink - 5/30/25		905.10	905.10
57200.330.46000 (Repair & Replacement) - Unifi- Access system readers, access points, dream machine, cards, junction box - 5/30/25		1,764.11	1,764.11

Bill back Armstrong

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME: Jay Soriano

DATE	DESCRIPTION	DISTRICT	code to:	AMOUNT
6/11/2025	Debbies Decorators - Vinyl Canopy (slide lower)	Double Branch CDD	Repair and replacement 034.600.538.621	\$2,000.00
6/11/2025	SR Smith 4 button lift controller - split 50/50 DB/MV (\$514.39)	Double Branch CDD	Repair and replacement 034.600.538.621	307.19
		MiddleVillage CD	Repair and replacement 034.600.538.64000	307.2
6/11/2025	Fargo ID Printer Ink-split 50/50 DB/MV (\$271.48)	Double Branch CDD	Repair and replacement 034.600.538.621	135.74
		MiddleVillage CD	Repair and replacement 034.600.538.64000	135.74
5/30/2025	D11 photo - Magic card printer and r/r	Armstrong CDD	Repair and Replacement 67200.330.46000	605.1
6/08/2025	Unit - access system readers, access points, dramm machine, cards, junction box	Armstrong CDD	Repair and Replacement 67200.330.46000	1764.11
		TOTAL		\$5,555.08



Order US2682076 confirmed

Order Details

May 30, 2025,
7:59 AM

Dream Machine Pro Max	
1	\$599.00
Access Point U7 Outdoor	
2	\$398.00
Access Card	
2	\$60.00
Access G3 Reader	
3	\$477.00
Access Reader Junction Box	
3	\$90.00

Subtotal
\$1,624.00
Shipping
\$18.30
Tax
\$121.81
Total
\$1,764.11



420 Ninth Avenue, New York, NY 10001 • Fax: 212.239.7770

1-212 444-6600 1-800 947-9950	1-212 444-6700 1-800 947-9978	1-212 444-5000 1-800 947-9910	1-212 444-5070 1-800 947-1183
To Inquire About Your Order Tel: 212.239.7765 - 800.221.5743 • Fax: 212.239.7549 - 800.947.2215			

The Professional's Source

www.bhphotovideo.com



Order No.: 911832034
Reference No.: 1119497592

Bill To: JAY SORIANO
JAY SORIANO
3535 SPINDLESTONE CT.
MIDDLEBURG, FL 32068
USA

Ship To: JAY SORIANO
GMS-ARMSTRONGCDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065

Bill Phone: (904)562-0249

Ship Phone: (904)274-2450

Invoice Date		Terms		Order No.		Order Date		PO NUMBER		Customer Code		Ship Via	
05/30/25				911832034		05/30/25				C240589		EXPEDITED DELIVERY	
Qty Old	Qty Ship	Qty Buy	Item Description						SKU/MPN	Item Price	Amount		
1	1		MAGICARD YMCKO DYE FILM F/PRONTO100(100) IMA Salesperson Code: WB						MAYMCKOP100 (M0101MCKG0)	\$42.00	\$42.00		
1	1		MAGICARD PRONTO100 SINGLE-SIDED ID CARD PRI Salesperson Code: WB SERIAL #: 76094504						MAP100SSP (2100-0001/2)	\$799.95	\$799.95		

EIGHTH ORDER OF BUSINESS

C.

1.

**NOTICE OF MEETINGS
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Armstrong Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026 6:00 p.m.
July 9, 2026
August 13, 2026 6:00 p.m.
September 10, 2026

2.

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Armstrong Community Development District

District Manager: _____

Date: _____

Print Name: _____

Armstrong Community Development District

D.



Armstrong Community Development District (CDD)

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

Memorandum

Date: August 14th²⁰²⁵

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- *Total Facilities Usage – fobs Scanned 3871 in July*

Card counts:

New Owners	0
Replacements	0

Room Rentals

rentals in the month of July - 0

Special Events

Back to school Bash Aug 9th

Operations:

- I had clay county master plumbing come out and fix a few of the restroom sinks with very low water flow.
- I was able to put in for a warranty claim to have some replacement parts for some of the Pollywood chairs.
- I ordered a replacement canopy for one of the big umbrellas on the pool deck.
- I replaced all the old umbrellas on each of the pool deck tables.
- I called Naders for an update on the agreement for the termite bond and they are still waiting for it to come back from corporate.
- Planned for the Back-to-school bash and the HOA has donated Half the cost for the event.
- Started doing some stain work on the wood support for the overhang.

Armstrong Community Development District (CDD)

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

Memorandum

Landscaping

- *Monthly reports for July. 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

TENTH ORDER OF BUSINESS

A.

Armstrong
Community Development District

Unaudited Financial Reporting
July 31, 2025

August 14, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2017A</u>
6	<u>Debt Service Fund Series 2019A</u>
7	<u>Capital Project Fund</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Armstrong
Community Development District
Combined Balance Sheet
July 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 41,333	\$ 4,173	\$ -	\$ -	\$ 45,506
Due from Other Funds	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
US Bank Custody Account	218,537	-	-	-	218,537
State Board of Administration	202,113	37,891	-	-	240,004
Series 2017A/B					
Reserve-A	-	-	265,819	-	265,819
Revenue-A	-	-	233,964	-	233,964
Reserve-B	-	-	15,889	-	15,889
Revenue-B	-	-	1,105	-	1,105
Prepayment-B	-	-	108	-	108
Series 2019					
Reserve	-	-	204,500	-	204,500
Revenue	-	-	332,194	-	332,194
Prepayment	-	-	-	-	-
Construction	-	-	-	1,560	1,560
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 461,984	\$ 42,064	\$ 1,053,579	\$ 1,560	\$ 1,559,186
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Federal Withholding Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:					
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,053,579	\$ -	\$ 1,053,579
Capital Project	-	-	-	1,560	1,560
Assigned for:					
Capital Reserve Fund	-	42,064	-	-	42,064
Unassigned	461,984	-	-	-	461,984
Total Fund Balances	\$ 461,984	\$ 42,064	\$ 1,053,579	\$ 1,560	\$ 1,559,186
Total Liabilities & Fund Balance	\$ 461,984	\$ 42,064	\$ 1,053,579	\$ 1,560	\$ 1,559,186

