

ARMSTRONG

Community Development District

FEBRUARY 13, 2020

Armstrong

Community Development District

475 West Town Place, Suite 114
Phone: 904-940-5850 - Fax: 904-940-5899

February 6, 2020

Board of Supervisors
Armstrong Community
Development District

Dear Board Members:

The Board of Supervisors Meeting of the Armstrong Community Development District will be held Thursday, February 13, 2020 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida, 32065. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the January 9, 2020 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 1. Ratification of Requisitions
 2. Consideration of Requisitions
 - C. District Manager
 - D. Facility Manager - Report
- V. Supervisor's Requests and Audience Comments
- VI. Financial Reports
 - A. Financial Statements as of December 31, 2019
 - B. Check Register
- VII. Next Scheduled Meeting – 03/12/20 @ 3:30 p.m. at Plantation Oaks Amenity Center
- VIII. Adjournment

Enclosed for your review and approval are a copy of the minutes from the January 9, 2020 meeting.

Listed under the Engineer's Report are requisitions. Any received will be sent under separate cover.

Enclosed are the financials and check register.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Perry

James Perry
Manager

cc: Katie Buchanan Katie Ibarra Gabriel McKee

*Armstrong
Community Development District
Agenda*

Thursday
February 13, 2020
3:30 p.m.

Plantation Oaks Amenity Center
845 Oakleaf Plantation Parkway
Orange Park, Florida 32065
Call In # 1-719-457-0816 Code 792049

- I. Roll Call
- II. Public Comment
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Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, January 9, 2020 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Liam O'Reilly	Chairman
Mike Taylor	Vice Chairman
Rose Bock	Supervisor
Blake Weatherly	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel (by telephone)
Zach Brecht	District Engineer
Tiffany Csalovszki	Greyhawk HOA Community Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 3:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit of publication of the public hearing was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 14, 2019 Meeting

<p>On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the minutes of the November 14, 2019 meeting were approved as presented.</p>
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FIFTH ORDER OF BUSINESS

Public Hearing Adopting the Revised Rules of Procedure, Resolution 2020-05

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

Mr. Perry stated district counsel has gone through and updated the rules of procedure to be consistent with any changes that have occurred in regard to statutory issues. The rules are pretty broad in nature and address meetings of the board, public records and so forth. Most of the rules concentrate in the area of purchasing and you will see 30+ pages in regard to that. You were previously provided a red line version of the rules and the changes have been coordinated with counsel and are being done in other districts too.

Mr. O'Reilly asked is there anything significant you want to point out? I don't recall anything of substance.

Ms. Buchanan stated no, I don't think there is anything that is going to affect the way the board operates. There are items related to staff operations more than anything else.

Mr. Perry stated for the board's information regarding the policy for internal controls, that is already being done in conjunction with the annual audit, we have to certify there are controls in place. There are not going to be substantial changes to the way we operate.

Mr. Weatherly joined the meeting at this time.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor Resolution 2020-05 was approved.

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

SIXTH ORDER OF BUSINESS

Consideration of Nondisclosure Agreement with Clay County Property Appraiser for Information Exempt from Public Disclosure

Mr. Perry stated almost all the property appraisers are requiring this for districts. It is nothing that we haven't done in the past, this is more delineated as far as certain procedures. When we get the tax roll there are folio numbers that you don't provide the information as a public record

request for police officers and certain people. We get the rolls and have that information sometimes and sometimes we don't but if we have it, we are not supposed to disclose those.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the nondisclosure agreement with Clay County Property Appraiser was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated we requested and the developer agreed to share the cost of the landscape maintenance by the commercial area. The goal is to provide a uniform appearance for residents of the community. We are still negotiating with the developer for the precise formula we are going to use but the goal would be that each party pay for their part. We are going to work with staff and the developer to make sure we get the amount correct.

Mr. O'Reilly stated we discussed this last year; this is the property between the residential community and Oakleaf Plantation Parkway, they own property on either side of Royal Pines Drive and they have verbally committed to contribute the landscape and irrigation cost that the CDD is funding right now. This is a draft agreement that I would like to ask the board to approve in substantial form pending the exact dollar amount. The landscape contract is roughly a couple thousand dollars for just the road right of way so there would be a straight prorated share that is 20% of the road centerline and they would pay 20% of that dollar amount and the irrigation bill would be the same deal. The irrigation is where the variable is because that number changes every month. They are asking for some history of bills so they can average it so they know what the monthly cost is going to be. Counsel has drafted this and we reviewed it.

Mr. Taylor asked will this survive different ownership if it were transferred to another entity?

Mr. O'Reilly asked can we make sure this goes with the land?

Ms. Buchanan stated we can record it and look at other ways to ensure that they have a contractual obligation to require the successor in interest to assume this liability. We can work to build that concept into the agreement.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the cost share agreement with the developer was approved in substantial form with the addition of language that would have a survivor entity responsible for payment.

B. District Engineer

1. Ratification of Requisitions (6, 7 & 11)

Mr. Brecht gave an overview of the requisitions for ratification.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the requisitions were ratified.

2. Consideration of Requisitions (8-10 & 12-13)

Mr. Brecht gave an overview of the requisitions to be considered for payment.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the requisitions were approved.

Mr. Brecht stated work authorization no. 3 is to provide construction landscape documents for Greyhawk Phase 1 common areas. This is to provide an enhanced landscape plan for the common areas within Greyhawk Phase 1. The board previously approved Phases 2 & 3. The total amount is \$4,100.

Mr. O'Reilly stated this is for the couple of pocket parks that were not landscaped in Phase 1, we are going to landscape them in Phase 2 & 3 so rather than having two sets of plans and two landscape contractors we are going to landscape everything at one time.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor work authorization no. 3 to provide enhanced landscape plans for Greyhawk Phase 1 common areas in the amount of \$4,100 was approved.

C. District Manager

Mr. Perry stated we started the audit for last fiscal year and hopefully, it will be finalized around April or May.

D. Facility Manager - Report

Ms. Csalovszki gave an overview of the amenity center report.

EIGHTH ORDER OF BUSINESS **Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of November 30, 2019

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

B. Check Register

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

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – 02/13/20 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Mr. Perry stated the next scheduled meeting will be February 13, 2020 at this location.

On MOTION by Ms. Bock seconded by Mr. O’Reilly with all in favor the meeting adjourned at 3:48 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2019

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only)</u> <u>2020</u>
<u>ASSETS:</u>				
Cash	\$191,580	---	---	\$191,580
Investments:				
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$260,967	---	\$260,967
Acquisition/Construction	---	---	\$17,178	\$17,178
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Interest	---	\$0	---	\$0
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$8	\$8
<u>Series 2019</u>				
Reserve	---	\$433,600	---	\$433,600
Revenue	---	\$297,781	---	\$297,781
Acquisition/Construction	---	---	\$2,689,622	\$2,689,622
Cost of Issuance	---	---	\$1,220	\$1,220
Due from General Fund	---	\$5,377	---	\$5,377
TOTAL ASSETS	<u>\$191,580</u>	<u>\$1,279,530</u>	<u>\$2,708,028</u>	<u>\$4,179,138</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$24,949	---	---	\$24,949
Contracts Payable	---	---	\$616,788	\$616,788
Due to Debt Service	\$5,377	---	---	\$5,377
Prepaid CEC Fees	\$34,814	---	---	\$34,814
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,279,530	---	\$1,279,530
Restricted for Tynes Blvd	---	---	\$0	\$0
Restricted for Capital Projects	---	---	\$2,091,240	\$2,091,240
Unassigned	\$126,441	---	---	\$126,441
TOTAL LIABILITIES & FUND BALANCES	<u>\$191,580</u>	<u>\$1,279,530</u>	<u>\$2,708,028</u>	<u>\$4,179,138</u>

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
REVENUES:				
Assessments - Net	\$139,000	\$137,062	\$137,062	\$0
Developer Subsidy - Net	\$36,800	\$18,400	\$18,400	\$0
Developer Contributions	\$263,553	\$50,459	\$50,459	\$0
TOTAL REVENUES	\$439,353	\$205,920	\$205,920	\$0
EXPENDITURES:				
<i>Administrative</i>				
Supervisors Fees	\$9,600	\$2,400	\$1,800	\$600
FICA Expense	\$734	\$184	\$138	\$46
Engineering Fees	\$10,000	\$2,500	\$2,665	(\$165)
Arbitrage	\$600	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$3,500	\$875	\$1,167	(\$292)
Attorney Fees	\$30,000	\$7,500	\$4,826	\$2,674
Annual Audit	\$4,200	\$0	\$0	\$0
Trustee Fees	\$3,717	\$3,717	\$3,717	\$0
Management Fees	\$45,000	\$11,250	\$11,250	\$0
Computer Time	\$1,500	\$375	\$375	\$0
Telephone	\$300	\$75	\$56	\$20
Postage	\$300	\$75	\$20	\$55
Insurance	\$6,050	\$6,050	\$6,050	\$0
Printing & Binding	\$2,000	\$500	\$485	\$15
Legal Advertising	\$2,000	\$500	\$832	(\$332)
Other Current Charges	\$500	\$125	\$183	(\$58)
Website Admin	\$1,000	\$250	\$250	\$0
Property Taxes	\$1,200	\$300	\$0	\$300
Office Supplies	\$150	\$38	\$24	\$14
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$127,527	\$41,888	\$39,012	\$2,877
<i>Field</i>				
Operations Management	\$0	\$0	\$0	\$0
Utilities	\$60,000	\$15,000	\$7,969	\$7,031
Repairs & Maintenance	\$5,000	\$1,250	\$0	\$1,250
Landscape	\$52,365	\$13,091	\$20,749	(\$7,658)
Landscape - Contingency	\$5,000	\$1,250	\$0	\$1,250
Lake Maintenance	\$12,000	\$3,000	\$2,340	\$660
Irrigation Repairs	\$10,000	\$2,500	\$110	\$2,390
Total Field	\$144,365	\$36,091	\$31,168	\$4,924

