

ARMSTRONG

Community Development District

JUNE 11, 2020

Armstrong

Community Development District

475 West Town Place, Suite 114

Phone: 904-940-5850 - Fax: 904-940-5899

June 4, 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, June 11, 2020 at 3:30 p.m. via Zoom. Following is the advance agenda for this meeting:

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Business Meeting

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the May 14, 2020 Meeting
- IV. Acceptance of Fiscal Year 2019 Draft Audit Report
- V. Consideration of Resolution 2020-07, Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date to Adopt
- VI. Ratification of Addendum to Agreement with Viewpoint Security & Protection Agency
- VII. Ratification of CCUA Service Letter for Additional Irrigation
- VIII. Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Fiscal Year 2020 Auditing Services
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification / Consideration of Requisitions
 - C. District Manager
 - D. Facility Manager - Report
- X. Consideration of 2019 Deficit Funding Request No. 1
- XI. Supervisor's Requests and Audience Comments
- XII. Financial Reports
 - A. Financial Statements as of April 30, 2020
 - B. Check Register
- XIII. Next Scheduled Meeting – 07/09/20 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XIV. Adjournment

Prior to the regular meeting will be the audit committee meeting.

Enclosed for your review and approval are a copy of the minutes from the May 14, 2020 meeting.

The fourth order of business is acceptance of the draft audit for Fiscal Year 2019, which is enclosed for your review.

The fifth order of business is approval of the proposed budget for Fiscal Year 2021 and consideration of Resolution 2020-07, which are enclosed for your review. Approval of the proposed budget begins the budget process, allowing in excess of 60 days for Board and staff input prior to a public hearing and adoption of the budget.

The sixth order of business is ratification of addendum to agreement with Viewpoint Security & Protection Agency. A copy of the agreement is enclosed for your review.

The seventh order of business is ratification of CCUA service letter, which is enclosed for your review.

The eighth order of business is consideration of audit RFP criteria, which is enclosed for your review.

Enclosed under the Engineer's report is a requisition summary.

Enclosed is a copy of the Facility Manager's report.

The tenth order of business is consideration of Deficit Funding Request No. 1, which is enclosed for your review.

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*

Audit RFP Committee Meeting

Thursday
June 11, 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. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

AGENDA

*Armstrong
Community Development District
Agenda*

Thursday
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3:30 p.m.

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 - A. Financial Statements as of April 30, 2020

B. Check Register

XIII. Next Scheduled Meeting – 07/09/20 @ 3:30 p.m. at Plantation Oaks Amenity Center

XIV. Adjournment

MINUTES

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, May 14, 2020 at 3:30 p.m. via Zoom.

Present and constituting a quorum were:

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

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel
Zach Brecht	District Engineer
Todd Mosley	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

Approval of the Minutes of the January 9, 2020 Meeting

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the minutes of the January 9, 2020 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2020-06
Adopting an Internal Controls Policy**

Mr. Perry stated this resolution puts the district in compliance with a Florida Statute that was passed last year in regard to a formal internal controls policy. This doesn't change anything

the district has been doing since the inception of the district and our internal controls are reviewed on an annual basis by the independent CPA audit that is conducted.

On MOTION by Mr. Weatherly seconded by Mr. Taylor with all in favor Resolution 2020-06 was approved.

FIFTH ORDER OF BUSINESS**Ratification of Agreement with Greyhawk Homeowners' Association, Inc. for Facility Management, Operation, and Maintenance Services**

Mr. O'Reilly stated as a reminder this is an agreement that was contemplated several months ago, which essentially allows the HOA to provide amenity management services on a CDD owned facility. This allows the HOA management company that works for the HOA to manage it accordingly. They have been managing a lot of that already, but this formalizes that agreement.

Ms. Buchanan stated this is a cost share, but it is essentially a \$10 a year cost to the district. It is a very nominal cost, but we needed to have on paper authority for the HOA to provide the administrative and oversight services on behalf of the CDD.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the agreement with Greyhawk Homeowners' Association, Inc for facility management, operation and maintenance services was ratified.

SIXTH ORDER OF BUSINESS**Ratification of CCUA Service Letter**

Mr. O'Reilly stated these are a couple of irrigation meters that were missed in some of the common areas and we are in the process of adding some landscaping in the Phase 1 area and these are reclaimed irrigation meters to irrigate that landscaping that will be added to those common areas. CCUA requires full payment before they come out and set the meter box.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the CCUA service letter was ratified.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-08, Landowner Election Resolution**

Mr. Perry stated Resolution 2020-08 is certifying the landowner election and that election provided for five board members, the first seat is Blake Weatherly, the second is Mr. Taylor, third is Rose Bock, fourth is Grady Miars, and the fifth seat is Liam O'Reilly. Seats 1, 3 and 5 expire in 2020 and seats 2 and 4 expire in 2022. November 12, 2020 was set as the landowner meeting date.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor Resolution 2020-08 was approved.

EIGHTH ORDER OF BUSINESS

Appointment of Audit RFP Committee

Mr. Perry stated this is required by statute and we recommend the whole board be considered the RFP committee. We will advertise a committee meeting and decide on the evaluation criteria and when the proposals come in the committee will meet again and evaluate the proposed based on that criteria.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the board members were appointed to serve as the audit RFP committee.

NINTH ORDER OF BUSINESS

Consideration of Amendment to Tree Amigos Landscape Agreement

Mr. Perry stated the amendment to the Tree Amigos landscape agreement is for an additional annual fee of \$9,611.61.

Mr. O'Reilly stated this is for the addition of Tynes 1B portion, which is the component that is south of the roundabout and this is to modify the scope to add the maintenance of the right of way to the southerly boundary of the district.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the amendment to the Tree Amigos Landscape Agreement in the amount of \$9,611.61 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated we may want to specifically delegate authority to the chairman to provide for approvals in connection with the amenity phased reopening.

Mr. O'Reilly stated district counsel has pretty good guidelines that follow federal, state and local guidelines for the phased reopening of amenity centers and they are consistent with other amenity centers in Florida. It is very thorough and that is something we would circulate.