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 637,369	\$ 637,369	\$ 637,988	\$ 619
Cash Share - Tynes Blvd	15,000	12,500	6,038	(6,462)
Miscellaneous Income	-	-	60	60
Miscellaneous Income-Access Cards	-	-	375	375
Miscellaneous Income-Rental	-	-	1,700	1,700
Interest	14,631	12,193	15,777	3,585
Total Revenues	\$ 667,000	\$ 662,062	\$ 661,939	\$ (123)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 8,400	\$ 1,600
FICA Expense	918	765	643	122
Annual Audit	4,300	-	-	-
Trustee Fees	7,800	7,800	7,758	42
Dissemination Agent	7,420	6,183	6,183	0
Arbitrage	1,100	1,100	1,100	-
Engineering	6,000	5,000	2,920	2,080
Attorney	20,000	16,667	9,534	7,133
Assessment Administration	5,618	5,618	5,618	-
Management Fees	53,090	44,242	44,242	-
Information Technology	1,800	1,500	1,500	-
Website Maintenance	1,250	1,042	1,042	-
Telephone	400	333	311	23
Postage and Delivery	500	500	887	(387)
General Liability and Public Officials Insurance	7,500	7,500	7,296	204
Printing & Binding	750	625	981	(356)
Legal Advertising	2,500	2,083	470	1,613
Bank Fees and Other Charges	600	500	342	158
Office Supplies	250	208	6	202
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 133,971	\$ 111,841	\$ 99,408	\$ 12,434

Operations & Maintenance

Security	\$ 51,364	\$ 42,803	\$ 26,042	\$ 16,761
Electric	1,450	1,208	1,099	110
Water & Sewer	34,270	28,558	31,647	(3,089)
Landscape Maintenance	138,406	115,338	109,006	6,332
Landscape Contingency	7,000	5,200	5,200	-
Lake Maintenance	13,988	11,657	8,955	2,702
Lake Contingency	2,140	2,140	2,140	-
Irrigation Repairs	8,000	2,001	2,001	-
Repairs and Maintenance	7,000	5,833	3,436	2,397
Doggie Pot Stations	1,500	1,250	80	1,170
Total Operations & Maintenance	\$ 265,118	\$ 215,989	\$ 189,606	\$ 26,383

Armstrong
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<i>Amenity Center</i>				
Property/Amenity Manager	\$ 79,875	\$ 66,563	\$ 66,563	\$ -
Preventative Maintenance	17,500	14,583	10,605	3,979
Facility Attendant	7,632	6,360	2,461	3,899
Property Insurance	32,690	32,690	29,737	2,953
Phone/Internet/Cable	2,750	2,292	2,360	(68)
Electric	18,900	15,750	9,634	6,116
Water & Sewer	10,000	8,333	8,392	(59)
Gas	1,575	1,313	1,132	180
Reuse Service	6,646	5,538	5,206	332
Access Cards	5,000	-	-	-
Janitorial Services	13,797	11,498	11,498	-
Janitorial Supplies	4,000	3,333	1,270	2,063
Pool Maintenance	23,992	19,993	17,078	2,916
Pool Permits	300	300	300	-
Repairs and Maintenance	20,000	16,667	14,474	2,193
Office Supplies	500	417	210	207
Pest Control	800	667	414	253
Special Events	3,000	2,500	2,186	314
Fitness Center Repairs/Supplies	3,000	2,500	1,088	1,412
Total Amenity Center	\$ 251,957	\$ 211,296	\$ 184,606	\$ 26,690
<i>Reserves</i>				
Capital Reserve Transfer Out	\$ 69,336	\$ -	\$ -	-
Total Reserves	\$ 69,336	\$ -	\$ -	\$ -
Total Expenditures	\$ 720,382	\$ 539,127	\$ 473,620	\$ 65,507
Excess (Deficiency) of Revenues over Expenditures	\$ (53,382)		\$ 188,319	
Fund Balance - Beginning	\$ 53,382		\$ 273,665	
Fund Balance - Ending	\$ -		\$ 461,984	

Armstrong
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 69,336	\$ -	\$ -	\$ -
Interest	1,200	1,000	1,554	554
Total Revenues	\$ 70,536	\$ 1,000	\$ 1,554	\$ 554
Expenditures:				
Capital Outlay	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Repair and Maintenance	-	-	3,450	(3,450)
Contingency	600	500	420	80
Total Expenditures	\$ 25,600	\$ 21,333	\$ 3,870	\$ 17,463
Excess (Deficiency) of Revenues over Expenditures	\$ 44,936		\$ (2,316)	
Net Change in Fund Balance	\$ 44,936		\$ (2,316)	
Fund Balance - Beginning	\$ 44,347		\$ 44,380	
Fund Balance - Ending	\$ 89,283		\$ 42,064	

Armstrong
Community Development District
Debt Service Fund Series 2017A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 265,819	\$ 265,819	\$ 266,076	\$ 257
Interest Income	20,700	17,250	19,192	1,942
Total Revenues	\$ 286,519	\$ 283,069	\$ 285,268	\$ 2,199
Expenditures:				
Interest - 11/01	\$ 92,541	\$ 92,541	\$ 92,541	\$ -
Principal - 11/01	80,000	80,000	80,000	-
Interest - 5/01	90,741	90,741	90,741	-
Total Expenditures	\$ 263,281	\$ 263,281	\$ 263,281	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 23,238		\$ 21,987	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 23,238		\$ 21,987	
Fund Balance - Beginning	\$ 212,902		\$ 494,897	
Fund Balance - Ending	\$ 236,140		\$ 516,885	

Armstrong
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 410,800	\$ 410,800	\$ 409,992	\$ (808)
Interest Income	22,000	18,333	20,247	1,914
Total Revenues	\$ 432,800	\$ 429,133	\$ 430,239	\$ 1,106
Expenditures:				
Interest - 11/01	\$ 130,191	\$ 130,191	\$ 130,191	\$ -
Principal - 11/01	145,000	145,000	145,000	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 2/01	-	-	44	(44)
Special Call - 2/01	-	-	5,000	(5,000)
Interest - 5/01	127,925	127,925	127,738	188
Special Call - 5/01	-	-	5,000	(5,000)
Total Expenditures	\$ 403,116	\$ 403,116	\$ 417,972	\$ (14,856)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,684		\$ 12,267	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,684		\$ 12,267	
Fund Balance - Beginning	\$ 318,549		\$ 524,427	
Fund Balance - Ending	\$ 348,233		\$ 536,694	