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>Amenity Center</u>				
Insurance	\$19,974	\$19,974	\$20,590	(\$616)
Phone/Internet/Cable	\$5,000	\$1,250	\$444	\$806
Electric	\$20,000	\$5,000	\$3,512	\$1,488
Water/Irrigation	\$15,000	\$3,750	\$609	\$3,141
Gas	\$200	\$50	\$313	(\$263)
Refuse Service	\$2,500	\$625	\$563	\$62
Security Monitoring	\$600	\$150	\$0	\$150
Access Cards	\$2,500	\$625	\$0	\$625
Field Mgmt/Admin	\$15,000	\$3,750	\$0	\$3,750
Amenity Landscaping	\$30,631	\$7,658	\$0	\$7,658
Fitness Equipment Lease (Sofitco)	\$23,196	\$5,799	\$4,246	\$1,553
Janitorial	\$7,000	\$1,750	\$3,574	(\$1,824)
Janitorial Supplies	\$3,450	\$863	\$1,803	(\$940)
Facility Maintenance	\$7,500	\$1,875	\$0	\$1,875
Pool Maintenance	\$0	\$0	\$3,150	(\$3,150)
Repairs & Maintenance	\$4,310	\$1,078	\$0	\$1,078
Special Events	\$5,000	\$1,250	\$1,308	(\$58)
Holiday Decorations	\$1,500	\$1,500	\$2,245	(\$745)
Fitness Center Repairs/Supplies	\$900	\$225	\$0	\$225
Office Supplies	\$1,500	\$375	\$0	\$375
ASCAP/BMI License Fees	\$500	\$125	\$0	\$125
Pest Control	\$1,200	\$300	\$0	\$300
Total Amenity Center	\$167,461	\$57,971	\$42,357	\$15,614
TOTAL EXPENDITURES	\$439,353	\$135,950	\$112,536	\$23,414
Excess (deficiency) of revenues over (under) expenditures	\$0	\$69,970	\$93,384	\$23,414
Net change in Fund Balance	\$0	\$69,970	\$93,384	\$23,414
Fund Balance - Beginning	\$0		\$33,057	
Fund Balance - Ending	\$0		\$126,441	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$266,014	\$266,014	\$0
Assessments - Series 2017B	\$50,663	\$0	\$0	\$0
Interest Income	\$0	\$0	\$313	\$313
Direct Assessments	\$0	\$0	\$6,418	\$6,418
TOTAL REVENUES	\$316,481	\$266,014	\$272,744	\$6,730
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
Interest Expense - 11/1	\$98,975	\$98,975	\$98,975	\$0
Principal Expense - 11/1	\$65,000	\$65,000	\$65,000	\$0
Interest Expense - 5/1	\$97,797	\$0	\$0	\$0
<u>Series 2017B</u>				
Interest Expense - 11/1	\$25,331	\$20,606	\$20,606	\$0
Special Call - 11/1	\$0	\$0	\$785,000	(\$785,000)
Interest Expense - 5/1	\$25,331	\$0	\$0	\$0
TOTAL EXPENDITURES	\$312,435	\$184,581	\$969,581	(\$785,000)
Excess (deficiency) of revenues over (under) expenditures	\$4,047	\$81,432	(\$696,837)	(\$778,270)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$122)	(\$122)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$122)	(\$122)
Net change in Fund Balance	\$4,047	\$81,432	(\$696,959)	(\$778,392)
FUND BALANCE - Beginning	\$189,082		\$1,245,109	
FUND BALANCE - Ending	\$193,128		\$548,150	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$123	\$123
TOTAL REVENUES	\$0	\$0	\$123	\$123
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$123	\$123
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$0	\$0	\$731,257	\$731,257
Total Other Financing Sources/(Uses)	\$0	\$0	\$731,257	\$731,257
Net change in Fund Balance	\$0	\$0	\$731,381	\$731,381
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$731,381	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS - TYNES BLVD PROJECT
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<u>REVENUES:</u>				
Developer Contributions	\$0	\$0	\$474,266	\$474,266
CCUA Contributions	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$474,266	\$474,266
<u>EXPENDITURES:</u>				
<i>Administrative</i>				
Engineering	\$0	\$0	\$0	\$0
Postage	\$0	\$0	\$0	\$0
Legal Advertising	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$927	(\$927)
<i>Capital Outlay</i>				
Improvements	\$0	\$0	\$474,266	(\$474,266)
TOTAL EXPENDITURES	\$0	\$0	\$475,193	(\$475,193)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$927)	(\$927)
Net change in Fund Balance	\$0	\$0	(\$927)	(\$927)
FUND BALANCE - Beginning	\$0		\$927	
FUND BALANCE - Ending	\$0		\$0	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS
SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$14	\$14
Developer Deficit Funding	\$0	\$0	\$0	\$0
Prepaid CEC Fees	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$14	\$14
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$49,579	(\$49,579)
Improvements - B	\$0	\$0	\$756	(\$756)
TOTAL EXPENDITURES	\$0	\$0	\$50,335	(\$50,335)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$50,321)	(\$50,321)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$122	\$122
Total Other Financing Sources/(Uses)	\$0	\$0	\$122	\$122
Net change in Fund Balance	\$0	\$0	(\$50,199)	(\$50,199)
FUND BALANCE - Beginning	\$0		\$67,385	
FUND BALANCE - Ending	\$0		\$17,186	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS
SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$598	\$598
TOTAL REVENUES	\$0	\$0	\$598	\$598
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$4,297,979	(\$4,297,979)
Cost of Issuance	\$0	\$0	\$397,308	(\$397,308)
TOTAL EXPENDITURES	\$0	\$0	\$4,695,287	(\$4,695,287)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$4,694,689)	(\$4,694,689)
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$0	\$0	\$6,768,743	\$6,768,743
Total Other Financing Sources/(Uses)	\$0	\$0	\$6,768,743	\$6,768,743
Net change in Fund Balance	\$0	\$0	\$2,074,054	\$2,074,054
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$2,074,054	

**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

Long Term Debt

I. Bond Issue: Series 2017A Special Assessment Bonds
Original Issue Amount: \$4,035,000

Assessment Area 1-A		Maturity Date	Interest Rate
Term 1	\$355,000.00	11/1/23	3.625%
Term 2	\$430,000.00	11/1/28	4.500%
Term 3	\$665,000.00	11/1/34	5.000%
Term 4	<u>\$2,585,000.00</u>	11/1/48	5.125%
	\$4,035,000.00		

Bonds outstanding - 9/30/17		\$4,035,000
Less:	11/1/19	<u>(\$65,000)</u>
Current Bonds Outstanding:		<u><u>\$3,970,000</u></u>

Reserve Requirement:	\$265,819
Reserve Fund Balance:	\$265,819

II. Bond Issue: Series 2017B Special Assessment Bonds
Original Issue Amount: \$2,890,000

Assessment Area 1-B	\$2,890,000.00	11/1/29	5.250%
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Bonds outstanding - 9/30/17		\$2,890,000
Less:	11/1/18	(\$365,000)
	2/1/19	(\$185,000)
	5/1/19	(\$1,375,000)
	8/1/19	(\$180,000)
	11/1/19	<u>(\$785,000)</u>
Current Bonds Outstanding:		<u><u>\$0</u></u>

Reserve Requirement:	\$122,850
Reserve Fund Balance:	\$15,889

Reserve Fund Requirement: Lesser of:
 (i) Max Annual Debt Service for Bonds Outstanding
 (ii) 125% of Average Debt Service for Bonds Outstanding
 (iii) 10% of Original proceeds

III. Bond Issue: Series 2019A Special Assessment Bonds (Area 2)
Original Issue Amount: \$7,500,000

Assessment Area 2		Maturity Date	Interest Rate
Term 1	\$590,000.00	11/1/24	3.125%
Term 2	\$1,045,000.00	11/1/30	3.550%
Term 3	\$2,365,000.00	11/1/40	4.000%
Term 4	<u>\$3,500,000.00</u>	11/1/50	4.100%
	\$7,500,000.00		

Bonds outstanding - 10/31/19		\$7,500,000
Less:	11/1/19	<u>\$0</u>
Current Bonds Outstanding:		<u><u>\$7,500,000</u></u>

Reserve Requirement:	\$433,600
Reserve Fund Balance:	\$0

Reserve Fund Requirement: (i) Max Annual Debt Service for Bonds Outstanding
 (ii) 50% of MADS upon satisfaction of Reserve Acct Release Conditions

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

1. Recap of Capital Project Fund Activity Through December 31, 2019

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,402.87
Developer Contributions	\$2,606,577.92
Transfer from Debt Service	\$1,092.89
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
Adjusted Balance in Construction Account at December 31, 2019	<u><u>\$17,186.02</u></u>

2. Funds Available For Construction at December 31, 2019

Book Balance of Construction Fund at December 31, 2019	\$17,186.02
Contracts in place at December 31, 2019	

3. Investments - US Bank

December 31, 2019	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$17,186.02
			Due from Developer		\$0.00
			ADJ: Outstanding Requisitions		\$0.00
			Balance at 12/31/19		<u><u>\$17,186.02</u></u>

Armstrong Community Development District
Series 2017

SUMMARY:		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,606,577.92	
INT REC'D TO DATE	\$9,402.86	
TRANS FROM DEBT SERVICE	\$1,092.89	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,792,939.41)	
BALANCE	\$17,166.02	

RECONCILIATION		
TRUST STATEMENT	\$17,166.02	
D/S REQ.	\$0.00	
ADJ BALANCE	\$17,166.02	
DEVELOPER CONTRIBUTIONS REC'D	\$0.00	
VARIANCE	(\$0.00)	

Developer Contributions:		
2/29/19	\$186,863.26	\$73,648.09
3/20/19	\$258,769.58	\$126,875.16
4/23/19	\$224,376.94	\$166,737.87
5/13/19	\$337,241.90	\$244,209.64
6/19/19	\$216,938.82	\$157,093.52
7/24/19	\$386,918.02	
8/15/19	\$210,143.92	
9/17/19	\$7,561.10	
	\$2,606,577.92	\$1,828,813.54
		\$777,764.38

INT REC'D	A	B	CC1	
Oct-17	\$54.56	\$39.18	\$2.28	
Nov-17	\$563.76	\$404.90	\$9.57	
Dec-17	\$545.28	\$391.84	\$0.01	Unpaid CEC Fees:
Jan-18	\$563.94	\$405.03	\$0.01	\$16,826.67
Feb-18	\$528.11	\$379.09	\$0.01	\$23,789.43
Mar-18	\$468.65	\$335.65	\$0.01	\$40,618.10
Apr-18	\$468.11	\$335.63	\$0.01	
May-18	\$482.70	\$352.76	\$0.00	
Jun-18	\$370.12	\$263.83		\$81,232.20
Jul-18	\$289.98	\$184.54		
Aug-18	\$226.31	\$180.61		
Sep-18	\$209.82	\$146.91		
	\$4,780.84	\$3,419.77	\$15.90	Transfer In
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.65		
Dec-18	\$135.72	\$95.58		\$108.38
Jan-19	\$123.60	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$166.26
Jun-19	\$14.41	\$0.02		\$99.03
Jul-19	\$1.87	\$1.32		\$95.83
Aug-19	\$0.27	\$0.03		\$82.52
Sep-19	\$9.96	\$0.03		\$53.76
	\$699.41	\$475.07		\$972.96
Oct-19	\$9.28	\$0.03		\$46.83

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

-

1. Recap of Capital Project Fund Activity Through December 31, 2019

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$597.90
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$717,015.65)
Water, Sewer, Reuse & Electric	(\$67,500.00)
Stormwater Management System	(\$722,369.78)
Amenity Area	(\$2,710,590.07)
Neighborhood Parks	\$0.00
Contingency	\$0.00
Professional Fees	(\$80,503.34)
Adjusted Balance in Construction Account at December 31, 2019	<u><u>\$2,074,053.63</u></u>

2. Funds Available For Construction at December 31, 2019

Book Balance of Construction Fund at December 31, 2019	\$2,074,053.63
Contracts in place at December 31, 2019	

3. Investments - US Bank

December 31, 2019	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$2,690,841.95
			ADJ: Outstanding Requisitions	<u>(\$616,788.32)</u>
				<u><u>\$2,074,053.63</u></u>

Armstrong Community Development District
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Falkman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Orig Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64	\$2,518,111.64		\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	1/7/19	Besch and Smith	\$147,890.70	\$147,890.70		\$89,280.70						\$58,500.00
3	1/7/19	Besch and Smith	\$387,219.60	\$3,072,219.60		\$252,219.60		\$135,000.00				
4	1/1/19	CCUA	\$65,630.75	\$65,630.75		\$65,630.75						
5	11/19/19	Eisman & Russo	\$2,934.80	\$2,934.80								\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60	\$363,774.60		\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43	\$192,478.43					\$192,478.43			
8		England Thims & Miller	\$3,000.00	\$3,000.00								\$3,000.00
9		England Thims & Miller	\$7,521.25	\$7,521.25								\$7,521.25
10		Hopping Green	\$111.65	\$111.65								\$111.65
11	12/19/19	Hadden Engineering	\$3,150.00	\$3,150.00								\$3,150.00
12		Besch and Smith	\$600,869.78	\$600,869.78			\$67,500.00	\$533,369.78				
13		Eisman & Russo	\$5,285.64	\$5,285.64								\$5,285.64
Grand Total			\$4,685,286.98	\$397,308.14	\$7,782,978.84	\$717,015.65	\$67,500.00	\$722,369.78	\$2,710,590.07	\$0.00	\$0.00	\$80,803.34

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
INT RECD TO DATE	\$597.90
TRANS FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$4,685,286.98)
BALANCE	\$2,074,053.63

RECONCILIATION	
TRUST STATEMENT	\$2,690,841.95
O/S REQ.	(\$616,788.32)
ADJ BALANCE	\$2,074,053.63
VARIANCE	\$0.00

INT RECD	A	COI
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$0.00	\$0.00
Feb-20	\$0.00	\$0.00
Mar-20	\$0.00	\$0.00
Apr-20	\$0.00	\$0.00
May-20	\$0.00	\$0.00
Jun-20	\$0.00	\$0.00
Jul-20	\$0.00	\$0.00
Aug-20	\$0.00	\$0.00
Sep-20	\$0.00	\$0.00
	\$596.04	\$1.86