Ms. Buchanan stated there is going to be an increase in cleaning and janitorial, signage posted encouraging people to wash their hands, use hand sanitizer, wear a mask if appropriate and most importantly stay home if they feel sick. We would have a process in place for the reporting of known cases in the facility and when it comes to the pool we are looking to implement a registration system to ensure we don't run afoul of social distancing guidelines. There will be modifications to the setup, discourage passive sitting to help minimize crowds, open the tennis courts for singles play as well as the playgrounds but we will make sure we have consistent signage on playgrounds that it is use at your own risk and provide self-sanitation supplies but we would not be able to wipe it down throughout the day as frequently as the pool facilities. With all these things it is important to note that the onsite staff is going to be monitoring how it works and part of the policy delegates the authority to staff in conjunction with the chairman to make changes if it isn't working. I want to make sure that staff is fully supported by the board in assuring that responsible usage takes place.

Mr. O'Reilly stated I ask that Todd coordinate with Jim Perry and myself post meeting to get familiar with that and make any adjustments to staff on a temporary basis to help GMS implement these guidelines.

Mr. Mosley stated we will get together after this meeting.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the chairman was authorized to approve and put in place the reopening plan.
--

B. District Engineer

1. Ratification of Requisitions 14-26 2019A Construction Account

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor requisitions 14-26 from the 2019A construction account were ratified.

2. Consideration of Requisitions 27-33 2019A Construction Account

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor requisitions 27-33 from the 2019A construction account were approved.

3. Ratification of Change Orders 1-2 Greyhawk Phase 2 & 3

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor change order 1 for a net increase of \$104,087.73 and change order 2 for a net increase of \$160,903.71 with Besch & Smith for Greyhawk Phase 2 & 3 were ratified.

4. Consideration of Change Order 3 Greyhawk Phase 2 & 3

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor change order no. 3 with Besch & Smith for Greyhawk Phase 2 & 3 for a net increase of \$33,617.88 was approved.

C. District Manager – Report on Number of Registered Voters (119)

A copy of the letter from the supervisor of elections indicating there are 119 registered voters residing within the district was included in the agenda package.

D. Facility Manger

1. Camera System Proposal

This item tabled.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. O'Reilly stated my only request is for the district manager to work with the HOA manager to facilitate the private security company.

Mr. Moran stated my concerns are about the amenity center, need of cameras and more surveillance, more strict entry controls and someone physically at the amenity center.

Ms. Emmett stated I agree with what Mark said about the amenity center. Also there is a lot of construction in the area but the debris and trash is getting a lot worse and is blown all over the neighborhood and into the ponds. It explains why the homes there are not selling because you can see the pond on the back side and it looks awful. Sometimes we see cars drag racing through the neighborhood; they fly through here all the time. There are no speed limit signs and there are no children at play signs.

Mr. Perry stated we will look into signage but traffic calming devices such as speed bumps need approval from the county and they very difficult to get in place. Your comments in regard to the pond, we will look into that. I know Greenpointe has an ongoing dialog with builders about trash and cleanup of their job sites. We will get them to reach out and remind those builders that needs to be taken care of.

Mr. O'Reilly stated I will contact the builders directly and ask for additional help to clean stuff up. I will work with Todd Mosley on the HOA for enforcement of the trash from builders. Private security starts tomorrow and hopefully, word will get out that this is not an amenity center that non-residents can access. We will improve that situation significantly.

Ms. Buchanan stated I am happy to work with the chair to send a letter to the Clay County Sheriff to clarify that they are in fact authorized to enforce trespassing violations on CDD property.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2020

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

B. Check Register

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the check register was approved.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – 06/11/20 at 3:30 p.m. at the Plantation Oaks Amenity Center

Mr. Perry stated the next regularly scheduled meeting is June 11th and it is scheduled for the Plantation Oaks Amenity Center at Oakleaf at Middle Village at 3:30 p.m. It may be conducted by Zoom if not it will be done locally and we will make that determination about 10 days prior to the meeting.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor the meeting adjourned at 4:15 p.m.
--

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019

DRAFT

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Armstrong Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated XXXXXXXX, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

XXXXXXX, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Armstrong Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$10,487,851.
- The change in the District's total net position in comparison with the prior fiscal year was \$5,140,067, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$687,842, a decrease of (\$902,526) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, unassigned deficit fund balance in the capital projects fund, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2019		2018
Current and other assets	\$ 1,716,177	\$	4,589,922
Capital assets, net of depreciation	17,235,509		10,405,072
Total assets	18,951,686		14,994,994
Current liabilities	1,127,986		2,779,292
Long-term liabilities	7,335,849		6,867,918
Total liabilities	8,463,835		9,647,210
Net position			
Net investment in capital assets	9,308,761		4,503,697
Restricted	1,145,459		828,449
Unrestricted	33,631		15,638
Total net position	\$ 10,487,851	\$	5,347,784

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of contributions from the County and Developer.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2019		2018
Revenues:			
Program revenues			
Charges for services	\$ 2,713,922	\$	366,304
Operating grants and contributions	774,344		128,856
Capital grants and contributions	2,102,718		5,284,875
General revenues			
Miscellaneous	34,814		-
Total revenues	5,625,798		5,780,035
Expenses:			
General government	118,724		111,664
Maintenance and operations	57,368		-
Parks & Recreation	12,026		-
Interest	297,613		354,557
Total expenses	485,731		466,221
Change in net position	5,140,067		5,313,814
Net position - beginning	5,347,784		33,970
Net position - ending	\$ 10,487,851	\$	5,347,784

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$485,731. Program revenues was mostly comprised of contributions from the Developer and the County in both fiscal years. While assessments increased during the current fiscal year, the decrease in contributions from the Developer and the County were greater which caused a net decrease in program revenues from the prior fiscal year.

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GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$120,000 and increase appropriations by \$120,000. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by \$(9,867). The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$17,235,509 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$4,820,000 in Bonds outstanding, \$52,852 in capital leases, and \$2,518,111 in Developer advances outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District continues work on its Series 2017 infrastructure project and the Tynes Blvd extension project. Further information about the project is presented in the notes to financial statements. In addition, it is anticipated that the general operations of the District will increase.