Armstrong
Community Development District
Capital Project Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Actual
	Thru 07/31/25
Revenues:	
Interest Income	\$ 155
Total Revenues	\$ 155
Expenditures:	
Capital Outlay	\$ 2,669
Total Expenditures	\$ 2,669
Excess (Deficiency) of Revenues over Expenditures	\$ (2,514)
Other Financing Sources/(Uses):	
Transfer In/(Out)	\$ -
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (2,514)
Fund Balance - Beginning	\$ 4,074
Fund Balance - Ending	\$ 1,560

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,974	\$ 588,364	\$ 1,927	\$ 3,381	\$ 1,314	\$ 4,997	\$ 1,367	\$ 7,664	\$ -	\$ -	\$ -	\$ 637,988
Cash Share - Tynes Blvd	1,100	1,380	1,336	1,267	97	134	136	263	324	-	-	-	6,038
Miscellaneous Income	-	-	-	-	60	-	-	-	-	-	-	-	60
Miscellaneous Income-Access Cards	125	-	-	-	25	-	50	-	-	175	-	-	375
Miscellaneous Income-Rental	400	400	-	-	-	300	200	-	-	400	-	-	1,700
Interest	800	614	489	2,124	2,144	1,726	1,923	2,434	1,875	1,649	-	-	15,777
Total Revenues	\$ 2,425	\$ 31,368	\$ 590,189	\$ 5,317	\$ 5,706	\$ 3,474	\$ 7,306	\$ 4,064	\$ 9,864	\$ 2,224	\$ -	\$ -	\$ 661,939
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ 800	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 8,400
FICA Expense	-	92	61	77	77	46	61	77	77	77	-	-	643
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,717	4,041	-	-	-	-	-	-	-	-	-	-	7,758
Dissemination Agent	618	618	618	618	618	618	618	618	618	618	-	-	6,183
Arbitrage	-	1,100	-	-	-	-	-	-	-	-	-	-	1,100
Engineering	420	2,300	-	-	-	-	-	-	-	200	-	-	2,920
Attorney	543	840	595	1,622	1,079	1,530	395	2,930	-	-	-	-	9,534
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	44,242
Information Technology	150	150	150	150	150	150	150	150	150	150	-	-	1,500
Website Maintenance	104	104	104	104	104	104	104	104	104	104	-	-	1,042
Telephone	71	42	-	35	21	21	35	43	16	27	-	-	311
Postage and Delivery	-	140	22	25	94	60	17	12	73	444	-	-	887
General Liability and Public Officials Insurance	7,296	-	-	-	-	-	-	-	-	-	-	-	7,296
Printing & Binding	15	11	13	23	118	24	39	31	34	673	-	-	981
Legal Advertising	46	46	-	46	92	-	46	99	48	46	-	-	470
Bank Fees and Other Charges	100	-	42	100	-	-	100	-	-	-	-	-	342
Office Supplies	-	1	1	1	1	0	0	1	1	1	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,299	\$ 15,108	\$ 6,830	\$ 8,225	\$ 7,779	\$ 7,578	\$ 6,790	\$ 9,489	\$ 6,545	\$ 7,764	\$ -	\$ -	\$ 99,408

Armstrong
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Security	\$ 2,243	\$ 2,617	\$ 2,430	\$ 2,430	\$ 2,243	\$ 2,617	\$ 2,368	\$ 2,617	\$ 3,177	\$ 3,302	\$ -	\$ -	26,042
Electric	120	125	126	-	125	125	90	125	125	136	-	-	1,099
Water & Sewer	5,658	3,770	2,563	2,506	1,382	1,824	1,955	3,274	4,064	4,651	-	-	31,647
Landscape Maintenance	11,534	11,534	11,534	11,534	10,434	10,434	10,434	10,523	10,523	10,523	-	-	109,006
Landscape Contingency	-	-	-	-	-	-	4,975	-	225	-	-	-	5,200
Lake Maintenance	995	995	995	995	995	995	995	995	995	-	-	-	8,955
Lake Contingency	2,140	-	-	-	-	-	-	-	-	-	-	-	2,140
Irrigation Repairs	-	-	531	-	-	625	-	610	235	-	-	-	2,001
Repairs and Maintenance	-	-	-	-	3,436	-	-	-	-	-	-	-	3,436
Doggie Pot Stations	-	-	-	-	-	-	80	-	-	-	-	-	80
Total Operations & Maintenance	\$ 22,690	\$ 19,041	\$ 18,179	\$ 17,465	\$ 18,615	\$ 16,619	\$ 20,897	\$ 18,144	\$ 19,345	\$ 18,613	\$ -	\$ -	189,606
Amenity Center													
Property/Amenity Manager	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ 6,656	\$ -	\$ -	66,563
Preventative Maintenance	1,418	1,177	1,240	1,249	1,146	1,046	1,077	1,085	1,167	-	-	-	10,605
Facility Attendant	-	-	559	-	-	697	-	348	857	-	-	-	2,461
Property Insurance	29,737	-	-	-	-	-	-	-	-	-	-	-	29,737
Phone/Internet/Cable	236	236	236	236	-	472	236	236	236	236	-	-	2,360
Electric	1,124	978	1,188	-	1,249	914	1,061	934	996	1,191	-	-	9,634
Water & Sewer	782	714	648	1,362	1,156	759	599	783	729	861	-	-	8,392
Gas	80	83	80	210	212	87	110	99	85	88	-	-	1,132
Reuse Service	443	443	443	554	554	554	554	554	554	554	-	-	5,206
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	-	-	11,498
Janitorial Supplies	-	110	-	343	109	57	203	138	311	-	-	-	1,270
Pool Maintenance	1,650	1,650	1,650	1,733	1,733	1,733	1,733	1,733	1,733	1,733	-	-	17,078
Pool Permits	-	-	-	-	-	-	-	-	300	-	-	-	300
Repairs and Maintenance	200	6,092	76	1,014	1,551	-	417	1,978	661	2,487	-	-	14,474
Office Supplies	28	-	-	98	3	-	-	46	35	-	-	-	210
Pest Control	46	46	46	46	46	46	46	46	-	46	-	-	414
Special Events	495	330	426	(439)	-	2,241	118	(986)	-	-	-	-	2,186
Fitness Center Repairs/Supplies	250	221	-	250	-	-	250	117	-	-	-	-	1,088
Total Amenity Center	\$ 44,296	\$ 19,885	\$ 14,396	\$ 14,460	\$ 15,563	\$ 16,412	\$ 14,209	\$ 14,915	\$ 15,470	\$ 15,001	\$ -	\$ -	184,606
Reserves													
Capital Reserve Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 90,284	\$ 54,034	\$ 39,406	\$ 40,150	\$ 41,956	\$ 40,609	\$ 41,895	\$ 42,547	\$ 41,359	\$ 41,378	\$ -	\$ -	473,620
Excess (Deficiency) of Revenues over Expenditures	\$ (87,859)	\$ (22,666)	\$ 550,783	\$ (34,832)	\$ (36,250)	\$ (37,135)	\$ (34,589)	\$ (38,483)	\$ (31,495)	\$ (39,154)	\$ -	\$ -	188,319