Armstrong Community Development District

Summary of Invoices

February 11, 2020

Fund	Date	Check No.s	Amount
<i>General Fund</i>	12/1-12/31	149-171	\$ 312,277.15
Total Invoices for Approval			\$ 312,277.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/19	00023	11/30/19	974531	201911	330	57200	43300			*	301.85		
			NOV 19						REFUSE SERVICE			301.85	000149
									ADVANCED DISPOSAL				
12/03/19	00038	10/08/19	191893	201909	310	51300	31100			*	113.95		
			SEP 19						ENGINEERING SVCS			113.95	000150
									ENGLAND-THIMS AND MILLER, INC.				
12/03/19	00001	10/01/19	46	201910	310	51300	34000			*	3,750.00		
			OCT 19						MGMT FEES	*	83.33		
		10/01/19	46	201910	310	51300	49500			*	125.00		
			OCT 19						WEBSITE ADMIN	*	291.67		
		10/01/19	46	201910	310	51300	35100			*	7.50		
			OCT 19						IT	*	23.40		
		10/01/19	46	201910	310	51300	31300			*	21.50		
			OCT 19						DISSEMINATION	*	8,858.81	000151	
		10/01/19	46	201910	310	51300	42000			*	10.06		
			OCT 19						POSTAGE	*	1.15		
		10/01/19	46	201910	310	51300	42500			*	295.20		
			OCT 19						COPIES	*			
		10/01/19	46	201910	310	51300	41000			*			
			OCT 19						TELEPHONE	*			
		11/01/19	47	201911	310	51300	34000			*			
			NOV 19						MGMT FEES	*			
		11/01/19	47	201911	310	51300	49500			*			
			NOV 19						WEBSITE ADMIN	*			
		11/01/19	47	201911	310	51300	35100			*			
			NOV 19						IT	*			
		11/01/19	47	201911	310	51300	31300			*			
			NOV 19						DISSEMINATION	*			
		11/01/19	47	201911	310	51300	51000			*			
			NOV 19						SUPPLIES	*			
		11/01/19	47	201911	310	51300	42000			*			
			NOV 19						POSTAGE	*			
		11/01/19	47	201911	310	51300	42500			*			
			NOV 19						COPIES	*			
									GMS, LLC				
12/03/19	00013	6/28/19	18391	201906	310	51300	32200			*	1,100.00		
			AUDIT FYE 9/30/18									1,100.00	000152
									GRAU AND ASSOCIATES				
12/03/19	00008	9/18/19	5891	201909	310	51300	31100			*	115.41		
			GREYHAWK PHASE ONE									115.41	000153
									HADDEN ENGINEERING, INC.				
									ARMS ARMSTRONG				
									PPOWERS				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/19	00003	8/31/19	110219	201908	310	51300	31500			*	2,080.74		
		AUG 19							GENERAL COUNSEL	*	490.00		
		8/31/19	110220	201908	310	51300	31500			*			
		AUG 19							PROJ CONSTRUC	*	643.26		
		9/30/19	110939	201909	310	51300	31500			*			
		SEP 19							GENERAL COUNSEL	*	2,283.58		
		10/31/19	111425	201910	310	51300	31500			*			
		OCT 19							GENERAL COUNSEL				
HOPPING GREEN & SAMS											5,497.58	000154	
12/03/19	00019	12/01/19	3151B	201912	320	53800	46800			*	780.00		
		DEC 19							LAKE MAINTENANCE				
SITEX AQUATICS											780.00	000155	
12/03/19	00021	11/30/19	12352	201911	320	53800	46200			*	6,916.33		
		NOV 19							LANDSCAPE MAINT				
TREE AMIGOS OUTDOOR SERVICES											6,916.33	000156	
12/03/19	00015	10/25/19	5530975	201910	310	51300	32300			*	3,717.38		
		SERIES		2017A/B									
U.S. BANK											3,717.38	000157	
12/03/19	00003	5/31/19	108460	201905	310	51300	31500			*	1,706.90		
		MAY 19							GENERAL COUNSEL	*	765.00		
		5/31/19	108461	201905	310	51300	31500			*			
		MAY 19							PROJ CONSTRUCTIO				
HOPPING GREEN & SAMS											2,471.90	000158	
12/11/19	00016	11/30/19	NOV 19	201911	320	53800	43100			*	3,761.40		
		NOV 19							WATER	*	216.86		
		11/30/19	NOV 19	201911	330	57200	43100			*			
		NOV 19							WATER				
CLAY COUNTY UTILITY AUTHORITY											3,978.26	000159	
12/11/19	00001	12/01/19	49	201912	310	51300	34000			*	3,750.00		
		DEC 19							MGMT FEES	*	83.33		
		12/01/19	49	201912	310	51300	49500			*			
		DEC 19							WEBSITE ADMIN	*	125.00		
		12/01/19	49	201912	310	51300	35100			*			
		DEC 19							IT	*	583.33		
		12/01/19	49	201912	310	51300	31300			*			
		DEC 19							DISSEMINATION	*	13.51		
		12/01/19	49	201912	310	51300	51000			*			
		DEC 19							SUPPLIES	*	11.65		
		12/01/19	49	201912	310	51300	42000			*			
		DEC 19							POSTAGE				

ARMS ARMSTRONG PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/19	49	201912 310-51300-42500			*	166.35	
		DEC 19 - COPIES					
12/01/19	49	201912 310-51300-41000			*	34.00	
		DEC 19 - TELEPHONE					
				GMS, LLC			4,767.17 000160
12/11/19	00026	12/11/19 REFUND	201912 300-20700-10200		*	1,485.53	
				OVERPAYMENT REFUND			
				RICHMOND AMERICA HOME OF FLORIDA LP			1,485.53 000161
12/11/19	00027	12/05/19 22100762	201911 330-57200-43200		*	268.47	
		NOV 19 - GAS					
				TECO			268.47 000162
12/23/19	00014	12/23/19 TAX REC	201912 300-20700-10000		*	136,294.29	
				TRANSFER OF TAX RECEIPTS			
				ARMSTRONG CDD			136,294.29 000163
12/23/19	00024	12/07/19 30020859	201912 330-57200-41500		*	169.24	
		DEC 19 - INTERNET					
				AT&T			169.24 000164
12/23/19	00100	12/12/19 9054872	201911 320-53800-43000		*	42.00	
		3599 ROYAL PINES DR IRR					
12/12/19	9082120	201911 330-57200-43000			*	1,215.00	
		3645 ROYAL PINES #AMENITY					
12/12/19	9082351	201911 320-53800-43000			*	27.00	
		705 TYNES BLVD IRR					
				CLAY ELECTRIC COOPERATIVE, INC.			1,284.00 000165
12/23/19	00007	11/19/19 306356	201912 310-51300-48000		*	148.50	
		NOTICE OF RULEMAKING					
12/05/19	306506	201912 310-51300-48000			*	64.80	
		NOTICE OF MEETING					
				CLAY TODAY			213.30 000166
12/23/19	00038	12/05/19 0192645	201911 310-51300-31100		*	526.21	
		NOV 19 - ENGINEERING SVCS					
				ENGLAND-THIMS AND MILLER, INC.			526.21 000167
12/23/19	00020	11/30/19 ARMCDD11	201911 330-57200-46300		*	1,040.00	
		NOV 19 - JANITORIAL SVC					
11/30/19	ARMCDD11	201911 330-57200-46400			*	79.16	
		NOV 19 - JANITORIAL SUPP					
				EVERGREEN LIFESTYLES MANAGEMENT LLC			1,119.16 000168

ARMS ARMSTRONG PPOWERS

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 2/04/20

PAGE 4

*** CHECK DATES 12/01/2019 - 12/31/2019 ***

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 #
12/23/19	00028	12/01/19 1588 DEC 19-	201912 330-57200-46300 GEN CLEANING	SUMMIT FACILITY ENTERPRISES I, INC.	*	1,039.20	1,039.20 000169
12/23/19	00021	12/30/19 12438 DEC 19 -	201912 320-53800-46200 LANDSCAPE MAINT	TREE AMIGOS OUTDOOR SERVICES	*	6,916.33	6,916.33 000170
12/23/19	00014	12/23/19 TAX REC	201912 300-20700-10000 TRANSFER OF TAX RECEIPTS	ARMSTRONG CDD	*	124,342.78	124,342.78 000171
TOTAL FOR BANK A						312,277.15	
TOTAL FOR REGISTER						312,277.15	

ARMS ARMSTRONG

PPOWERS



Advanced Disposal

ADVANCED DISPOSAL
CLAY COUNTY - PB
7580 PHILIPS HWY
JACKSONVILLE FL 32256

Pay By Phone: 1-877-720-1583
Phone PIN: 1271226170000

Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and cleaner? Visit us at www.AdvancedDisposal.com.

Should you have questions about charges, please see the back of this invoice, call your service representative or go to www.AdvancedDisposal.com.

Thank you for your business!

RETURN SERVICE REQUESTED

000645 000000049



GREY HAWK HO ASSOCIATION
%GMS-SF LLC ATTN: PATTI POWERS
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Account Information	
Account Number	PB122617
Site Number	0000
Invoice Date	November 30, 2019
Invoice Number	PB0000974531
Account Summary	
Previous Balance	\$715.07
Payments/Adjustments	-\$715.07
Current Invoice Amount	\$301.85

Previous Balance		\$715.07
11/18/19	LOCKBOX AUTOMATED	-\$76.70
11/18/19	LOCKBOX AUTOMATED	-\$154.71
11/18/19	LOCKBOX AUTOMATED	-\$303.27
11/18/19	LOCKBOX AUTOMATED	-\$12.73
11/18/19	LOCKBOX AUTOMATED	\$470.93
11/18/19	LOCKBOX AUTOMATED	-\$470.93
11/18/19	LOCKBOX AUTOMATED	-\$154.93
11/18/19	LOCKBOX AUTOMATED	-\$12.73
Payments and Adjustments		-\$715.07

Amount Due \$301.85
Due Date Upon Receipt

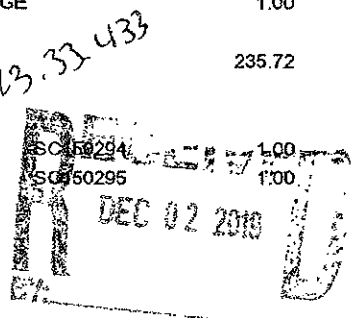
Invoice Breakdown	
Current	\$301.85
30 days - past due	\$0.00
60 days - past due	\$0.00
90 days - past due	\$0.00

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Contact Us
(904) 783-7000
JacksonvilleFL@AdvancedDisposal.com

GREY HAWK HO ASSOCIATION (0001)
1090 OAKLEAF PLANTATION PKWY ORANGE PARK, FL

Date	Description	Reference	Qty	Unit Price	Amount
1.00 - 8.00YD:COMM FL TRASH (001)					
11/30/19	TRASH STANDARD SERVICE: 11/01/19-12/31/19		2.00	85.00	170.00
11/30/19	ENERGY CHARGE		1.00	24.92	24.92
11/30/19	ENVIRONMENTAL CHARGE		1.00	40.80	40.80
	Clay Co Franchise Fee		235.72		38.42
	SITE TOTAL				274.14
11/30/19	C ADMIN FEE	SC 50294	1.00	7.00	7.00
11/30/19	COMPLIANCE AND	SC 50295	1.00	16.83	16.83



PB1911201001.bt-1289-000000049

How to Pay Your Bill

Online Bill Pay

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Visit www.advanceddisposal.com/billpay to enroll in online bill pay methods.

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- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

Pay by Mail

Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone

Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



Please check box for address change and print new address on reverse side.

SURF-P-0017

to address various environmental impacts associated with managing and disposing of waste in an environmentally sound manner.

Compliance and Business Impact Charge The Compliance and Business Impact Charge is assessed as a percentage of the customer's invoiced amount (exclusive of taxes and other Charges) to help address companywide impacts associated with oversight and compliance as well as internal and external initiatives and requirements designed to anticipate and enhance the safety, efficiency and management of Advanced Disposal's operations.

Administrative Charge The Administrative Charge is assessed to address companywide impacts associated with customer billing, by way of example and not limited to, collection functions, print mail, lock box services, bank charges, and bad debt. A discounted charge may be applied in some instances for paperless billing and automatic payments.

Energy Charge The Energy Charge is assessed as a percentage of a Customer's total invoice amount (exclusive of taxes and other Charges) to address direct and indirect energy costs associated with Advanced Disposal's operations, which are subject to volatile and unpredictable fluctuations in market conditions for the energy consumed by our business and operations. The Energy Charge varies based on changes to energy costs which are published by a nationally recognized third party index.