Subsequent to fiscal year end, the District issued \$7,500,000 of Series 2019 Bonds, consisting of multiple term bonds with due dates ranging from November 1, 2024 - November 1, 2050 and fixed interest rates ranging from 3.125% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Armstrong Community Development District's Finance Department at 5385 N Nob Hill Road, Sunrise, Florida 33351.

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 38,604
Due from Developer	365,078
Restricted assets:	
Investments	1,312,495
Capital assets:	
Nondepreciable	17,235,509
Total assets	<u>18,951,686</u>
LIABILITIES	
Accounts payable	337,484
Contracts and retainage payable	659,211
Unearned revenues	31,640
Accrued interest payable	99,651
Non-current liabilities:	
Due within one year	77,733
Due in more than one year	7,258,116
Total liabilities	<u>8,463,835</u>
NET POSITION	
Net investment in capital assets	9,308,761
Restricted for debt service	1,145,459
Unrestricted	33,631
Total net position	<u>\$ 10,487,851</u>

See notes to the financial statements

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						Net (Expense) Revenue and Changes in Net Position
			Program Revenues			
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		Governmental Activities
Primary government:						
Governmental activities:						
General government	\$ 118,724	\$ -	\$ 771,343	\$ -	\$	652,619
Maintenance and operations	57,368	-	-	2,102,718		2,045,350
Parks & Recreation	12,026	-	-	-		(12,026)
Interest on long-term debt	297,613	2,713,922	3,001	-		2,419,310
Total governmental activities	485,731	2,713,922	774,344	2,102,718		5,105,253
			General revenues:			
			Miscellaneous			34,814
			Total general revenues			34,814
			Change in net position			5,140,067
			Net position - beginning			5,347,784
			Net position - ending			\$ 10,487,851

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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 37,677	\$ -	\$ 927	\$ 38,604
Investments	-	1,245,110	67,385	1,312,495
Due from Developer	97,428	-	267,650	365,078
Total assets	\$ 135,105	\$ 1,245,110	\$ 335,962	\$ 1,716,177
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 69,834	\$ -	\$ 267,650	\$ 337,484
Contracts and retainage payable	-	-	659,211	659,211
Unearned revenues	31,640	-	-	31,640
Total liabilities	101,474	-	926,861	1,028,335
Fund balances:				
Restricted for:				
Debt service	-	1,245,110	-	1,245,110
Unassigned	33,631	-	(590,899)	(557,268)
Total fund balances	33,631	1,245,110	(590,899)	687,842
Total liabilities and fund balances	\$ 135,105	\$ 1,245,110	\$ 335,962	\$ 1,716,177

See notes to the financial statements

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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Fund balance - governmental funds \$ 687,842

Amounts reported for governmental activities in the
statement of net position are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported as assets in the
governmental funds. The statement of net position includes
those capital assets, net of accumulated depreciation, in the
assets of the government as a whole.

Cost of capital assets	17,235,509	
Accumulated depreciation	<u>-</u>	17,235,509

Liabilities not due and payable from current available resources
are not reported as liabilities in the governmental fund financial
statements. All liabilities, both current and long-term, are
reported in the government-wide financial statements.

Developer advances	(2,518,111)	
Capital lease	(52,852)	
Accrued interest payable	(99,651)	
Bonds payable	<u>(4,764,886)</u>	<u>(7,435,500)</u>
Net position of governmental activities		<u><u>\$ 10,487,851</u></u>

See notes to the financial statements

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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ -	\$ 2,713,922	\$ -	\$ 2,713,922
Developer contributions	176,957	-	594,386	771,343
Intergovernmental revenues	-	-	2,386,231	2,386,231
Interest	-	3,001	1,215	4,216
Miscellaneous	34,814	-	81,232	116,046
Total revenues	211,771	2,716,923	3,063,064	5,991,758
EXPENDITURES				
Current:				
General government	118,724	-	-	118,724
Maintenance and operations	57,368	-	-	57,368
Parks & Recreation	12,026	-	-	12,026
Debt service:				
Principal	3,996	2,105,000	-	2,108,996
Interest	1,664	340,028	-	341,692
Capital outlay	56,848	-	6,773,589	6,830,437
Total expenditures	250,626	2,445,028	6,773,589	9,469,243
Excess (deficiency) of revenues over (under) expenditures	(38,855)	271,895	(3,710,525)	(3,477,485)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	(932)	932	-
Developer advances	-	-	2,518,111	2,518,111
Lease proceeds	56,848	-	-	56,848
Total other financing sources (uses)	56,848	(932)	2,519,043	2,574,959
Net change in fund balances	17,993	270,963	(1,191,482)	(902,526)
Fund balances - beginning	15,638	974,147	600,583	1,590,368
Fund balances - ending	\$ 33,631	\$ 1,245,110	\$ (590,899)	\$ 687,842

See notes to the financial statements

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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ (902,526)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,830,437
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(365,960)
Governmental funds report the face amount of debt issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(56,848)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,108,996
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,968)
Governmental funds report Developer advances as financial resources when cash is received, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(2,518,111)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	46,047
Change in net position of governmental activities	<u>\$ 5,140,067</u>

See notes to the financial statements

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**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Armstrong Community Development District ("District") was created on July 12, 2016 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Ordinance 2016-23 of Clay County, Florida, amended by Ordinance 2018-40 of Clay County, Florida. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. While the District was established in 2016, there has been no substantial activity in the prior period.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The District conducts general elections based on property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, some of the Board members are affiliated with Armstrong Ventures, LLC and Greenpointe, LLC ("Developers").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

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

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Maturities	Amortized Cost	Credit Risk
US Bank Mmkt 5 - Ct	N/A	\$ 1,312,495	Not available

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

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NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 10,405,072	\$ 6,749,225	\$ -	\$ 17,154,297
Total capital assets, not being depreciated	10,405,072	6,749,225	-	17,154,297
 Capital assets, being depreciated				
Equipment	-	81,212	-	81,212
Total capital assets, being depreciated	-	81,212	-	81,212
 Less accumulated depreciation for:				
Equipment	-	-	-	-
Total accumulated depreciation	-	-	-	-
 Governmental activities capital assets, net	\$ 10,405,072	\$ 6,830,437	\$ -	\$ 17,235,509

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$24,000,000. The infrastructure will include roadways, a storm water system, a water and sewer systems, and other improvements. A portion of the cost related to the extension of Tynes Boulevard is expected to be funded by the County – see Note 8. The remaining project is expected to be financed by Bond issuance, with any costs in excess of the amounts available from the bond proceeds to be paid by the Developers. The District has entered an acquisition agreement with the Developer to acquire certain infrastructure. A portion of the total expenditures in construction in progress relates to Tynes Boulevard extension and were financed by a County contribution. The Tynes Boulevard extension project will be conveyed to the County for ownership and maintenance upon completion. Certain improvements will be conveyed to other entities upon completion of the project.