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)
LESS: NOVEMBER 1, 2024		(\$80,000)

Current Bonds Outstanding	\$3,600,000
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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	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$204,500	
RESERVE FUND BALANCE	\$204,500	
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)
LESS: NOVEMBER 1, 2024		(\$145,000)
LESS: NOVEMBER 1, 2024 (SPECIAL CALL)		(\$5,000)
LESS: FEBRUARY 1, 2025 (SPECIAL CALL)		(\$5,000)
LESS: MAY 1, 2025 (SPECIAL CALL)		(\$5,000)

Current Bonds Outstanding	\$6,505,000
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Total Bonds Outstanding	\$10,105,000
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ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025 ASSESSMENT RECEIPTS

ASSESSED	# UNITS	SERIES 2017A DEBT SERVICE NET	SERIES 2019A DEBT SERVICE NET	O&M NET	TOTAL ASSESSED
TAX ROLL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
TOTAL ASSESSED NET	483	265,811.23	409,584.30	637,353.28	1,312,748.80
DUE / RECEIVED	BALANCE DUE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	(1,307.58)	266,075.99	409,992.26	637,988.13	1,314,056.38
TOTAL RECEIPTS	(1,307.58)	266,075.99	409,992.26	637,988.13	1,314,056.38

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2017A DEBT SERVICE RECEIVED	SERIES 2019A DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/07/24	1,525.55	2,350.70	3,657.92	7,534.17
2	11/13/24	2,689.65	4,144.43	6,449.14	13,283.22
3	11/26/24	7,868.51	12,124.46	18,866.86	38,859.83
4	12/06/24	240,214.51	370,142.71	575,978.30	1,186,335.52
5	12/20/24	5,165.57	7,959.55	12,385.83	25,510.95
6	01/27/25	803.47	1,238.05	1,926.54	3,968.06
7	02/06/25	1,409.98	2,172.62	3,380.81	6,963.41
8	03/06/25	548.10	844.56	1,314.22	2,706.88
9	04/08/25	2,083.93	3,211.09	4,996.77	10,291.79
INTEREST	05/06/25	570.25	878.68	1,367.32	2,816.25
INTEREST	06/06/25	621.25	957.28	1,489.61	3,068.14
DELINQ DIST	06/17/25	2,575.23	3,968.13	6,174.80	12,718.16
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		266,075.99	409,992.26	637,988.13	1,314,056.38

PERCENT COLLECTED TOTAL	100.10%	100.10%	100.10%	100.10%
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Armstrong
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
	7/1/25	1372	\$995.00
	7/8/25	1373-1375	\$6,379.53
	7/10/25	1376-1380	\$15,336.51
	7/11/25	1381-1383	\$11,466.12
	7/22/25	1384-1388	\$5,616.46
	7/29/25	1389-1390	\$1,211.65
Total General Fund Checks			\$41,005.27
Total Paid Checks			\$41,005.27