Other Charges Additional Charges may be assessed due to other reasons such as new or additional service or equipment, new or additional fees or charges imposed on Advanced Disposal by governmental or regulatory agencies (such as franchise fees), resumed or discontinued service, extra pickups, etc. When incurred, such Charges will appear separately on the front of the invoice.

For additional information, please contact your local Advanced Disposal office or visit us at www.AdvancedDisposal.com.

ADVANCED DISPOSAL RESERVES THE RIGHT TO CHANGE SERVICE RATES AND CHARGES WITHOUT PRIOR NOTICE OR CONSENT TO ADJUST FOR CHANGES IMPACTING ITS BUSINESS OR TO ACHIEVE, AMONG OTHER THINGS, AN OPERATING MARGIN ACCEPTABLE TO ADVANCED DISPOSAL. Consent to any changes, if required, may be evidenced verbally, in writing, or by the actions and practices of the parties, including payment of the invoiced amount. If you do not object in writing within thirty days of the invoice date, then you shall have conclusively agreed that such invoice is correct in all requests, whether paid or not.

IMPORTANT MESSAGES This is an area on the front of the invoice designated for special notifications, including changes in payment terms. Further, we periodically review and revise our company's general service guidelines, therefore, please also visit our website to read special terms and conditions that may apply.

PAYMENT REMITTANCE Please remit payment to the address noted on the perforated portion of the invoice, which should be included with your payment. Please do not send cash via mail.

WISCONSIN CUSTOMERS State and local laws require everyone in Wisconsin to recycle newspaper, office paper, magazines, cardboard and glass/plastic/aluminum/steel food and beverage containers. Yard waste, tires, appliances, motor oil and lead acid batteries must be recycled as well but may not be included in your recycling service. Please contact your local Advanced Disposal office for more information regarding your recycling service and recycling options in your area.

Change of Address

Please print correct address below:

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ Phone (Mobile) _____ Phone (Work) _____

Email _____



**Advanced
Disposal**

GREY HAWK HO ASSOCIATION
%GMS-SF LLC ATTN: PATTI POWERS
5385 N NOB HILL RD
SUNRISE FL 33351-4761

PB1911201001.txt-1291-00000049

Account Information

Account Number	PB122617
Site Number	0000
Invoice Date	November 30, 2019
Invoice Number	PB0000974531

Page 3 of 3

Current Charges (Continued)



2

<u>Date</u>	<u>Description</u>	<u>Reference</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
	BUSINESS IMPACT CHARGE				
	Clay Co Franchise Fee		23.83		3.88
		Current Charges			\$301.85
		Amount Due			\$301.85



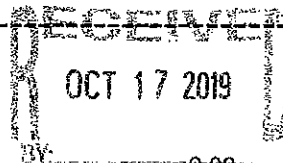
Jim Perry
 Armstrong Community Development District
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

October 8, 2019
 Project No: 19238.00000
 Invoice No: 0191893

Project 19238.00000 Armstrong CDD-2019/2020 General Consulting Engineering Services (WA#1) 38

Professional Services rendered through September 30, 2019

Task	01	General Consulting Services		
Total Fee		10,000.00		
Percent Complete		0.00	Total Earned	0.00
			Previous Fee Billing	0.00
			Current Fee Billing	0.00
			Total Fee	0.00



Professional Personnel

		Hours	Rate	Amount
Administrative Support				
Blair, Shelley	9/21/2019	.50	82.00	41.00
Blair, Shelley	9/28/2019	.50	82.00	41.00
Totals		1.00		82.00
Total Labor				82.00
			Total this Task	\$82.00

Task	XP	Expenses		
Expenses				
Mileage				27.78
Total Expenses		1.15 times		27.78
			Total this Task	\$31.95
			Invoice Total this Period	\$113.95

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 C.J. St. Augustine Road • Jacksonville, Florida 32228 • Tel. 904-642-8900 • Fax 904-642-0485
 CA-0002584 LC-0000116

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 46

Invoice Date: 10/1/19

Due Date: 10/1/19

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 - October 2019		3,750.00	3,750.00
Website Administration - October 2019		83.33	83.33
Information Technology - October 2019		125.00	125.00
Dissemination Agent Services - October 2019		291.67	291.67
Postage		7.50	7.50
Copies		23.40	23.40
Telephone		21.50	21.50
Total			\$4,302.40
Payments/Credits			\$0.00
Balance Due			\$4,302.40

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 47
Invoice Date: 11/1/19
Due Date: 11/1/19
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 - November 2019		3,750.00	3,750.00
Website Administration - November 2019		83.33	83.33
Information Technology - November 2019		125.00	125.00
Dissemination Agent Services - November 2019		291.67	291.67
Office Supplies		10.06	10.06
Postage		1.15	1.15
Copies		295.20	295.20
Total			\$4,556.41
Payments/Credits			\$0.00
Balance Due			\$4,556.41

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Armstrong Community Development District
475 West Town Place, Suite 114
St Augustine, FL 32092*

Invoice No. 18391
Date 06/28/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ <u>1,100.00</u>
Current Amount Due	\$ <u>1,100.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,600.00	500.00	0.00	0.00	0.00	4,100.00

Payment due upon receipt.

HADDEN ENGINEERING, INC.

POST OFFICE BOX 9509
FLEMING ISLAND, FL 32006
(904) 269-9999

Sent 9/30/19

Invoice

Date	Invoice #
9/18/2019	5891

Bill To
ARMSTRONG CDD c/o Jim Perry <i>Sean O'Reilly</i> GreenPointe Communities, LLC 7807 Baymeadows Rd E, Ste 205 Jacksonville, FL 32205

P.O. No.	Terms
HEI-16017	Upon Receipt

Description	Qty	Rate	Amount
GREYHAWK - PHASE ONE			
Reimbursable expenses: CCBCC for FFE revisions and Advanced Blueprint Services Inv. 24618		100.00 15.41	100.00 15.41

Total	\$115.41
Payments/Credits	\$0.00
Balance Due	\$115.41

[Signature]

HADDEN ENGINEERING INC
P O Box 9509
Fleming Island, FL 32006

2660
63-465/631

DATE June 27 2019 @CHECK IMAGE

PAY TO THE ORDER OF Clay Co. Board of County Commissioners

\$ 100.00

One Hundred and 00/100 DOLLARS



REGIONS

FOR Employee Pension - PEE's Pensions

⑈00002660⑈ [REDACTED]

Advanced

BLUEPRINT SERVICE & SUPPLY

1031 Blanding Blvd. Suite 401
 Orange Park, FL 32065
 (904) 215-8743

Invoice

Date	Invoice #
6/14/2019	24618

Bill To
Hadden Engineering, Inc. P.O. Box 9509 Fleming Island, FL 32006-0030

P.O. No.	Terms
16017	Net 30

Quantity	Description	Rate	Amount
12	Bond Copies 24 x 36 Greyhawk Phase 1- Grading Plan	1.20	14.40T
	Sales Tax	7.00%	1.01
Thank you for your business.		Total	\$15.41

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

September 30, 2019

Armstrong Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 110219
Billed through 08/31/2019

General Counsel

ARMCDD 00001 KSB

FOR PROFESSIONAL SERVICES RENDERED

07/03/19	LMG	Research and revise rules of procedure; prepare memorandum to district regarding same.	0.30 hrs
08/01/19	KSB	Review appropriation resolution, assessment resolution, and deficit funding agreement.	0.80 hrs
08/01/19	KEM	Prepare deficit funding agreement.	0.30 hrs
08/07/19	SSW	Review termination of construction easement; confer with Greenstein and O'Reilly regarding same.	0.60 hrs
08/08/19	KSB	Prepare for and attend board meeting.	1.60 hrs
08/13/19	KEM	Prepare amended amenity policies.	0.10 hrs
08/22/19	KSB	Confer with district manager regarding agenda documents.	0.30 hrs
08/23/19	KEM	Prepare meeting agenda; confer with district manager.	0.60 hrs
08/26/19	KEM	Prepare cost share agreement regarding landscape and irrigation maintenance.	0.30 hrs
08/27/19	KSB	Prepare for, travel to and from, and attend board meeting; confer with district manager regarding meeting cancellation.	2.70 hrs
08/30/19	KSB	Confirm receipt of funds for lift station cost share.	0.20 hrs
Total fees for this matter			\$2,022.50

DISBURSEMENTS

Travel	57.01
Travel - Meals	1.23
Total disbursements for this matter	\$58.24

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	1.30 hrs	130 /hr	\$169.00
Buchanan, Katie S.	5.60 hrs	290 /hr	\$1,624.00
Gentry, Lauren M.	0.30 hrs	235 /hr	\$70.50
Warren, Sarah S.	0.60 hrs	265 /hr	\$159.00

TOTAL FEES			\$2,022.50
TOTAL DISBURSEMENTS			\$58.24

TOTAL CHARGES FOR THIS MATTER **\$2,080.74**

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	1.30 hrs	130 /hr	\$169.00
Buchanan, Katie S.	5.60 hrs	290 /hr	\$1,624.00
Gentry, Lauren M.	0.30 hrs	235 /hr	\$70.50
Warren, Sarah S.	0.60 hrs	265 /hr	\$159.00

TOTAL FEES			\$2,022.50
TOTAL DISBURSEMENTS			\$58.24

TOTAL CHARGES FOR THIS BILL **\$2,080.74**

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

September 30, 2019

Armstrong Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 110220
Billed through 08/31/2019

Project Construction

ARMCDD 00103 KSB

FOR PROFESSIONAL SERVICES RENDERED

08/07/19	KSB	Review revisions to construction contract.	1.00 hrs
08/13/19	KSB	Confer with Brecht.	0.30 hrs
08/27/19	KEM	Research status of executed construction contract.	0.10 hrs
08/30/19	KSB	Finalize contract records.	0.30 hrs
08/30/19	KEM	Review executed construction contract.	0.10 hrs
Total fees for this matter			\$490.00

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	130 /hr	\$26.00
Buchanan, Katie S.	1.60 hrs	290 /hr	\$464.00

TOTAL FEES \$490.00

TOTAL CHARGES FOR THIS MATTER \$490.00

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	130 /hr	\$26.00
Buchanan, Katie S.	1.60 hrs	290 /hr	\$464.00

TOTAL FEES \$490.00

TOTAL CHARGES FOR THIS BILL \$490.00

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

October 31, 2019

Armstrong Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 110939
Billed through 09/30/2019

General Counsel

ARMCDD 00001 KSB

3

FOR PROFESSIONAL SERVICES RENDERED

09/04/19	KSB	Confer with chairman; confer with district manager.	0.30 hrs
09/09/19	KSB	Confer with district manager regarding tentative agenda.	0.20 hrs
09/13/19	KSB	Review meeting minutes.	0.30 hrs
09/17/19	KEM	Research pond easement agreement and location of pond.	0.70 hrs
09/19/19	KEM	Confer with district manager regarding executed funding agreement and easement.	0.10 hrs
09/20/19	KSB	Confer with district manager regarding agenda.	0.30 hrs
09/30/19	KSB	Review proposed conveyances of common elements to district; review pond access issues.	0.70 hrs

Total fees for this matter \$626.00

DISBURSEMENTS

Travel 0.19

Total disbursements for this matter \$0.19

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.80 hrs	130 /hr	\$104.00
Buchanan, Katie S.	1.80 hrs	290 /hr	\$522.00

TOTAL FEES \$626.00

TOTAL DISBURSEMENTS \$0.19

INTEREST CHARGE ON PAST DUE BALANCE \$17.07

TOTAL CHARGES FOR THIS MATTER \$643.26

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.80 hrs	130 /hr	\$104.00
Buchanan, Katie S.	1.80 hrs	290 /hr	\$522.00
		TOTAL FEES	\$626.00
		TOTAL DISBURSEMENTS	\$0.19
		INTEREST CHARGE ON PAST DUE BALANCE	\$17.07
		TOTAL CHARGES FOR THIS BILL	\$643.26

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

November 27, 2019

Armstrong Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 111425
Billed through 10/31/2019