As of September 30, 2019, there were open contracts totaling approximately \$5,651,140.

NOTE 6 – LONG TERM LIABILITIES

Series 2017

On September 28, 2017, the District issued Series 2017 Special Assessment Revenue Bonds, consisting of \$4,035,000 Term Bonds Series 2017A with maturity dates from November 1, 2013 to November 1, 2048 with a fixed interest rates from 3.625% to 5.125%, and \$2,890,000 Term Bonds Series 2017B due on November 1, 2029 with a fixed interest rate of 5.25%. The bonds were issued to finance the cost of acquiring, constructing and equipping certain assessable improvements. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Series 2017A Bonds is to be paid serially commencing November 2019 through November 1, 2048. Principal on the Series 2017B Bonds is due on November 1, 2029.

The Series 2017A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2017B Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$2,105,000 of the Series 2017B Bonds. See Note 12 – Subsequent Events for call amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Capital Lease

In May 2019 the District entered into a capital lease agreement for the acquisition of fitness equipment. The total acquisition cost of the equipment was \$81,212. The District paid \$24,364 initially and recognized the remaining \$56,848 as a capital lease obligation. The term of the lease is from May 20, 2019 to May 20, 2023 and is payable in monthly installments of \$1,415.

Developer Advances

The Developer has advanced to the District a total of \$2,518,111 in order to fund the construction deficit during the current fiscal year. See Note 12 for pertinent information subsequent to fiscal year end.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017	\$ 6,925,000	\$ -	\$ 2,105,000	\$ 4,820,000	\$ 65,000
Original Issuance Discount	57,082	-	1,968	55,114	-
Capital Lease	-	56,848	3,996	52,852	12,733
Developer Advances	-	2,518,111	-	2,518,111	-
Total	\$ 6,867,918	\$ 2,574,959	\$ 2,107,028	\$ 7,335,849	\$ 77,733

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt activity (Continued)

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 65,000	\$ 237,985	\$ 302,985
2021	70,000	235,538	305,538
2022	70,000	233,001	303,001
2023	75,000	230,372	305,372
2024	75,000	227,654	302,654
2025-2029	430,000	1,084,894	1,514,894
2030-2034	1,325,000	784,512	2,109,512
2035-2039	690,000	609,284	1,299,284
2040-2044	885,000	408,591	1,293,591
2045-2049	1,135,000	151,316	1,286,316
Total	\$ 4,820,000	\$ 4,203,147	\$ 9,023,147

At September 30, 2019, the future minimum lease payments on the capital lease obligations were as follows:

Fiscal year	Amount
2020	\$ 16,983
2021	16,983
2022	16,983
2023	11,322
Total minimum lease payments	62,271
Less: amounts representing interest	(9,419)
Present value of minimum lease payments	\$ 52,852

NOTE 7 – DEVELOPER TRANSACTIONS

The Developers have agreed to fund the general operations of the District. In connection with these agreements, Developer contributions to the general fund for the current fiscal year were \$176,957, which includes a receivable of \$97,428 at September 30, 2019.

The Developers have agreed to fund a portion of the construction costs of the District. In connection with these agreements, Developer contributions to the capital projects fund for the current fiscal year were \$594,386, which includes a receivable of \$267,650 at September 30, 2019.

During the prior fiscal year, the District entered a project management agreement with one of the Developers relating to Tynes Boulevard construction. The Developer will be paid a fee of 2% of construction pay applications up to \$120,000.

NOTE 8 – INTERLOCAL AGREEMENTS

In July 2016, the District entered an interlocal agreement with Clay County for funding, design, and construction of the Tynes Boulevard Extension. The County has agreed to pay the District up to \$7,000,000 on a reimbursement basis towards the project costs. Under the agreement, the District was required to provide a letter of credit covering any project construction costs, in excess of \$7,000,000. During a prior fiscal year, the County initially advanced \$600,000 to provide working capital. For the current fiscal year, the District recognized revenues related to funding for the project totaling approximately \$2,113,231.

In November 2017, the District entered an interlocal agreement with Clay County Utility Authority (CCUA) relating to its utility systems. Under the agreement, CCUA agreed to reimburse the District for \$140,000 in construction costs of completing the off-site water and reclaimed water systems once accepted by CCUA. For the current fiscal year, the District recognized revenues related to funding for the project totaling approximately \$273,000.

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NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE 12 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$7,500,000 of Series 2019 Bonds, consisting of multiple term bonds with due dates ranging from November 1, 2024 - November 1, 2050 and fixed interest rates ranging from 3.125% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$785,000 of the Series 2017B Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Developer Transactions

Subsequent to fiscal year end, the District paid the Developer \$2,518,111 with proceeds from Series 2019 Bonds, thereby clearing the Developer advance balance. In addition, the District paid the Developer \$192,478 for costs associated with the construction project.