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/25	00077	6/18/25 2036762	202506 320-53800-46800	JUN LAKE MAINTENANCE	*	995.00	
				THE LAKE DOCTORS, INC.			995.00 001372
7/08/25	00001	7/01/25 176	202507 310-51300-34000	JUL MANAGEMENT FEES	*	4,424.17	
		7/01/25 176	202507 310-51300-49500	JUL WEBSITE ADMIN	*	104.17	
		7/01/25 176	202507 310-51300-35100	JUL INFORMATION TECH	*	150.00	
		7/01/25 176	202507 310-51300-31300	JUL DISSEMINATION SVCS	*	618.33	
		7/01/25 176	202507 310-51300-51000	OFFICE SUPPLIES	*	.69	
		7/01/25 176	202507 310-51300-42000	POSTAGE	*	67.23	
		7/01/25 176	202507 310-51300-42500	COPIES	*	153.00	
		7/01/25 176	202507 310-51300-41000	TELEPHONE	*	26.94	
				GOVERNMENTAL MANAGEMENT SERVICES			5,544.53 001373
7/08/25	00101	6/30/25 22974	202505 320-53800-46500	CLOCK #5 REPLACEMENT	*	610.00	
				VERDEGO LLC			610.00 001374
7/08/25	00101	6/30/25 22985	202506 320-53800-46300	LANDSCAPE SOIL	*	225.00	
				VERDEGO LLC			225.00 001375
7/10/25	00007	7/03/25 2025-299	202507 310-51300-48000	NOTICE OF MEETING-7/10/25	*	46.20	
				OSTEEN MEDIA GROUP			46.20 001376
7/10/25	00001	7/01/25 178	202507 320-53800-12200	PROPERTY MANAGER - JUL	*	6,656.25	
		7/01/25 178	202507 330-57200-46300	JANITORIAL SERVICES - JUL	*	1,149.75	
				GOVERNMENTAL MANAGEMENT SERVICES			7,806.00 001377
7/10/25	00061	7/09/25 3594605	202504 310-51300-31500	APR GENERAL COUNSEL	*	395.00	
		7/09/25 3594605.	202505 310-51300-31500	MAY GENERAL COUNSEL	*	2,930.00	
				KUTAK ROCK LLP			3,325.00 001378
				ARMS ARMSTRONG			
				BPEREGRINO			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/04/25	PAGE	2
*** CHECK DATES 07/01/2025 - 07/31/2025 ***														
ARMSTRONG CDD - GENERAL FUND														
BANK A ARMSTRONG GENERAL														
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #			
7/10/25	00083	6/30/25	7	202506	330-57200-34100	JUN FACILITY ASSISTANT		*	857.01					
RIVERSIDE MANAGEMENT SERVICES INC										857.01 001379				
7/10/25	00075	7/01/25	11151	202507	330-57200-34500	JUL SECURITY SERVICES		*	3,302.30					
SECURITY DEVELOPMENT GROUP LLC										3,302.30 001380				
7/11/25	00053	7/11/25	144776	202507	310-51300-42500	ASSESSMENT MAIL NOTICE		*	520.36					
		7/11/25	144776	202507	310-51300-42000	POSTAGE		*	376.74					
ADVANCED DIRECT MARKETING SERVICES										897.10 001381				
7/11/25	00070	7/08/25	62865369	202507	330-57200-46500	JUL PEST CONTROL		*	46.00					
NADERS PEST RAIDERS										46.00 001382				
7/11/25	00101	7/01/25	23086	202507	320-53800-46200	JUL LANDSCAPE MAINTENANCE		*	10,523.02					
VERDEGO LLC										10,523.02 001383				
7/22/25	00084	7/10/25	2025-722	202507	310-51300-31100	BI-ANN INSP-STMWATER PDS		*	200.00					
DOMINION ENGINEERING GROUP INC										200.00 001384				
7/22/25	00001	7/18/25	180	202506	330-57200-46400	JUN JANITORIAL SUPPLIES		*	311.18					
		7/18/25	180	202506	330-57200-51000	JUN OFFICE SUPPLIES		*	35.04					
		7/18/25	180	202506	330-57200-46000	JUN REPAIRS & MAINTENANCE		*	660.54					
		7/18/25	180	202506	320-53800-46900	JUN PREVENTATIVE MAINT		*	1,167.20					
GOVERNMENTAL MANAGEMENT SERVICES										2,173.96 001385				
7/22/25	00072	7/01/25	2223666	202507	330-57200-46700	JUL POOL MAINT./CHEMICALS		*	1,732.50					
POOL TROOPERS										1,732.50 001386				
7/22/25	00101	7/17/25	23254	202506	320-53800-46500	IRRIGATION REPAIRS-JUN 25		*	235.00					
VERDEGO LLC										235.00 001387				
7/22/25	00101	7/11/25	23224	202507	330-57200-46000	POND EROSION ENHANCEMENT		*	1,275.00					
VERDEGO LLC										1,275.00 001388				
ARMS ARMSTRONG BPEREGRINO														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/29/25	00076	7/16/25 39146	202507 330-57200-46000	REPLED FAUCETS-COMM GRADE	*	650.00	
				CLAY COUNTY MASTER PLUMBING LLC			650.00 001389
7/29/25	00102	7/22/25 SO39432	202507 330-57200-46000	UMBRELLA CANOPY/HARDWARE	*	561.65	
				S FRANKFORD & SONS INC			561.65 001390
TOTAL FOR BANK A						41,005.27	
TOTAL FOR REGISTER						41,005.27	



ARMS ARMSTRONG

BPEREGRINO

MAKE CHECK PAYABLE TO:


 Post Office Box 162134
 Altamonte Springs, FL 32716
 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

 	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731209	6/18/2025	\$995.00

The Lake Doctors
 Post Office Box 162134
 Altamonte Springs, FL 32716

0000000731209600100000002845960000009950053

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

Armstrong CDD - Greyhawk
Invoice Due Date 6/18/2025

3645 Royal Pines Dr Orange Park, FL 32065
Invoice 2036762 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/18/2025	Water Management - Monthly		\$995.00	\$0.00	\$995.00
Pond 1 treated for algae, dye added. Pond 2 treated for shoreline grasses and dyed. Pond 3 treated for shoreline grasses, has responded well to previous treatment. Pond 4 is in good health, no chemical treatment needed at this time. Pond 5 dyed, treated for algae. Pond 6 is in good health.					
Lake Maintenance 001. 320. 53800. 46800 6-25-25					
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, jsorlano@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

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 176
Invoice Date: 7/1/25
Due Date: 7/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		4,424.17	4,424.17
Website Administration - July 2025		104.17	104.17
Information Technology - July 2025		150.00	150.00
Dissemination Agent Services - July 2025		618.33	618.33
Office Supplies		0.69	0.69
Postage		67.23	67.23
Copies		153.00	153.00
Telephone		26.94	26.94
Total			\$5,544.53
Payments/Credits			\$0.00
Balance Due			\$5,544.53



Invoice

Invoice #: 22974

Date: 06/30/25

Customer PO:

DUE DATE: 07/30/2025

BILL TO

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#22242 - Clock #5 Replacement May 2025

This proposal is to replace Clock #5

All material and labor needed to complete the job is reflected in this quote.

Landscape Enhancement

\$610.00

Hunter XC Hybrid (Material)	1.00	\$480.00	\$480.00
Irrigation Labor (Labor)	2.00	\$65.00	\$130.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$610.00

Please See Our
Updated Remittance
Information


Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Irrigation Repair

001.320.53800.465.00

 7-1-25



Invoice

Invoice #: 22985

Date: 06/30/25

Customer PO:

DUE DATE: 07/30/2025

BILL TO

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#22582 - Installation of Soil for New annual beds, circle drive

Install Fresh Potting soil to 2 existing beds at Amenity center, Create 3 new beds at Circle round a bout for additional Annual color.