General Counsel

ARMCDD 00001 KSB

3

FOR PROFESSIONAL SERVICES RENDERED

10/02/19	KSB	Review matters related to lake maintenance easements; confer with Feldman.	1.20 hrs
10/03/19	KSB	Continue to review matters relating to lake maintenance.	0.30 hrs
10/04/19	KSB	Confer with district manager regarding agenda.	0.60 hrs
10/04/19	KEM	Prepare drainage easement agreement.	0.60 hrs
10/07/19	KEM	Review special district fee invoice and update form.	0.10 hrs
10/08/19	KSB	Review impact fee credit agreement; confer with Vincent; confer with O'Reilly; prepare correspondence regarding same; confer with Moss.	1.80 hrs
10/10/19	KSB	Prepare for and attend board meeting; prepare amendment to hold harmless agreement regarding impact fee credits.	1.50 hrs
10/18/19	KSB	Confer with O'Reilly regarding requisition for amenity expenses.	0.40 hrs
10/24/19	KEM	Prepare agreement for janitorial services.	0.60 hrs
10/29/19	KEM	Review status of deeds, construction easement and access easement.	0.30 hrs
10/29/19	KSB	Confer with Vincent; follow up on execution of agreements; prepare correspondence to O'Reilly regarding same.	1.20 hrs
10/30/19	KEM	Prepare amendment to HOA maintenance agreement.	0.20 hrs
Total fees for this matter			\$2,264.00

DISBURSEMENTS

Travel	2.51
Total disbursements for this matter	\$2.51

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	1.80 hrs	130 /hr	\$234.00
Buchanan, Katie S.	7.00 hrs	290 /hr	\$2,030.00
TOTAL FEES			\$2,264.00
TOTAL DISBURSEMENTS			\$2.51
INTEREST CHARGE ON PAST DUE BALANCE			\$17.07
TOTAL CHARGES FOR THIS MATTER			\$2,283.58

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	1.80 hrs	130 /hr	\$234.00
Buchanan, Katie S.	7.00 hrs	290 /hr	\$2,030.00
TOTAL FEES			\$2,264.00
TOTAL DISBURSEMENTS			\$2.51
INTEREST CHARGE ON PAST DUE BALANCE			\$17.07
TOTAL CHARGES FOR THIS BILL			\$2,283.58

Please include the bill number on your check.



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
12/1/2019	3151B

Bill To
Armstrong CDD (Greyhawk Jax)
5385 N. Nob Hill Rd
Sunrise, FL 33351
Attn: Patti Powers

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance	780.00	780.00
	Sales Tax	7.00%	0.00
<i>19.32.468</i>			
<p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p>			
Total			\$780.00



Tree Amigos

Outdoor Services

Invoice

Invoice#: 12352

Date: 11/30/2019

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

Project: Grey Hawk Maintenance
475 West Town Place Suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
Nov Monthly Landscaping Maintenance Services	1.00	6,916.33	6,916.33

Notes:

Invoice Total: \$6,916.33

21,321.62



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5530975
Account Number: 216126000
Invoice Date: 10/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

ARMSTRONG COMMUNITY DEVELOPMENT DIST
ATTN DISTRICT MANAGER
5385 N NOB HILL RD
SUNRISE FL 33351

ARMSTRONG CDD SERIES 2017A & 2017B

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

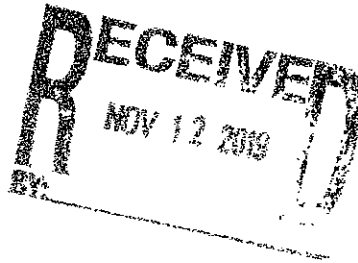
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,717.38

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ARMSTRONG CDD SERIES 2017A & 2017B

Invoice Number: 5530975
Account Number: 216126000
Current Due: \$3,717.38
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 216126000
Invoice # 5530975
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 5530975
 Invoice Date: 10/25/2019
 Account Number: 216126000
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

ARMSTRONG CDD SERIES 2017A & 2017B

Accounts Included	214470000	214470001	214470002	214470003	214470004	214470005
In This Relationship:	216126000	216126001	216126002	216126003	216126004	216126005
	216126006					

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 10/01/2019 - 09/30/2020				\$3,450.00
Incidental Expenses	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38



Armstrong CDD
Caly County Utility Authority

		Nov-19
00567729	3518 Royal Pines Drive Reclaimed	\$ 435.30
00577060	875 Tynes Blvd	\$ 2,425.15
00568411	3682 Royal Pines Drive Irrigation	\$ 336.60
00574046	3645 Royal Pines Drive Pool	\$ 216.86
00574047	3645 Royal Pines Drive Clubhouse	\$ -
00574048	3645 Royal Pines Drive Irrigation	\$ 564.35
		<u>\$ 3,978.26</u>

Vendor #16

001.320.53800.43100	\$ 3,761.40
001.330.57200.43100	\$ 216.86
	<u>\$ 3,978.26</u>

Armstrong CDD
Caly County Utility Authority

			Nov-19
00567729	3518 Royal Pines Drive Reclaimed	\$	435.30
00577060	875 Tynes Blvd	\$	2,425.15
00568411	3682 Royal Pines Drive Irrigation	\$	336.60
00574046	3645 Royal Pines Drive Pool	\$	216.86
00574047	3645 Royal Pines Drive Clubhouse	\$	-
00574048	3645 Royal Pines Drive Irrigation	\$	564.35
		\$	<u>3,978.26</u>

Vendor #16

001.320.53800.43100	\$	3,761.40
001.330.57200.43100	\$	216.86
	\$	<u>3,978.26</u>



3176 Old Jennings Road, Middleburg, Florida 32068
 Please visit us on the web at www.clayutility.org
 Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 12/06/2019

Customer #: 00574048
 Route #: MC05560404

Service Address: 3645 Royal Pines Drive Irrigation

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)			12/06/19 to 01/08/20		\$0.00	
Consumption Charges			Tier 1	0.0	x	0.00 \$0.00
Proration Factor: 0.0000			Tier 2	0.0	x	0.00 \$0.00
			Tier 3	0.0	x	0.00 \$0.00
			Tier 4	0.0	x	0.00 \$0.00

Please join us in our effort to provide children in Clay County with a wonderful holiday season. We have partnered with Kids First of Florida and will be collecting toys and gift cards.

Kids First of Florida works with families whose children are at risk or victims of neglect or abuse. There are currently over 500 kids in Clay County in need of our help.

Make your donation at 3176 Old Jennings Road, Middleburg, Florida. To learn more about Kids First of Florida visit <http://kidsfirstofflora.org>. Thank you for your generous support.

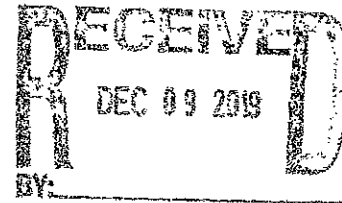
Sewer						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)					\$0.00	
Consumption Charges			0.0	x	0.00	\$0.00

Please pay \$564.35 by 12/27/2019 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$508.20 was posted to your account on 11/15/2019.

Reuse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	12/05/19	31	1249	1515	266
Base Charges (Prepaid)					\$80.52	
Consumption Charges			Tier 1	77.5	x	0.79 \$61.23
Proration Factor: 1.0333			Tier 2	25.8	x	1.56 \$40.25
			Tier 3	162.7	x	2.35 \$382.35

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$564.35
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$564.35



Please return this portion with payment



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, Florida 32068

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 3645 Royal Pines Drive Irrigation

Customer #:00574048
 Route #:MC05560404
 Route Group:26

Bill Summary

Bill Date	12/06/19
Current Charges	\$564.35
Current Charges Past Due After	12/27/19
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$564.35

ADDRESSEE

6268 1 MB 0.425 20-18



ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 5385 N NOB HILL RD
 SUNRISE, FL 33351-4761



MAIL PAYMENT TO



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

ABOUT THIS BILL:

When returning your payment by mail, please return the lower portion with your remittance. Include your customer number on your check or other correspondence. Do not mail cash. When paying your bill in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

ABOUT DEPOSITS:

Deposits are necessary to protect paying customers from losses caused by those who do not pay. Deposits earn interest annually. Customers with deposits on file will receive interest credits on the bill received after their 12 month anniversary date and each year thereafter during that same period.

COLLECTIONS:

Payments are due upon receipt. Any previous balance beyond the due date for that billing period is past due and subject to disconnection. Customers may be charged a late charge for past due payments.

SERVICE CHARGES:

A charge for additional services related to your account such as initial connection of service, reconnection after failure to pay, premise visit, after hours premise visit, return check charge, violation of reconnection, etc. may apply.

TAX:

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Consumer Confidence reports are available at our office and website

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

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3176 Old Jennings Road, Middleburg, Florida 32068
 Please visit us on the web at www.clayutility.org
 Hours: Monday - Friday: 8am - 5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD
 Service Address: 3518 Royal Pines Drive Reclaimed

Bill Date: 12/06/2019

Customer #: 00567729
 Route #: MC05533398

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage	
Base Charges (Prepaid)			12/06/19 to 01/08/20			\$0.00	
Consumption Charges			Tier 1	0.0	x	0.00	\$0.00
Proration Factor: 0.0000			Tier 2	0.0	x	0.00	\$0.00
			Tier 3	0.0	x	0.00	\$0.00
			Tier 4	0.0	x	0.00	\$0.00

Power

Base Charges (Prepaid)						\$0.00
Consumption Charges			0.0	x	0.00	\$0.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage	
82100744	1	12/05/19	31	3969	4167	198	
Base Charges (Prepaid)						\$40.25	
Consumption Charges			Tier 1	38.2	x	0.79	\$30.18
Proration Factor: 1.0333			Tier 2	13.5	x	1.56	\$21.06
			Tier 3	146.3	x	2.35	\$343.81

Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$435.30
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$435.30

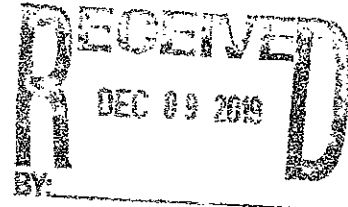
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Please pay \$435.30 by 12/27/2019 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$693.96 was posted to your account on 11/26/2019.



Please return this portion with payment

Bill Summary



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, Florida 32068

Bill Date	12/06/19
Current Charges	\$435.30
Current Charges Past Due After	12/27/19
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$435.30

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed

Route #:MC05533398

Route Group:27

ADDRESSES

MAIL ROOM/EXTENSION

6263 1 MB 0.425 20-18



ARMSTRONG CDD
 5385 N NOB HILL RD
 SUNRISE, FL 33351-4761



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

ABOUT THIS BILL:

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ABOUT DEPOSITS:

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COLLECTIONS:

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SERVICE CHARGE:

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3176 Old Jennings Road, Middleburg, Florida 32068
 Please visit us on the web at www.claycounty.org
 Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 12/06/2019

Customer #: 00577060

Service Address: 875 Tynes Blvd

Route #: MC05560359

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)			12/06/19 to 01/08/20			\$0.00
Consumption Charges			Tier 1	0.0	x	0.00
Proration Factor: 0.0000			Tier 2	0.0	x	0.00
			Tier 3	0.0	x	0.00
			Tier 4	0.0	x	0.00

Please join us in our effort to provide children in Clay County with a wonderful holiday season. We have partnered with Kids First of Florida and will be collecting toys and gift cards.

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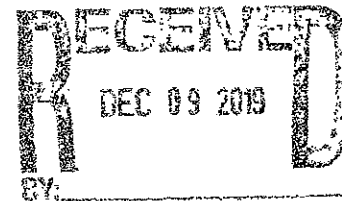
Please pay \$2425.15 by 12/27/2019 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$201.18 was posted to your account on 11/15/2019.