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Developer Contributions	\$ 120,759	\$ 240,759	\$ 176,957	\$ (63,802)
Miscellaneous	-	-	34,814	34,814
Total revenues	120,759	240,759	211,771	(28,988)
EXPENDITURES				
Current:				
General government	120,759	120,759	118,724	2,035
Maintenance	-	120,000	57,368	62,632
Parks & Recreation	-	-	12,026	(12,026)
Debt service:				
Principal	-	-	3,996	(3,996)
Interest	-	-	1,664	(1,664)
Capital outlay	-	-	56,848	(56,848)
Total expenditures	120,759	240,759	250,626	(9,867)
Excess (deficiency) of revenues over (under) expenditures	-	-	(38,855)	(38,855)
OTHER FINANCING SOURCES				
Lease proceeds	-	-	56,848	56,848
Total other financing sources	-	-	56,848	56,848
Net change in fund balances	\$ -	\$ -	17,993	\$ 17,993
Fund balance - beginning			15,638	
Fund balance - ending			\$ 33,631	

See notes to required supplementary information

DRAFT

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$120,000 and increase appropriations by \$120,000. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by \$(9,867). The over expenditures were funded by available fund balance.

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Armstrong Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated XXXXXXXX, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

XXXXXXX, 2020

DRAFT

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Armstrong Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Armstrong Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

XXXXXXX, 2020

DRAFT

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Armstrong Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated XXXXXXXX, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated XXXXXXXX, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Armstrong Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

XXXXXXX, 2020

DRAFT

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Armstrong Community Development District ("District") prior to June 15, 2020, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2020

HOUR: _____

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2020.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

***Proposed Budget
Fiscal Year 2021***

***Armstrong Community
Development District***

June 11, 2020



Armstrong

Community Development District

General Fund

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total Projected Thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments - Platted Lots	\$139,000	\$138,385	\$0	\$138,385	\$160,000
Cost Share - Tynes Blvd	\$0	\$0	\$0	\$0	\$36,000
Developer Assessment - Unplatted Lot	\$36,800	\$27,600	\$9,200	\$36,800	\$71,599
Developer Contributions	\$263,553	\$50,459	\$141,952	\$192,411	\$223,892
Total Revenues	\$439,353	\$216,443	\$151,152	\$367,595	\$491,491

Expenditures

Administrative

Supervisors Fees	\$9,600	\$4,400	\$4,000	\$8,400	\$9,600
FICA Expense	\$734	\$337	\$306	\$643	\$734
Engineering	\$10,000	\$4,175	\$5,000	\$9,175	\$10,000
Arbitrage	\$600	\$0	\$600	\$600	\$600
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination Agent	\$3,500	\$2,917	\$3,500	\$6,417	\$7,000
Attorney	\$30,000	\$6,797	\$6,797	\$13,594	\$20,000
Annual Audit	\$4,200	\$0	\$4,200	\$4,200	\$4,300
Trustee	\$3,717	\$3,717	\$0	\$3,717	\$3,717
Management Fees	\$45,000	\$22,500	\$22,500	\$45,000	\$45,000
Computer Time	\$1,500	\$750	\$750	\$1,500	\$1,500
Telephone	\$300	\$97	\$97	\$194	\$300
Postage	\$300	\$127	\$127	\$254	\$300
Insurance	\$6,050	\$6,050	\$0	\$6,050	\$6,484
Printing & Binding	\$2,000	\$826	\$826	\$1,652	\$2,000
Legal Advertising	\$2,000	\$963	\$1,500	\$2,463	\$2,500
Other Current Charges	\$500	\$269	\$269	\$538	\$500
Website Admin	\$1,000	\$500	\$500	\$1,000	\$1,000
Property Taxes	\$1,200	\$0	\$0	\$0	\$1,200
Office Supplies	\$150	\$43	\$0	\$43	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
	\$127,527	\$59,641	\$50,971	\$110,612	\$122,011

Field

Operations Management	\$0	\$0	\$0	\$0	\$10,000
Security	\$0	\$0	\$20,000	\$20,000	\$30,000
Utilities	\$60,000	\$13,582	\$18,110	\$31,692	\$50,000
Repairs & Maintenance	\$5,000	\$40	\$2,500	\$2,540	\$5,000
Landscape	\$52,365	\$26,182	\$26,182	\$52,365	\$61,977
Landscape - Contingency	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Lake Maintenance	\$12,000	\$4,925	\$4,680	\$9,605	\$10,000
Irrigation Repairs	\$10,000	\$324	\$3,000	\$3,324	\$10,000
Field Expenses	\$144,365	\$45,054	\$79,472	\$124,526	\$181,977

Armstrong

Community Development District

General Fund

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total Projected Thru 9/30/20	Proposed Budget FY2021
<u>Amenity Center</u>					
Insurance	\$19,974	\$20,590	\$0	\$20,590	\$23,102
Phone/Internet/Cable	\$5,000	\$968	\$1,200	\$2,168	\$5,000
Electric	\$20,000	\$6,195	\$8,260	\$14,455	\$20,000
Water/Irrigation	\$15,000	\$1,869	\$2,492	\$4,361	\$15,000
Gas	\$200	\$425	\$240	\$665	\$1,000
Refuse Service	\$2,500	\$1,080	\$1,050	\$2,130	\$2,500
Security Monitoring	\$600	\$0	\$0	\$0	\$600
Access Cards	\$2,500	\$0	\$0	\$0	\$2,500
Field Mgmt/Admin	\$15,000	\$0	\$0	\$0	\$15,000
Amenity Landscaping	\$30,631	\$15,315	\$15,315	\$30,631	\$30,631
Fitness Equipment Lease (Sofitco)	\$23,196	\$8,491	\$8,491	\$16,982	\$17,500
Janitorial	\$7,000	\$6,708	\$6,330	\$13,038	\$12,660
Janitorial Supplies	\$3,450	\$2,174	\$4,348	\$6,522	\$6,500
Pool Maintenance	\$0	\$6,353	\$0	\$6,353	\$12,600
Facility Maintenance	\$7,500	\$0	\$5,000	\$5,000	\$7,500
Repairs & Maintenance	\$4,310	\$0	\$3,000	\$3,000	\$4,310
Special Events	\$5,000	\$1,308	\$1,500	\$2,808	\$4,000
Holiday Decorations	\$1,500	\$2,245	\$500	\$2,745	\$3,000
Fitness Center Repairs/Supplies	\$900	\$105	\$0	\$105	\$900
Office Supplies	\$1,500	\$0	\$0	\$0	\$1,500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$1,200	\$135	\$270	\$405	\$1,200
<u>Amenity Center</u>	<u>\$167,461</u>	<u>\$73,960</u>	<u>\$58,497</u>	<u>\$132,457</u>	<u>\$187,503</u>
<u>Total Expenses</u>	<u>\$439,353</u>	<u>\$178,655</u>	<u>\$188,941</u>	<u>\$367,596</u>	<u>\$491,491</u>
ASSIGNED FUND BALANCE	<u>\$0</u>	<u>\$37,788</u>	<u>-\$37,789</u>	<u>\$0</u>	<u>\$0</u>