Landscape Enhancement

\$225.00

potting soil (Material)

1.00

\$225.00

\$225.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$225.00

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Repair & Maintenance

001.330.57200.46000

Re coded to Landscape Contingency
1.320.53800.46300

Tara R. Lee

7-1-25

**INVOICE**

Invoice Number: 2025-299605
Invoice Date: 7/3/2025
Due Date: 8/1/2025

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

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

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 163841	Notice of Meeting July 10, 2025	CT - Clay Today	Jul 3	2025		Column Inch	Black & White	4.4000	\$46.20
Total:									\$46.20

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

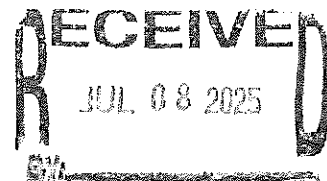
Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 9:29 am, Jul 08, 2025



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 July 10, 2025

LEGAL: 153841

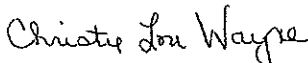
Was published in said newspaper in the issues:

7/3/2025

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



Sworn to me and subscribed before me 07/03/2025



NOTARY PUBLIC, STATE OF FLORIDA

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

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors
of the Armstrong Community Development Dis-
trict will be held on Thursday, July 10th, 2025,
at 3:30 p.m. at the Plantation Oaks Amenity
Center, 845 Oakleaf Plantation Parkway, Or-
ange Park, Florida 32065. The meeting is
open to the public and will be conducted in ac-
cordance 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 contin-
ued to a date, time, and place to be specified on
the record at the meeting. There may be occa-
sions when one or more Supervisors will partici-
pate by telephone.

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

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

Marilee Giles
District Manager
Legal 153841 Published 7/3/2025 in Clay
County's Clay Today newspaper

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice #: 178
Invoice Date: 7/1/25
Due Date: 7/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Property Manager - July 2025		6,656.25	6,656.25
Janitorial - July 2025		1,149.75	1,149.75

Total	\$7,806.00
Payments/Credits	-\$1,385.32
Balance Due	\$6,420.68

By Tara Lee at 9:31 am, Jul 09, 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 9, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3594605
1323-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/25	K. Haber	0.20	54.00	Correspond with Giles and Soriano regarding landscape services agreement
04/02/25	K. Haber	0.50	135.00	Revise landscape services agreement; correspond with Giles and Soriano regarding same
04/05/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/10/25	K. Magee	1.60	464.00	Prepare for and attend April Board of Supervisors meeting via phone
04/18/25	K. Haber	0.30	81.00	Correspond with Giles regarding suspension extension notice
04/18/25	K. Magee	0.40	116.00	Review board of supervisors and audit committee meeting minutes
04/21/25	K. Haber	0.40	108.00	Prepare suspension extension notice; correspond with Giles regarding same
04/23/25	K. Buchanan	0.30	106.50	Confer with district manager regarding proposed suspension letter

KUTAK ROCK LLP

Armstrong CDD

July 9, 2025

Client Matter No. 1323-1

Invoice No. 3594605

Page 2

04/23/25	K. Haber	0.80	216.00	Review resident Oakley's correspondence, confer and correspond with Giles regarding same; prepare draft response to resident
04/28/25	K. Buchanan	0.20	71.00	Perform meeting follow up and identify open items
04/29/25	K. Haber	0.20	54.00	Confer with Soriano regarding correspondence with engineer regarding pond bank proposal
04/30/25	K. Haber	0.20	54.00	Correspond with Giles regarding pond bank inspection report
05/02/25	K. Haber	0.80	216.00	Prepare letter to engineer regarding completion of pond bank inspection report
05/03/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/05/25	K. Haber	0.20	54.00	Correspond with Giles regarding completion of pond bank inspection report
05/06/25	K. Haber	0.40	108.00	Revise letter to district engineer regarding pond inspection report; correspond with Giles regarding same
05/08/25	K. Buchanan	2.50	887.50	Prepare for and attend May board meeting
05/12/25	K. Haber	0.70	189.00	Prepare letter to residents regarding irrigation system encroachment; correspond with Giles and Soriano regarding same
05/14/25	K. Haber	0.30	81.00	Prepare budget resolution; correspond with Giles regarding assessments
05/16/25	K. Haber	0.50	135.00	Confer with Giles regarding irrigation system encroachment; revise letter regarding encroachment; confer with Giles regarding same
TOTAL HOURS		11.10		

KUTAK ROCK LLP

Armstrong CDD

July 9, 2025

Client Matter No. 1323-1

Invoice No. 3594605

Page 3

TOTAL FOR SERVICES RENDERED \$3,325.00

TOTAL CURRENT AMOUNT DUE \$3,325.00

RECEIVED

By Tara Lee at 9:08 am, Jul 10, 2025

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

Invoice

Invoice #: 7
Invoice Date: 6/30/2025
Due Date: 6/30/2025
Case:
P.O. Number:

Bill To:
Armstrong CDD

Description	Hours/Qty	Rate	Amount
Greyhawk Facility Assistant through June 2025	32.34	26.50	857.01
<div>Alison Moring 7-8-25</div>			

RECEIVED

By Tara Lee at 9:39 am, Jul 09, 2025

Total	\$857.01
Payments/Credits	\$0.00
Balance Due	\$857.01

GRAYHAWK CDD

FACILITY ASSISTANT

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
32.34	Facility Assistant	\$ 26.50	\$ 857.01

Covers Period: June 2025

TOTAL DUE:

\$ 857.01

GRAYHAWK COMMUNITY DEVELOPMENT DISTRICT - ARMSTRONG
ASSISTANT MANAGER BILLABLE HOURS
FOR THE MONTH OF JUNE 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/8/25	5.15	L.D.	Completed daily checklist, returned calls and emails
6/9/25	4.05	L.D.	Completed daily checklist, returned calls and emails
6/15/25	3.47	L.D.	Completed daily checklist, returned calls and emails
6/16/25	3.45	L.D.	Completed daily checklist, returned calls and emails
6/22/25	1.68	L.D.	Completed daily checklist, returned calls and emails
6/23/25	4.95	L.D.	Completed daily checklist, returned calls and emails
6/27/25	0.32	L.D.	Completed daily checklist, returned calls and emails
6/29/25	5.57	L.D.	Completed daily checklist, returned calls and emails
6/30/25	3.7	L.D.	Completed daily checklist, returned calls and emails
	<u>32.34</u>		