Sewer						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges			0.0	x	0.00	\$0.00

Reuse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278202	1	12/05/19	80	0	1092	1092
Base Charges (Prepaid)						\$40.25
Consumption Charges			Tier 1	98.7	x	0.79
Proration Factor: 2.6667			Tier 2	34.6	x	1.56
			Tier 3	958.7	x	2.35
						\$2,252.95

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$2,425.15
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$2,425.15



Please return this portion with payment

Bill Summary



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, Florida 32068

Bill Date	12/06/19
Current Charges	\$2,425.15
Current Charges Past Due After	12/27/19
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$2,425.15

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd

Route #:MC05560359

Route Group:26

6269 1 MB 0.425 20-18



ARMSTRONG CDD
 5385 N NOB HILL RD
 SUNRISE, FL 33351-4761



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

ABOUT THIS BILL:

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3176 Old Jennings Road, Middleburg, Florida 32068
 Please visit us on the web at www.clayutility.org
 Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 12/06/2019

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Irrigation

Route #: MC05530006

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 12/06/19 to 01/08/20 \$0.00						
Consumption Charges		Tier 1	0.0	x	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	x	0.00	\$0.00
		Tier 3	0.0	x	0.00	\$0.00
		Tier 4	0.0	x	0.00	\$0.00

Service

Base Charges (Prepaid) \$0.00						
Consumption Charges		0.0	x	0.00	\$0.00	

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
83801396	1	12/05/19	31	2217	2373	156
Base Charges (Prepaid) \$40.25						
Consumption Charges		Tier 1	38.2	x	0.79	\$30.18
Proration Factor: 1.0333		Tier 2	13.5	x	1.56	\$21.06
		Tier 3	104.3	x	2.35	\$245.11

Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$336.60
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$336.60

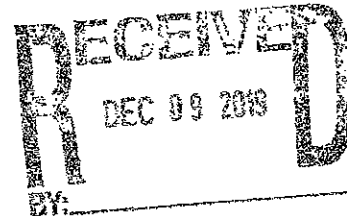
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Please pay \$336.60 by 12/27/2019 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$430.76 was posted to your account on 11/15/2019.



Please return this portion with payment

Bill Summary



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, Florida 32068

Bill Date	12/06/19
Current Charges	\$336.60
Current Charges Past Due After	12/27/19
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$336.60

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Irrigation

Route #:MC05530006

Route Group:26

ADDRESS

MAIL PAYMENT

6265 1 MB 0.425 20-18



ARMSTRONG CDD
 5385 N NOB HILL RD
 SUNRISE, FL 33351-4761



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

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3176 Old Jennings Road, Middleburg, Florida 32068
 Please visit us on the web at www.clayutility.org
 Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 12/06/2019
 Service Address: 3645 Royal Pines Drive Pool

Customer #: 00574046
 Route #: MC05560400

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	12/05/19	31	665	761	96
Base Charges (Prepaid)			12/06/19 to 01/08/20		\$26.68	
Consumption Charges			Tier 1	96.0 x	1.97	\$189.12
Proration Factor: 1.0333			Tier 2	0.0 x	0.00	\$0.00
			Tier 3	0.0 x	0.00	\$0.00
			Tier 4	0.0 x	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.06

Sewer						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)					\$0.00	
Consumption Charges			0.0	x	4.39	\$0.00

Reuse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)					\$0.00	
Consumption Charges			Tier 1	0.0 x	0.00	\$0.00
Proration Factor: 0.0000			Tier 2	0.0 x	0.00	\$0.00
			Tier 3	0.0 x	0.00	\$0.00

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$216.86
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$216.86

Please join us in our effort to provide children in Clay County with a wonderful holiday season. We have partnered with Kids First of Florida and will be collecting toys and gift cards.

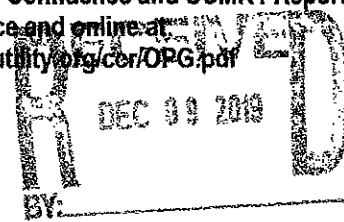
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Please pay \$216.86 by 12/27/2019 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$224.74 was posted to your account on 11/15/2019.

Consumer Confidence and UCMR4 Reports are available at our office and online at www.clayutility.org/ccr/OPG.pdf



Please return this portion with payment



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, Florida 32068

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 3645 Royal Pines Drive Pool

Customer #:00574046
 Route #:MC05560400
 Route Group:26

Bill Summary

Bill Date	12/06/19
Current Charges	\$216.86
Current Charges Past Due After	12/27/19
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$216.86

ADDRESSEE

6266 1 MB 0.425 20-18

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 5385 N NOB HILL RD
 SUNRISE, FL 33351-4761

MAIL ORDER INFO



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

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3176 Old Jennings Road, Middleburg, Florida 32068
 Please visit us on the web at www.clayutility.org
 Hours: Monday - Friday, 8am-5pm; Phone: 904-272-5999

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 12/06/2019
 Service Address: 3645 Royal Pines Drive Clubhouse

Customer #: 00574047
 Route #: MC05560402

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	12/05/19	31	77	78	1
Base Charges (Prepaid)			12/06/19 to 01/06/20		\$85.30	
Consumption Charges			Tier 1	1.0 x	1.97	\$1.97
Proration Factor: 1.0333			Tier 2	0.0 x	0.00	\$0.00
			Tier 3	0.0 x	0.00	\$0.00
			Tier 4	0.0 x	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.06

Sewer						
Base Charges (Prepaid)						\$193.18
Consumption Charges			1.0	x	4.39	\$4.39

Reverse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges			Tier 1	0.0 x	0.00	\$0.00
Proration Factor: 0.0000			Tier 2	0.0 x	0.00	\$0.00
			Tier 3	0.0 x	0.00	\$0.00

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$285.90
Previous Balance	\$-660.01
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$-374.11

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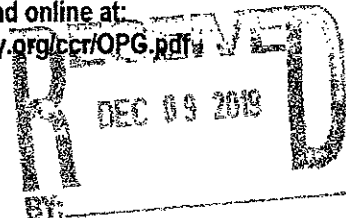
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Your current billing reflects a credit balance. This credit balance will reflect on your next billing.

Your last payment of \$1219.09 was posted to your account on 09/11/2019.

Consumer Confidence and UCMR4 Reports are available at our office and online at: www.clayutility.org/ccr/OPG.pdf



Please return this portion with payment



Clay County Utility Authority
 3176 Old Jennings Road
 Middleburg, Florida 32068

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 3645 Royal Pines Drive Clubhouse

Customer #:00574047
 Route #:MC05560402
 Route Group:26

Bill Summary

Bill Date	12/06/19
Current Charges	\$285.90
Current Charges Past Due After	12/27/19
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$-660.01
Total Amount Due	\$-374.11

ADDRESSEE

6267 1 MB 0.425 20-18

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 3385 N NOB HILL RD
 SUNRISE, FL 33351-4761



MAIL PAYMENT TO

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

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When returning your payment by mail, please return the lower portion with your remittance. Include your customer number on your check or other correspondence. Do not mail cash. When paying your bill in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

ABOUT DEPOSITS:

Deposits are necessary to protect paying customers from losses caused by those who do not pay. Deposits earn interest annually. Customers with deposits on file will receive interest credits on the bill received after their 12 month anniversary date and each year thereafter during that same period.

COLLECTIONS:

Payments are due upon receipt. Any previous balance beyond the due date for that billing period is past due and subject to disconnection. Customers may be charged a late charge for past due payments.

SERVICE CHARGES:

A charge for additional services related to your account such as initial connection of service, reconnection after failure to pay, premise visit, after hours premise visit, return check charge, violation of reconnection, etc. may apply.

TAX:

Some municipalities levy a tax on services you use. It is collected by your utility and remitted to the municipality.

ABOUT EMPLOYEES:

Company policy prohibits field personnel from collecting cash. All field employees are in company uniform and carry identification cards.

If your service is interrupted, please call the telephone number listed on the front of your bill. Please remember that during severe weather service interruption may be widespread, thus delaying the repair of service.

ACCOUNT INFORMATION CHANGES:

Please note we cannot change the name or mailing address on this account without proper documentation. If the actual name or mailing address on your account is incorrect, please visit us on the web at www.clayutility.org. If you do not have web access, you may call our toll free number at 1-877-476-CCUA. Having the correct billing (mailing) address on your account will help ensure proper delivery of your bill. CCUA will not be responsible for returned mail or disconnection of service due to non-payment of your account should you not receive a bill. If there is a discrepancy in your service address, CCUA billing staff will have to verify your correct address with the County before any change is made.

Consumer Confidence reports are available at our office and website

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

Please include any mailing address changes on a separate enclosure and return with your bill stub and payment or visit us at www.clayutility.org.

**All payments are automatically processed.
Noting changes on this bill stub will not ensure proper changes are made to your account.**

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 49

Invoice Date: 12/1/19

Due Date: 12/1/19

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 - December 2019		3,750.00	3,750.00
Website Administration - December 2019		83.33	83.33
Information Technology - December 2019		125.00	125.00
Dissemination Agent Services - December 2019		583.33	583.33
Office Supplies		13.51	13.51
Postage		11.65	11.65
Postage		166.35	166.35
Telephone		34.00	34.00

Total	\$4,767.17
Payments/Credits	\$0.00
Balance Due	\$4,767.17

Invoice Number	Invoice Date	Job	Gross Amount	Discount Amount	Payment Amount
INV#RA040119	04/01/19	1	3,909.30		3,909.30
	ASSESSMENT BILL				
INV#RA093019	09/30/19	1	1,485.53	-OVERPAYMENT-	1,485.53
	ASSESSMENT BILL				
			\$5,394.83		\$5,394.83

- SEND \$1,485.53
 BACK TO RA &
 TAKE YOUR SWEET
 TIME - THEY KEPT
 LYING ABOUT WHEN
 IT WAS SENT
 - SEND \$3,909.30
 TO US BANK
 S. 2017A

26.209.102

enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include

Please Remit to:
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 Attn: Sheryl Fulks, Assessment Roll Administrator
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 904-940-5850 X 407
sfulks@gmsnf.com

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

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

DATE 10/15/2018

PERIOD COVERED

10/1/18 - 9/30/19

FY 2019 NON AD VALOREM ASSESSMENTS BILL

PAST DUE

RICHMOND AMERICAN HOME OF FLORIDA, LP
 ATTN: CLINT SHEA
 1560 WELLS ROAD, BLDG A, SUITE 105
 ORANGE PARK, FL 32073
Clint.Shea@mdch.com

PARCEL ID	ASMT TYPE	# UNITS	SERIES 2017A DEBT ASMT NET	FY19 O&M (1)	TOTAL
ATTACHED	ATTACHED	3	3,909.30	-	3,909.30
TOTAL		3	3,909.30	-	3,909.30

Assessments need to be paid in full at closing to a homeowner.

(1) Under a developer funding agreement

Due in full by December 1, 2018 or in installments as outlined below:

PAYMENT SCHEDULE:

INVOICE #	DUE DATE	% DUE	SERIES 2017A DEBT ASMT NET	O&M	TOTAL DUE
RA040119	4/1/19	62.00%	2,423.77	-	2,423.77
RA093019	9/30/19	38.00%	1,485.53	-	1,485.53
TOTAL			3,909.30	-	3,909.30

In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include

Please Remit to:
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
 Attn: Sheryl Fulks, Assessment Roll Administrator
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 904-940-5850 X 407
sfulks@gmsnf.com



ACCOUNT INVOICE

peoplesgas.com | f t p s i n

Statement Date: 12/05/2019
Account: 221007627575

ARMSTRONG CDD
3645 ROYAL PINES DR
MIDDLEBURG, FL 32068

Current month's charges:	\$268.47
Total amount due:	\$268.47
Payment Due By:	12/26/2019

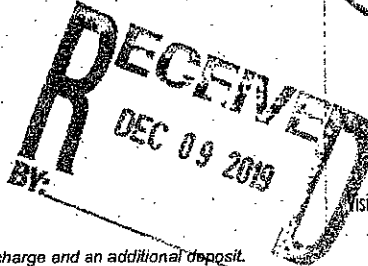
Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$268.47
Total Amount Due	\$268.47

Help neighbors in need this holiday season.



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Hot water, warm towels and perfect meals. Plus cash-back rebates when you upgrade existing or install new natural gas appliances.



peoplesgas.com/bizrebates

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



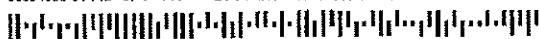
See reverse side for more information

Account: 221007627575

Current month's charges:	\$268.47
Total amount due:	\$268.47
Payment Due By:	12/26/2019

Amount Enclosed \$ _____
631630181962

00004593 01 AB 0.40 33351 FTeco112031923154110 00000 04 01000000 009 05 25649 002



ARMSTRONG CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



6316301819622210076275750000000268479

00004593-0010028-Page 1 of 4



Thank you for rating us "Highest in Customer Satisfaction among Midsize Residential Natural Gas Service in the South" seven years in a row. For J.D. Power award information, visit jdpower.com/awards

Contact Information

Residential Customer Care

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy

Conservation Rebates

877-832-6747

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

BTU – British thermal unit; – a unit of heat measurement.

Budget Billing – Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification – Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor – This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Customer Charge – A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

Distribution Charge – Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Estimated – If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

For more information about your bill, please visit peoplesgas.com.