Platted Lots:

FY 2020

FY 2021

<u>Assessments - On Roll</u>	200	200
Net Assessment - Per Unit	\$695	\$800
Total Net Assessments	\$139,000	\$160,000
Gross Assessment (6% Discount)	\$147,340	\$169,600
Gross Assessment - Per Unit	\$739	\$851

Developer Admin Assessment - Unplatted Lots

Total Assessment Per Unit	283
Total Net Assessments	\$253
Gross Assessment (6% Discount)	\$71,599
	\$75,895

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a Non-Ad Valorem assessment on platted lots within the District.

Cost Share – Tynes Blvd

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

Developer Assessments

The District will direct bill an assessment on unplatted lots within the District. Based on 283 unplatted lots with 483 total lots to be developed.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the balance of the General Fund Expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Engineering Fees

The District has contracted England-Thims & Miler Inc. to provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination

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

Attorney

The District has contracted with Hopping, Green & Sams, PA to provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The fee is based on similar Community Development Districts and includes the GASB 34 pronouncement.

Trustee Fees

The District issued Series 2017A/B that are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between the Bank and the District.

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District has a General Liability & Public Officials Liability Insurance policy with Egis Insurance & Risk Advisors, a firm that specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Administration

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

Property Taxes

Represents the Ad Valorem taxes due on a Conservation Easement held by the Districts. Taxes are paid to Jimmy Weeks, Clay County Tax Collector.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Utilities

The District will open electric and water accounts to serve the common areas.

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Security

The District has entered into an agreement with Viewpoint Security for private onsite patrols.

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Landscape Maintenance

The District has entered into an agreement with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment and transportation required to maintain the landscape and irrigation system. The budgeted amount includes \$9,612 for Tynes Blvd.

Landscape Contingency

Any necessary landscape work not covered by the monthly contract.

Lake Maintenance

The District has entered into an agreement with Sitex Aquatics, LLC for the maintenance of six (6) ponds. Service will include 12 treatments/inspections.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance.

Amenity Center:

Insurance

The cost of property insurance to cover the District's assets.

Phone/Internet/Cable

Service to the clubhouse.

Electric

Electric service to the clubhouse.

Water/Irrigation

Water service to the clubhouse and surrounding landscaping.

Gas

The District has contracted with TECO for gas service to the clubhouse.

Refuse Service

Contract for monthly dumpster rental and removal.

Security Monitoring

Monitoring of clubhouse cameras/security system.

Access Cards

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

Field Management/Admin

Contract administration services and oversight of the Amenity Center.

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Amenity Landscaping

Landscaping of area surrounding the Amenity Center.

Janitorial

The District has entered into an agreement with Summit Facility Solutions for janitorial services for the Amenity Center.

Janitorial Supplies

Cleaning supplies for the Janitorial staff.

Pool Maintenance

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

Facility Maintenance

Cost of routine repairs and maintenance of the District's Amenity Center.

Repairs & Maintenance

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

Special Events

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

Holiday Decorations

The cost of decorations for the Amenity Center.

Fitness Equipment Lease

The District is leasing equipment for the Fitness Center.

Fitness Center Repairs/Supplies

The cost of regular maintenance and any necessary repairs to the Fitness equipment.

Office Supplies

Supplies for the Amenity Center.

ASCAP/BMI License Fees

The cost of showing movies and streaming music in the Amenity Center.

Pest Control

The District has entered into an agreement with Apex Pest Control, Inc. for pest control services for the Amenity Center. Service will be performed once a month.

Armstrong

Community Development District

Debt Service Fund

Series 2017A/B

Description	Adopted Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total Projected Thru 9/30/20	Proposed Budget FY2021
Revenues					
Assessments - Series 2017A On Roll	\$265,819	\$263,267	\$0	\$263,267	\$265,819
Assessments - Series 2017A Direct	\$0	\$10,327	\$0	\$10,327	\$0
Assessments - Series 2017B (Direct)	\$50,663	\$0	\$0	\$0	\$0
Interest Income	\$0	\$476	\$600	\$1,076	\$0
Carry Forward Surplus	\$189,082	\$979,290	\$0	\$979,290	\$186,582
Total Revenues	\$505,564	\$1,253,360	\$600	\$1,253,960	\$452,401
Expenditures					
<u>Series 2017A</u>					
Interest 11/1	\$98,975	\$98,975	\$0	\$98,975	\$97,797
Interest 11/1	\$65,000	\$65,000	\$0	\$65,000	\$70,000
Principal 5/1	\$97,797	\$0	\$97,797	\$97,797	\$96,528
<u>Series 2017B</u>					
Interest 11/1	\$25,331	\$20,606	\$0	\$20,606	\$0
Special Call 11/1	\$0	\$785,000	\$0	\$785,000	\$0
Interest 5/1	\$25,331	\$0	\$0	\$0	\$0
Total Debt Service Expenditures	\$312,435	\$969,581	\$97,797	\$1,067,378	\$264,325
EXCESS REVENUES / (EXPENDITURES)	\$193,129	\$283,779	(97,197)	186,582	188,076

**2017B Bonds were paid off on 11/1/2019

	2017 A
11/1/20 Interest	\$ 96,528
11/1/20 Principal	\$ 70,000
	\$ 166,528

Assessments - Platted Lots on Tax Roll

Product Type	# Units	2017A Per Unit	Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
			\$265,798