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 # 11151**DATE 07/01/2025****DUE DATE 07/31/2025****TERMS End of the month****SERVICE MONTH**

July

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 6 Hours Thurs - Sun (July 1 - July 31)	102	31.15	3,177.30
Holiday Service Holiday - 4th of July	1	125.00	125.00

SUBTOTAL	3,302.30
TAX	0.00
TOTAL	3,302.30
BALANCE DUE	\$3,302.30

Security Monitoring
001.330.57200.34500

[Signature] 7-1-25

RECEIVED**By Tara Lee at 12:02 pm, Jul 01, 2025**

3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

DATE	INVOICE #
7/11/2025	144776

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

	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Armstrong CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	483	0.15496	74.85
Form layout and preparation	1	75.00	75.00
Laser one sheet front & back	483	0.35	169.05
Fold customer materials	483	0.06443	31.12
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	483	0.09021	43.57
#10 Window Envelopes printed one color black ink	493	0.25713	126.77
Postage	483	0.78	376.74
Subtotal		\$897.10	
Sales Tax (7.5%)		\$0.00	
Total		\$897.10	



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

Service Slip/Invoice

INVOICE: 62865369
DATE: 07/08/2025
ORDER: 62865369

Bill To: [2634163]
Armstrong Cdd
475 W Town Pl Ste 114
St Augustine, FL 32092-3649

Work Location: [2634163] 904-322-3199
Armstrong Cdd
3645 Royal Pines Dr
Middleburg, FL 32068

Work Date	Time	Target Pest	Technician	Time In
07/08/2025	10:55 AM		JLINARES	
Purchase Order	Terms	Last Service	Map Code	Time Out
		07/08/2025		

Service	Description	Price
RPC-MONTHLY	Pest Control Service	\$46.00
Pest Control - Monthly Service / Pest Control in Clubhouse only 904-322-3199		
SUBTOTAL		\$46.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$46.00
AMOUNT DUE		\$46.00

Pest Control
001.330.57200.46500

[Signature]
7-10-25

[Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Payment is due at the time of service. Payment in full is required at the time of service. Payment in full is required at the time of service.

PLEASE PAY FROM THIS INVOICE



Invoice

Invoice #: 23086

Date: 07/01/25

Customer PO:

DUE DATE: 07/31/2025

BILL TO

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#20274 - Standard Maintenance Contract 2025, May 25 - Sept 25 July 2025

AMOUNT

\$10,523.02

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$10,523.02

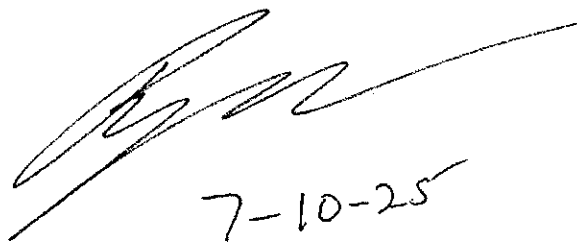
Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Landscape Maintenance
001. 320. 53800.46200


7-10-25

***** INVOICE *****



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

Date: July 10, 2025

Invoice Number 2025-7229

Net 30 days

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

Reference:

**Stormwater Ponds Bi-Annual Inspection
Armstrong CDD, St. Johns County, Florida
DEG Project Number 2204.002**

Task 1 Review SJRWMD Permit Information

\$500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$500.00	0	\$ 500.00	100	\$500.00	\$500.00	\$0.00

Task Site Inspection & Observation Report

\$2,000.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$2,000.00	0	\$2,000.00	100	\$2,000.00	\$1,800.00	\$200.00

Total Amount Due \$200.00

Select Contract Term Regarding Invoicing

(WES)

1. Per our Contract, terms are net thirty (30) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 180
Invoice Date: 7/18/25
Due Date: 7/18/25
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 June 1 - June 30, 2025	29.18	40.00	1,167.20
Maintenance Supplies		1,006.76	1,006.76
Sanitorial Supplies \$311.18 001.330.57200.46400			
Office Supplies \$35.04 001.330.57200.51000			
Repairs & Maintenance \$660.54 001.330.57200.46000			
Preventative Maintenance \$1,167.20 001.320.53800.46900			
<u>\$2,173.96</u>			
Total			\$2,173.96
Payments/Credits			\$0.00
Balance Due			\$2,173.96

Alison Moring
7-21-25

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT - GREYHAWK
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/4/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/6/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/9/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/11/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/13/25	2.03	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/16/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/18/25	3	A.A.	Repaired an umbrella for the pool deck, repaired a door for women's bathroom
6/18/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/20/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/23/25	2	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/25/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
6/27/25	2.15	J.M.	Removed debris from field, parking lot, pool deck, amenity center, roadways and surrounding trails, checked and changed all trash receptacles
6/30/25	2	J.M.	Checked and changed all trash receptacles, removed debris from field, parking lot, pool deck, amenity center and surrounding trails
TOTAL	<u>29.18</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Armstrong - Greyhawk	6/4/25	Holiday Light Hanging	501.98	R.W.
	6/5/25	Multifold Hand Towels (2)	91.84	R.W.
	6/6/25	13 Gallon Trash Bags 200ct (2)	37.20	R.W.
	6/6/25	20" Gong Brush	8.25	R.W.
	6/5/25	Liquid Hand Soap 50oz (2)	10.57	R.W.
	6/5/25	Jumbo Toilet Paper 12 Rolls (2)	95.84	R.W.
	6/6/25	Stapler	16.08	R.W.
	6/6/25	UB 14x14 Cal	12.93	R.W.
	6/14/25	Wall Mount Foaming Soap Dispenser	39.55	R.W.
	6/17/25	Real-Kill Wasp and Hornet Spray	16.45	R.W.
	6/17/25	1/4 White Cable Staples	3.50	R.W.
	6/17/25	1/8 White Steel Staples	2.56	R.W.
	6/18/25	Wire Rope 1/8x50FT	20.67	R.W.
	6/18/25	Wire Kit Coated 1/8x30FT	10.32	R.W.
	6/18/25	Pliers	22.75	R.W.
	6/18/25	Wire Rope Thimble	2.05	R.W.
	6/18/25	Mach Screw	1.52	R.W.
	6/18/25	Furrule Stop Set 3/16	4.62	R.W.
	6/18/25	Furrel Stop Set 1/8 Alum	3.90	R.W.
	6/18/25	Defiant Freedom SN Combo Pack	28.96	R.W.
	6/20/25	Antibacterial Foam Soap	11.48	R.W.
	7/2/25	4" Bevel Post Cap (2)	5.91	R.W.
	7/2/25	4x4-6 PT	23.41	R.W.
	7/2/25	4"x4x40 Post SLV (2)	34.45	R.W.
TOTAL			<u>\$1,006.76</u>	