Your payment options are:

- Schedule free one-time or recurring payments at peoplesgas.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit peoplesgas.com or call Customer Care at the number listed above.
- Pay by credit or debit card using **KUBRA EZ-PAY** at peoplesgas.com or call 866-889-6469. (A convenience fee will be charged to your bank account or credit card.)

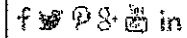
When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite peoplesgas.com para ver esta información en español.



ACCOUNT INVOICE



Account: 221007627575
Statement Date: 12/05/2019
Current month's charges due 12/26/2019

Details of Current Month's Charges – Service from - 11/14/2019 to 11/27/2019

Service for: 3645 ROYAL PINES DR, MIDDLEBURG, FL 32068

Rate Schedule: General Service 1 (GS1)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
AHX50502	11/27/2019	0		0		0 CCF		1.043		1.0000	0.0 Therms	6 Days
Customer Charge											\$16.63	Peoples Gas Usage History
Natural Gas Service Cost											\$16.63	Therms Per Day
Municipal Public Service Tax											\$0.67	(Average)
State Tax											\$1.17	DEC 2019 0.0
Total Natural Gas Cost, Local Fees and Taxes												\$18.47
Other Fees and Charges												
Gas Security Deposit											\$175.00	
Gas Connection Chrg Inact Same											\$75.00	
Total Other Fees and Charges												\$250.00
Total Current Month's Charges												\$268.47

00094993-010030-Page 3 of 4

Important Messages

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Warmest wishes from our family to yours

All of us at Peoples Gas wish you a wonderful holiday season and a very happy new year. We're proud to provide you with the safe, reliable and environmentally friendly energy that fuels your life.





Use common senses to identify a natural gas leak

While a natural gas leak is a rare occurrence, a big part of our commitment to safety is to share with you what you need to know about the natural gas pipelines in your area.

Remember to use your senses when you are walking around your home, business or neighborhood.

SMELL - If you smell rotten eggs, a natural gas leak could be nearby.

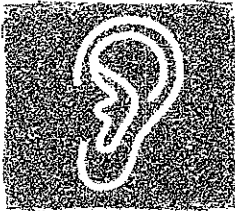
VISION - Watch for dirt blowing or water bubbling up from the ground, which may indicate a gas leak.

SOUND - Listen for hissing or high-pitched whistling. Noise varies with line pressure.

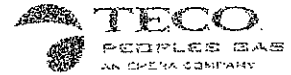
If you suspect a natural gas leak, leave the area immediately and call us at **877-832-6747 (877-TECO-PGS)**.

We have someone ready to answer your calls about leaks or other natural gas emergencies 24/7.

Visit peoplesgas.com/safety for safety tips and to learn more about natural gas safety.



PEOPLES GAS





GREYHAWK HOMEOWNERS ASSOCIATIO
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

Page: 1 of 3
 Issue Date: Dec 07, 2019
 Account Number: 300208593

One little change can help make a difference. Go paperless today. Get more convenience, plus help reduce paper waste! Update your billing preferences at att.com/paperless

AutoPay: Set up automatic payments that you can update whenever you want. Go to att.com/autopay today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Total due

\$169.24

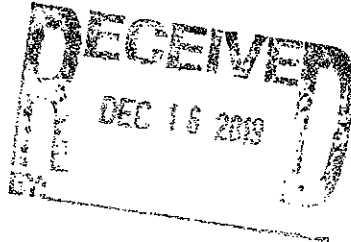
Please pay by:
 Dec 29, 2019

Account summary

Your last bill	\$275.17
Payment, Nov 30 - Thank you!	-\$275.17
<hr/>	
Remaining balance	\$0.00

Service summary

Internet	<i>Page 2</i>	\$128.40
Phone	<i>Page 2</i>	\$40.84
<hr/>		
Total services		\$169.24



Total due **\$169.24**

Please pay by Dec 29, 2019

Ways to pay and manage your account:

myAT&T app
 iPhone and Android

att.com/pay

Ordering, billing or support
800.321.2000
 TTY: 800.651.5111

Surcharges & fees

3. Cost Assessment Charge \$8.40

Total for Internet \$128.40

Phone

Monthly charges

Dec 08 - Jan 07

1. Phone International Plus 904.203.7112 (Promotional Offer) \$30.00

Surcharges & fees

2. Cost Assessment Charge \$0.73
3. FL County 911 Service Fee \$0.40
4. Federal Universal Service Charge \$4.86

Government taxes & fees

5. FL Gross Receipts Tax \$0.81
6. FL Local Communications Tax \$2.27
7. FL State Communications Tax \$1.77

Total for Phone \$40.84

News you can use

More for less
Call 877.437.4620 to learn how you can save by bundling your TV, Internet & phone and other AT&T services today.

Important information

Late payment charge

A late payment charge of \$9.25 will be assessed if payment is not received on or before the due date.

Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If

Important information continues...

1336.021.206560.01.02.0000000 NNNNNNNY 007649.007649



Date: _____

Bank Account Holder Signature: _____

If I enroll in AutoPay, I authorize AT&T to pay my bill monthly by electronically deducting money from my bank account. I can cancel authorization by notifying AT&T at www.att.com or by calling the customer care number listed on my bill. Your enrollment could take 1-2 billing cycles for AutoPay to take effect. Continue to submit payment until page one of your invoice reflects that AutoPay has been scheduled.

AutoPay enrollment

1336.21.1059.206560 1 AV 0.383 rc
GREYHAWK HOMEOWNERS ASSOCIATIO
6385 N NOB HILL RD
SUNRISE FL 33351-4761

013



Clay Electric Cooperative, Inc.
 Orange Park District
 734 Blanding Blvd
 Orange Park FL 32065-5798
 904-272-2456 (800)224-4917

Statement Date: 12/12/2019

Trustee Dist 06

Web Address
 clayelectric.com

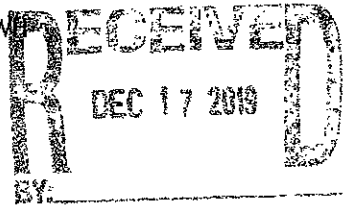
Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address	Meter No	Multiplier				
*9054872	ARMSTRONG CDD	3599 ROYAL PINES DR IRRIGATION	154530783	1				
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	11/06/2019	12/10/2019	01/13/20	370	507	137	34	4

Previous Statement Balance 39.00
 11/25/2019 Payment Received - Thank You 39.00CR
 Previous Balance \$ 0.00

Current Charges Billed 12/12/2019

Energy	11.14
Access Charge	23.00
Power Cost Adjustment .01740 X 137 KWH	2.38
FLA Gross Receipts Tax	0.93
Florida State Sales Tax	2.60
Clay Co Public Ser Utility Tax	1.30
Clay County Sales Tax	0.37
Operation Round Up	0.28



Current Charges Due on 12/26/2019 \$ 42.00
 Total Amount Due \$ 42.00

Non-Taxable Fuel Amount @ .02908/KWH -\$3.98
 Government Taxes/Fees are not imposed by Clay Electric \$ 5.20

Your co-op's board of trustees, management and employees wish you the very best this holiday season. The co-op's offices will be closed Dec. 24-25 and Jan. 1. Please report outages to (888) 434-9844 or at ClayElectric.com.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

When Paying in Person: Bring entire bill with you.
 When Paying By Mail: Return this portion with your payment.

Clay Electric Cooperative, Inc.
 P.O. Box 308 58
 Keystone Heights, Florida 32656-0308

Mailing Address Correction: _____

911 Emergency Address: _____

Account Number	I included an additional amount as a donation to Project Share to help those in need.
*9054872	
Phone Number	\$
(904) 940-5850	
Phone Correction	Payment Amount
Return this coupon with your payment	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Current Charges \$ 42.00
 Due Date 12/26/2019
 Total Amount Due \$ 42.00

78594-12A*1*58*****AUTO**MIXED AADC 350
 ARMSTRONG CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

09054872 0000042002

What is CheckOut?

Use the barcode below while you shop as a fast convenient way to pay your Clay Electric Cooperative bill through the checkout lane at a Dollar General retailer near you. Only cash will be accepted at these locations. To find a location near you, please visit www.clayelectric.com

Convenience fee of \$1.95 automatically added at checkout



799366144580006371682135289919



By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at www.payithere.com/terms. After successful payment using this barcode, you may retrieve your full detailed receipt at www.payithere.com/receipt.



Clay Electric Cooperative, Inc.
 Orange Park District
 734 Blanding Blvd
 Orange Park FL 32065-5798
 904-272-2456 (800)224-4917

Statement Date: 12/12/2019

Trustee Dist 06

Web Address
 clayelectric.com

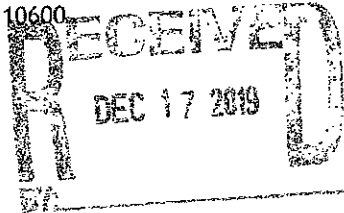
Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address	Meter No	Multiplier				
9082120	ARMSTRONG CDD	3645 ROYAL PINES DR AMENITY CENTER	151835709	200				
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	11/06/2019	12/10/2019	01/13/20	249	302	10600	34	312

Previous Statement Balance 1,170.00
 11/25/2019 Payment Received - Thank You 1,170.00CR
 Previous Balance \$ 0.00

Current Charges Billed 12/12/2019

Energy	861.78
Access Charge	23.00
Power Cost Adjustment .01740 X 10600	184.44
FLA Gross Receipts Tax	27.40
Florida State Sales Tax	76.22
Clay Co Public Ser Utility Tax	30.44
Clay County Sales Tax	10.97
Operation Round Up	0.75



Current Charges Due on 12/26/2019 \$ 1,215.00
 Total Amount Due \$ 1,215.00

Non-Taxable Fuel Amount @ .02908/KWH -\$308.25
 Government Taxes/Fees are not imposed by Clay Electric \$ 145.03

Your co-op's board of trustees, management and employees wish you the very best this holiday season. The co-op's offices will be closed Dec. 24-25 and Jan. 1. Please report outages to (888) 434-9844 or at ClayElectric.com.

Payments received after 3 pm will be credited to your account the following business day. Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

▼ Tear Here ▼

When Paying in Person: Bring entire bill with you.
 When Paying By Mail: Return this portion with your payment.

Clay Electric Cooperative, Inc.
 P.O. Box 308
 Keystone Heights, Florida 32656-0308

58

Mailing Address Correction: _____

911 Emergency Address: _____

Account Number	I included an additional amount as a donation to Project Share to help those in need.
9082120	
Phone Number	\$
(904) 940-5850	
Phone Correction	Payment Amount
Return this coupon with your payment	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Current Charges \$ 1,215.00
 Due Date 12/26/2019
 Total Amount Due \$ 1,215.00

78594-12A*1*58*****AUTO**MIXED AADC 350
 ARMSTRONG CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

09082120 0001215003

00000277

What is CheckOut?

Use the barcode below while you shop as a fast convenient way to pay your Clay Electric Cooperative bill through the checkout lane at a Dollar General retailer near you. Only cash will be accepted at these locations. To find a location near you, please visit www.clayelectric.com

Convenience fee of \$1.95 automatically added at checkout



799366144580006371682135562398



By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at www.payithere.com/terms. After successful payment using this barcode, you may retrieve your full detailed receipt at www.payithere.com/ereceipt.



Clay Electric Cooperative, Inc.
 Orange Park District
 734 Blanding Blvd
 Orange Park FL 32065-5798
 904-272-2456 (800)224-4917

Statement Date: 12/12/2019

Trustee Dist 06

Web Address
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address	Meter No	Multiplier				
9082351	ARMSTRONG CDD	705 TYNES BLVD IRRIGATION	152055950	1				
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	11/06/2019	12/10/2019	01/13/20	2	3	1	34	0

Previous Statement Balance 27.00
 11/25/2019 Payment Received - Thank You 27.00CR

Previous Balance \$ 0.00

Current Charges Billed 12/12/2019

Energy 0.08
 Access Charge 23.00
 Power Cost Adjustment .01740 X 1 KWH 0.02
 FLA Gross Receipts Tax 0.59
 Florida State Sales Tax 1.65
 Clay Co Public Ser Utility Tax 0.92
 Clay County Sales Tax 0.24
 Operation Round Up 0.50

Current Charges Due on 12/26/2019

\$ 27.00

Total Amount Due

\$ 27.00

Non-Taxable Fuel Amount @ .02908/KWH -\$.03

Government Taxes/Fees are not imposed by Clay Electric

\$ 3.40

Your co-op's board of trustees, management and employees wish you the very best this holiday season. The co-op's offices will be closed Dec. 24-25 and Jan. 1. Please report outages to (888) 434-9844 or at ClayElectric.com.