Armstrong
COMMUNITY DEVELOPMENT DISTRICT

Series 2017A
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
(1) #####	\$ 4,035,000	\$ 117,121	\$ -	\$ -
1-Nov-18	\$ 4,035,000	\$ 98,975	\$ -	\$ 216,095.60
#####	\$ 4,035,000	\$ 98,975	\$ -	\$ -
1-Nov-19	\$ 4,035,000	\$ 98,975	\$ 65,000	\$ 262,950.00
#####	\$ 3,970,000	\$ 97,797	\$ -	\$ -
1-Nov-20	\$ 3,970,000	\$ 97,797	\$ 70,000	\$ 265,593.75
#####	\$ 3,900,000	\$ 96,528	\$ -	\$ -
1-Nov-21	\$ 3,900,000	\$ 96,528	\$ 70,000	\$ 263,056.25
#####	\$ 3,830,000	\$ 95,259	\$ -	\$ -
1-Nov-22	\$ 3,830,000	\$ 95,259	\$ 75,000	\$ 265,518.75
#####	\$ 3,755,000	\$ 93,900	\$ -	\$ -
1-Nov-23	\$ 3,755,000	\$ 93,900	\$ 75,000	\$ 262,800.00
#####	\$ 3,680,000	\$ 92,541	\$ -	\$ -
1-Nov-24	\$ 3,680,000	\$ 92,541	\$ 80,000	\$ 265,081.25
#####	\$ 3,600,000	\$ 90,741	\$ -	\$ -
1-Nov-25	\$ 3,600,000	\$ 90,741	\$ 80,000	\$ 261,481.25
#####	\$ 3,520,000	\$ 88,941	\$ -	\$ -
1-Nov-26	\$ 3,520,000	\$ 88,941	\$ 85,000	\$ 262,881.25
#####	\$ 3,435,000	\$ 87,028	\$ -	\$ -
1-Nov-27	\$ 3,435,000	\$ 87,028	\$ 90,000	\$ 264,056.25
#####	\$ 3,345,000	\$ 85,003	\$ -	\$ -
1-Nov-28	\$ 3,345,000	\$ 85,003	\$ 95,000	\$ 265,006.25
#####	\$ 3,250,000	\$ 82,866	\$ -	\$ -
1-Nov-29	\$ 3,250,000	\$ 82,866	\$ 100,000	\$ 265,731.25
#####	\$ 3,150,000	\$ 80,366	\$ -	\$ -
1-Nov-30	\$ 3,150,000	\$ 80,366	\$ 100,000	\$ 260,731.25
#####	\$ 3,050,000	\$ 77,866	\$ -	\$ -
1-Nov-31	\$ 3,050,000	\$ 77,866	\$ 105,000	\$ 260,731.25
#####	\$ 2,945,000	\$ 75,241	\$ -	\$ -
1-Nov-32	\$ 2,945,000	\$ 75,241	\$ 115,000	\$ 265,481.25
#####	\$ 2,830,000	\$ 72,366	\$ -	\$ -
1-Nov-33	\$ 2,830,000	\$ 72,366	\$ 120,000	\$ 264,731.25
#####	\$ 2,710,000	\$ 69,366	\$ -	\$ -
1-Nov-34	\$ 2,710,000	\$ 69,366	\$ 125,000	\$ 263,731.25
#####	\$ 2,585,000	\$ 66,241	\$ -	\$ -
1-Nov-35	\$ 2,585,000	\$ 66,241	\$ 130,000	\$ 262,481.25
#####	\$ 2,455,000	\$ 62,909	\$ -	\$ -
1-Nov-36	\$ 2,455,000	\$ 62,909	\$ 140,000	\$ 265,818.75
#####	\$ 2,315,000	\$ 59,322	\$ -	\$ -
1-Nov-37	\$ 2,315,000	\$ 59,322	\$ 145,000	\$ 263,643.75
#####	\$ 2,170,000	\$ 55,606	\$ -	\$ -
1-Nov-38	\$ 2,170,000	\$ 55,606	\$ 150,000	\$ 261,212.50
#####	\$ 2,020,000	\$ 51,763	\$ -	\$ -
1-Nov-39	\$ 2,020,000	\$ 51,763	\$ 160,000	\$ 263,525.00
#####	\$ 1,860,000	\$ 47,663	\$ -	\$ -
1-Nov-40	\$ 1,860,000	\$ 47,663	\$ 170,000	\$ 265,325.00
#####	\$ 1,690,000	\$ 43,306	\$ -	\$ -
1-Nov-41	\$ 1,690,000	\$ 43,306	\$ 175,000	\$ 261,612.50
#####	\$ 1,515,000	\$ 38,822	\$ -	\$ -
1-Nov-42	\$ 1,515,000	\$ 38,822	\$ 185,000	\$ 262,643.75
#####	\$ 1,330,000	\$ 34,081	\$ -	\$ -
1-Nov-43	\$ 1,330,000	\$ 34,081	\$ 195,000	\$ 263,162.50
#####	\$ 1,135,000	\$ 29,084	\$ -	\$ -
1-Nov-44	\$ 1,135,000	\$ 29,084	\$ 205,000	\$ 263,168.75
#####	\$ 930,000	\$ 23,831	\$ -	\$ -
1-Nov-45	\$ 930,000	\$ 23,831	\$ 215,000	\$ 262,662.50
#####	\$ 715,000	\$ 18,322	\$ -	\$ -
1-Nov-46	\$ 715,000	\$ 18,322	\$ 225,000	\$ 261,643.75
#####	\$ 490,000	\$ 12,556	\$ -	\$ -
1-Nov-47	\$ 490,000	\$ 12,556	\$ 240,000	\$ 265,112.50
#####	\$ 250,000	\$ 6,406	\$ -	\$ -
1-Nov-48	\$ 250,000	\$ 6,406	\$ 250,000	\$ 262,812.50
	\$ 4,085,483.10		\$ 4,035,000.00	\$ 8,120,483.10