INVOICE#: 2223666
INVOICE DATE: 7/1/2025
SERVICE MONTH: JULY
CUST ID: 196869

PO Box 160726
Altamonte Springs, Florida 32716-0726
(813) 889-9091
FL Lic: CPC1458925
TX Lic: TICL742
AZ Lic: ROC 350640

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

Armstrong CDD

3645 Royal Pines Dr. , Middleburg, FL 32068 \$1,732.50

Pool \$1,732.50

Item	Type	Description	Charges
1	Service	AM - Commercial Chemical and Cleaning	\$1,732.50

Taxes \$0.00

Payments/Credits \$0.00

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

Pool Maintenance
001.330.57200.46700

MONTHLY POOL/SPA MAINTENANCE

Amount Due

\$1,732.50

Payment Due: 7/1/2025

Please visit <https://pooltroopers.com/terms-of-service/> to view our terms and conditions.



Invoice

Invoice #: 23254

Date: 07/17/25

Customer PO:

DUE DATE: 08/16/2025

BILL TO

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#22866 - Irrigation Inspection June 2025

This contains all repairs and issues found during the June 2025 irrigation inspection.

All repairs were made while our tech was on site.

Clock #6 is no longer operational. a proposal to replace is forthcoming.

Clock #1

zone #22-replaced faulty solenoid on valve

Clock #2

zone #6-nozzle

Clock #3

zone #19-mpr (3)

zone #21-nozzle (2)

Clock #8

zone #1-nozzle

zone #3-6" spray

zone #4-nozzle

Clock #9

zone #7-replaced faulty solenoid on the valve.

<i>Landscape Enhancement</i>				<i>\$235.00</i>
Irrigation Labor (Labor)	1.00	\$65.00	\$65.00	
RB Solenoid (Material)	2.00	\$85.00	\$170.00	

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$235.00

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Irrigation Repair
001.320.53800.46506

[Signature]
7-22-25



Invoice

Invoice #: 23224

Date: 07/11/25

Customer PO:

DUE DATE: 08/10/2025

BILL TO

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#22680 - Pond erosion enhancement

Due to excessive duck feeding, the pond bank has started eroding. We propose adding soil, building back up the pond bank and add bahia sod to this area to prohibit more erosion

Landscape Enhancement

\$1,275.00

Sub Sod Work (Sub)

1.00 \$1,275.00 \$1,275.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,275.00

Please See Our
Updated Remittance
Information

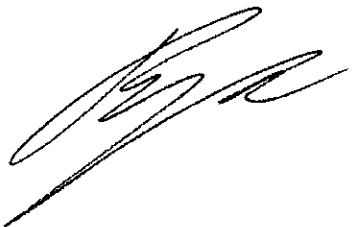
Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Repairs & Maintenance

001.330.57200.46000

 7-1-25

Clay County Master Plumbing LLC

P.O. Box 1374
Middleburg, FL 32050

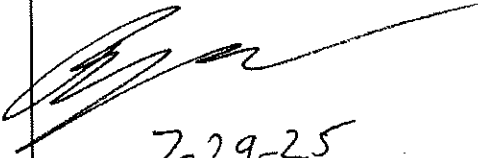
Invoice

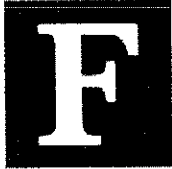
Date	Invoice #
7/16/2025	39146

Bill To
Armstrong CDD 475 W Town Pl Ste 114 St Augustine, FL. 32092

Job Address
GreyHawk 3645 Royal Pines Dr Orange Park, FL 32065

P.O. No.	Terms	Rep	Marketing
	Due on receipt	MD	Repeat Comm

Item	Description	Quantity	Rate	Amount
Plumbing	<p>Found 2 faucets that are not letting enough water go through from supply connect to strainer, with strainer removed. Replace both faucets with new 4 inch center set commercial faucet with flapper handles.</p> <p>Warranty: 90 days on parts & connections.</p> <p>E-mailed 07/25/25</p> <p>Repairs & Maintenance 001. 330.57200. 46000</p> <p> 7-29-25</p> <div>RECEIVED By Tara Lee at 9:37 am, Jul 29, 2025</div>		650.00	650.00
<div>Phone #</div>			<div>Total</div>	
904-589-9666			\$650.00	
<div>Fax #</div>			<div>Balance Due</div>	
904-212-2828			\$650.00	
<div>Web Site</div>				
www.claycountymasterplumbing.com				



Frankford Umbrellas
110 Gaither Drive
Mount Laurel NJ 08054
United States

Sales Order

Customer: Showroom Sale (TAXABLE)

Order Request ID: SO39432

Date: 7/22/2025

Bill To
Armstrong CDD
475 west town pl suite 114
Saint Augustine FL 32092
United States

Ship To
Ryan Wilson
1136 Ember Glow Ln
Middleburg FL 32068
United States

Terms	Sales Rep	PO #	Shipping Method	Expected Ship Date
		Armstrong CDD	FedEx Ground	7/29/2025

Item	Description	Rate	Qty	Amount	Notes
880C-R185	Cantilever Umbrella Canopy - 13' Octagon - Recacril Pumpkin (R185) Marine-grade Solution-dyed Acrylic Fabric	\$524.85	1	\$524.85	included Canopy Hardware

Repairs & Maintenance
001.330.57200. 46000

Subtotal	\$524.85
Shipping	\$36.80
Tax Total (%)	\$0.00
Total	\$561.65

NOTES:

RECEIVED

By Tara Lee at 11:21 am, Jul 24, 2025



SO39432