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▼ Tear Here ▼

When Paying in Person: Bring entire bill with you.
 When Paying By Mail: Return this portion with your payment.

Clay Electric Cooperative, Inc.
 P.O. Box 308
 Keystone Heights, Florida 32656-0308

58

Mailing Address Correction: _____

911 Emergency Address: _____

Account Number	I included an additional amount as a donation to Project Share to help those in need.
9082351	
Phone Number	\$
(904) 940-5850	
Phone Correction	Payment Amount
Return this coupon with your payment	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.

Current Charges \$ 27.00

Due Date 12/26/2019

Total Amount Due

\$ 27.00



78594-12A*1*58*****AUTO**MIXED AADC 350
 ARMSTRONG CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761

09082351

0000027003

What is CheckOut?

Use the barcode below while you shop as a fast convenient way to pay your Clay Electric Cooperative bill through the checkout lane at a Dollar General retailer near you. Only cash will be accepted at these locations. To find a location near you, please visit www.clayelectric.com

Convenience fee of \$1.95 automatically added at checkout



799366144580006371682135564709



By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at www.payithere.com/terms. After successful payment using this barcode, you may retrieve your full detailed receipt at www.payithere.com/receipt.



3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200



1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

ARMSTRONG CDD C/O GMS, LLC
475 W TOWN PL # 114
ATTN: SARAH SWEETING
ST AUGUSTINE, FL 32092

Cust#:989731
Ad#:306506
Phone#:904-940-5850
Date:11/22/2019

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 4.80

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	12/05/2019	12/05/2019	1	64.80	64.80

Payment Information:

Date:	Order#	Type
11/22/2019	306506	BILLED ACCOUNT

Total Amount: 64.80

Tax: 0.00

Amount Due: 64.80

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

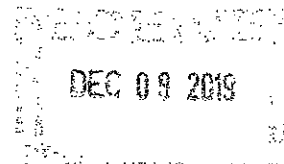
Ad Copy

Notice of Meeting Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, December 12, 2019 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the



PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF MEETING

in the matter of

DECEMBER MEETING

LEGAL: 45289 ORDER: 306506

was published in said newspaper in the issues:

12/05/2019

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, 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.



**Notice of Meeting
Armstrong Community
Development District**
The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, December 12, 2019 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
James Perry
District Manager
Legal 45289 published Dec 5, 2019 in
Clay County's Clay Today newspaper

Sworn to me and subscribed before me 12/05/2019

Christie Lou Wayne
NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
Telephone (904) 264-3200 - FAX (904) 264-3285
E-Mail: Christie@opcfla.com



3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200



1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

ARMSTRONG CDD C/O GMS, LLC
475 W TOWN PL # 114
ATTN: SARAH SWEETING
ST AUGUSTINE, FL 32092

Cust#:989731
Ad#:306356
Phone#:904-940-5850
Date:11/19/2019

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 11.00

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	12/05/2019	12/05/2019	1	148.50	148.50

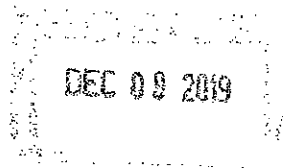
Payment Information:

Date:	Order#	Type
11/19/2019	306356	BILLED ACCOUNT

Total Amount: 148.50
Tax: 0.00
Amount Due: 148.50

Attention: Requests for credits or refunds for early cancellations must be made within 90 days.

Ad Copy



PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF RULEMAKING

in the matter of

RULES OF PROCEDURES

LEGAL: 45275 ORDER: 306356

was published in said newspaper in the issues:

12/05/2019

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, 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 preceding 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.



NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Armstrong Community Development District ("District") on January 9, 2020 at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Clay Today on November 28, 2019. The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 580-5850 ("District Manager's Office").

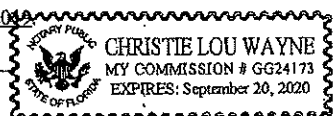
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.641(1), Florida Statutes, must do so in writing within twentyone (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1800-955-8770 for aid in contacting the District Manager's Office.

Jim Perry, District Manager
Armstrong Community Development District
Legal 45275 published Dec 5, 2019 in Clay County's Clay Today newspaper

Sworn to me and subscribed before me 12/05/2019

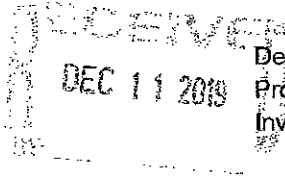
Christie Lou Wayne
NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
Telephone (904) 264-3200 - FAX (904) 264-3285
E-Mail: Christie@opcfla.com



Jim Perry
 Armstrong Community Development District
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092



December 5, 2019
 Project No: 19238.00000
 Invoice No: 0192645

Project 19238.00000 Armstrong CDD-2019/2020 General Consulting Engineering Services (WA#1)

Professional Services rendered through November 30, 2019

Task	01	General Consulting Services	
Total Fee		10,000.00	
Percent Complete		0.00	
		Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
		Total Fee	0.00

Professional Personnel

		Hours	Rate	Amount
Project Manager				
Brecht, John	11/16/2019	2.25	180.00	405.00
Brecht, John	11/23/2019	.50	180.00	90.00
Totals		2.75		495.00
Total Labor				495.00
			Total this Task	\$495.00

Task	XP	Expenses		
Expenses				
Mileage				27.14
Total Expenses			1.15 times	27.14
			Total this Task	\$31.21
			Invoice Total this Period	\$526.21

Outstanding Invoices

Number	Date	Balance	
0191893	10/8/2019	113.95	
0192238	11/5/2019	1,967.21	
Total		2,081.16	
		Total Now Due	\$2,607.37

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-643-8595 • fax 904-648-9485
 CA 0002594 LC 0003016

Evergreen Lifestyles Management, LLC

10401 Deerwood Park Blvd Suite 2130
Jacksonville, FL 32556
321-558-6500

INVOICE

DATE: 11/30/2019
INVOICE # ARMCD1119N

BILL TO

1179 - Armstrong CDD
GMS-SF, LLC
Attn: Patti Powers
5385 N Nob Hill Road
Sunrise, FL 33351

VENDOR	DESCRIPTION	AMOUNT
GF156-10/29 wo18164	Performed janitorial service	260.00
GF161-11/06 wo18427	Performed janitorial service	260.00
GF163-11/14 Thursday	Performed janitorial service	260.00
GF170-11/19 wo18826	Performed janitorial service	260.00
ELM-Amex Nov	Amazon purchase janitorial supplies	79.16
Subtotal		\$ 1,119.16

OTHER COMMENTS

Please include the invoice number on your check

TOTAL Due \$ 1,119.16

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Stacey Durkes
sdurkes@evergreen-lm.com



EVERGREEN
LIFESTYLES MANAGEMENT

Evergreen Lifestyles Maintenance

Invoice No: GF156
Date: 11/04/2019
Bill To: Armstrong CDD (Greyhawk)
rjohnson@evergreen-lm.com

Invoice

GL-Code	Description	Quantity	Rate	Amount
	10/29 Tuesday wo18164 Performed janitorial service	1	\$260.00	\$260.00*
			Labor Subtotal	\$260.00

*Indicates non-taxable item

Subtotal \$260.00
Total \$260.00
Paid \$0.00

Balance Due \$260.00



EVERGREEN
LIFESTYLES MANAGEMENT

Evergreen Lifestyles Maintenance

Invoice No: GF161
Date: 11/12/2019
Bill To: Armstrong CDD(Greyhawk)
rjohnson@evergreen-lm.com

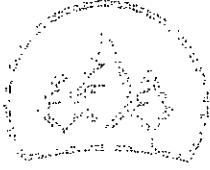
Invoice

GL-Code	Description	Quantity	Rate	Amount
	11/6 Wednesday wo18427 Performed janitorial work	1	\$260.00	\$260.00*
			Labor Subtotal	\$260.00

*Indicates non-taxable item

Subtotal \$260.00
Total \$260.00
Paid \$0.00

Balance Due \$260.00



EVERGREEN
LIFESTYLES MANAGEMENT

Evergreen Lifestyles Maintenance

Invoice No: GF163
Date: 11/18/2019
Bill To: Armstrong CDD (Greyhawk)
rjohnson@evergreen-lm.com

Invoice

GL-Code	Description	Quantity	Rate	Amount
	11/14 Thursday Performed janitorial services	1	\$260.00	\$260.00*
			Labor Subtotal	\$260.00

*Indicates non-taxable item

Subtotal	\$260.00
Total	\$260.00
Paid	\$0.00
Balance Due	\$260.00



EVERGREEN
LIFESTYLES MANAGEMENT

Evergreen Lifestyles Maintenance

Invoice No: GF170
Date: 11/25/2019
Bill To: Armstrong CDD(Greyhawk)
rjohnson@evergreen-lm.com

Invoice

GL-Code	Description	Quantity	Rate	Amount
	11/19 Tuesday wo18826 Performed janitorial service	1	\$260.00	\$260.00*
			Labor Subtotal	\$260.00

*Indicates non-taxable item

Subtotal \$260.00
Total \$260.00
Paid \$0.00

Balance Due \$260.00

1
Bob Johnson Card card ending in 1004
Evergreen Lifestyles Management
11.22.19

Date	Vendor/Store	Total Expense	Reason	ELM Code	Reimburse to Assn	Assn GL Code
11/05/2019	AMAZON.COM*1Y1983YU3 AMZN.COM/BILL WA	\$ 79.16	Janitorial Supplies		Armstrong CDD	Janitorial Supplies
	Total	\$ 79.16				

JS/ Bob Johnson

Name

11/25/2019

Date



Armstrong CDD
Sanitorial Supplies

Details for Order #112-0363946-2418651

Print this page for your records.

Order Placed: November 6, 2019
Amazon.com order number: 112-0363946-2418651
Order Total: \$79.16

Not Yet Shipped

Items Ordered	Price
2 of: <i>Tork Universal TJ0928 Jumbo Bath Tissue Roll, 2-Ply, 8.8" Dia., 3.55" Width x 750' Length, White (Case of 12 Rolls, 750 Per Roll, 9,000 Feet)</i>	\$36.99
<small>Sold by: Amazon.com Services, Inc</small>	
<small>Condition: New</small>	

Shipping Address:
Tiffany S Csálovskí
1885 Lago Del Sur Drive
MIDDLEBURG, FL 32068
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
American Express | Last digits: 1004

Item(s) Subtotal: \$73.98
Shipping & Handling: \$0.00

Billing address
Robert Johnson
2100 S. Hiawassee Road
Orlando, FL 32835
United States

Total before tax: \$73.98
Estimated tax to be collected: \$5.18

Grand Total: \$79.16

To view the status of your order, return to [Order Summary](#).

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Summit Facility Enterprises I, Inc.
 1330 Bea Court
 East Meadow, NY 11554

Invoice

Date	Invoice #
12/1/2019	1588

Bill To
 Armstrong CDD
 c/o GMS-SE, LLC
 Attn: Patti Powers
 5385 N Nob Hill Road
 Sunrise, FL 33351

Ship To
 Geeyhawk
 Attn: Patti Powers
 1090 Oakleaf Plantation Pkwy
 Orange Park FL 32065

Due Date	P.O. No.	Terms
12/31/2019		Net 30

Description	Quantity	Rate	Amount
General Cleaning Services (2x/week)		1,039.20	1,039.20
Service Month: December 2019			
Florida Sales Tax		6.50%	67.55

Total \$1,106.75

Phone #	Fax #	E-mail	Web Site
(516) 418-2130	(516) 418-2130	SummitAP@SummitFacilitySolutions.com	www.SummitFacilitySolutions.com



Tree Amigos

Outdoor Services

Invoice

Invoice#: 12438

Date: 12/30/2019

Billed To: Armstrong CDD
7807 Baymeadows Road Suite 205
Jacksonville FL 32256

Project: Armstrong CDD Maintenance

Description	Quantity	Price	Ext Price
Dec Monthly Landscaping Maintenance Services	1.00	6,916.33	6,916.33

Notes:

Invoice Total: \$6,916.33