(1) Represents Interest from 9/6/17 through 5/1/18

Armstrong

Community Development District

Debt Service Fund

Series 2019

Description	Proposed Budget FY2020	Actual thru 3/31/20	Projected Next 6 Months	Total Projected Thru 9/30/20	Proposed Budget FY2021
Revenues					
Assessments - Series 2019	\$0	\$0	\$0	\$0	\$433,600
Interest Income	\$0	\$476	\$600	\$1,076	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$145,882
Total Revenues	\$0	\$476	\$600	\$1,076	\$579,482
Expenditures					
<u>Series 2019</u>					
Interest 11/1	\$0	\$0	\$0	\$0	\$144,806
Principal 11/1	\$0	\$0	\$0	\$0	\$0
Interest 5/1	\$152,851	\$0	\$152,851	\$152,851	\$144,806
Total Debt Service Expenditures	\$152,851	\$0	\$152,851	\$152,851	\$289,613
Other Sources/(Uses):					
Bond Proceeds	\$731,257	\$731,257	\$0	\$731,257	\$0
Total Other	\$731,257	\$731,257	\$0	\$731,257	\$0
EXCESS REVENUES / (EXPENDITURES)	\$578,406	\$731,733	-\$152,251	\$579,482	289,870

11/1/21 Interest	\$	144,806
11/1/21 Principal	\$	140,000
	\$	284,806

Armstrong
COMMUNITY DEVELOPMENT DISTRICT

Series 2019
Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-May-20	\$ 7,500,000	\$ 152,851	\$ -	\$ -
1-Nov-20	\$ 7,500,000	\$ 144,806	\$ -	\$ 297,657.29
1-May-21	\$ 7,500,000	\$ 144,806	\$ -	\$ -
1-Nov-21	\$ 7,500,000	\$ 144,806	\$ 140,000	\$ 429,612.50
1-May-22	\$ 7,360,000	\$ 142,619	\$ -	\$ -
1-Nov-22	\$ 7,360,000	\$ 142,619	\$ 145,000	\$ 430,237.50
1-May-23	\$ 7,215,000	\$ 140,353	\$ -	\$ -
1-Nov-23	\$ 7,215,000	\$ 140,353	\$ 150,000	\$ 430,706.26
1-May-24	\$ 7,065,000	\$ 138,009	\$ -	\$ -
1-Nov-24	\$ 7,065,000	\$ 138,009	\$ 155,000	\$ 431,018.76
1-May-25	\$ 6,910,000	\$ 135,588	\$ -	\$ -
1-Nov-25	\$ 6,910,000	\$ 135,588	\$ 160,000	\$ 431,175.00
1-May-26	\$ 6,750,000	\$ 132,788	\$ -	\$ -
1-Nov-26	\$ 6,750,000	\$ 132,788	\$ 165,000	\$ 430,575.00
1-May-27	\$ 6,585,000	\$ 129,900	\$ -	\$ -
1-Nov-27	\$ 6,585,000	\$ 129,900	\$ 170,000	\$ 429,800.00
1-May-28	\$ 6,415,000	\$ 126,925	\$ -	\$ -
1-Nov-28	\$ 6,415,000	\$ 126,925	\$ 175,000	\$ 428,850.00
1-May-29	\$ 6,240,000	\$ 123,863	\$ -	\$ -
1-Nov-29	\$ 6,240,000	\$ 123,863	\$ 185,000	\$ 432,725.00
1-May-30	\$ 6,055,000	\$ 120,625	\$ -	\$ -
1-Nov-30	\$ 6,055,000	\$ 120,625	\$ 190,000	\$ 431,250.00
1-May-31	\$ 5,865,000	\$ 117,300	\$ -	\$ -
1-Nov-31	\$ 5,865,000	\$ 117,300	\$ 195,000	\$ 429,600.00
1-May-32	\$ 5,670,000	\$ 113,400	\$ -	\$ -
1-Nov-32	\$ 5,670,000	\$ 113,400	\$ 205,000	\$ 431,800.00
1-May-33	\$ 5,465,000	\$ 109,300	\$ -	\$ -
1-Nov-33	\$ 5,465,000	\$ 109,300	\$ 215,000	\$ 433,600.00
1-May-34	\$ 5,250,000	\$ 105,000	\$ -	\$ -
1-Nov-34	\$ 5,250,000	\$ 105,000	\$ 220,000	\$ 430,000.00
1-May-35	\$ 5,030,000	\$ 100,600	\$ -	\$ -
1-Nov-35	\$ 5,030,000	\$ 100,600	\$ 230,000	\$ 431,200.00
1-May-36	\$ 4,800,000	\$ 96,000	\$ -	\$ -
1-Nov-36	\$ 4,800,000	\$ 96,000	\$ 240,000	\$ 432,000.00
1-May-37	\$ 4,560,000	\$ 91,200	\$ -	\$ -
1-Nov-37	\$ 4,560,000	\$ 91,200	\$ 250,000	\$ 432,400.00
1-May-38	\$ 4,310,000	\$ 86,200	\$ -	\$ -
1-Nov-38	\$ 4,310,000	\$ 86,200	\$ 260,000	\$ 432,400.00
1-May-39	\$ 4,050,000	\$ 81,000	\$ -	\$ -
1-Nov-39	\$ 4,050,000	\$ 81,000	\$ 270,000	\$ 432,000.00
1-May-40	\$ 3,780,000	\$ 75,600	\$ -	\$ -
1-Nov-40	\$ 3,780,000	\$ 75,600	\$ 280,000	\$ 431,200.00
1-May-41	\$ 3,500,000	\$ 70,000	\$ -	\$ -
1-Nov-41	\$ 3,500,000	\$ 70,000	\$ 290,000	\$ 430,000.00
1-May-42	\$ 3,210,000	\$ 64,200	\$ -	\$ -
1-Nov-42	\$ 3,210,000	\$ 64,200	\$ 305,000	\$ 433,400.00
1-May-43	\$ 2,905,000	\$ 58,100	\$ -	\$ -
1-Nov-43	\$ 2,905,000	\$ 58,100	\$ 315,000	\$ 431,200.00
1-May-44	\$ 2,590,000	\$ 51,800	\$ -	\$ -
1-Nov-44	\$ 2,590,000	\$ 51,800	\$ 325,000	\$ 428,600.00
1-May-45	\$ 2,265,000	\$ 45,300	\$ -	\$ -
1-Nov-45	\$ 2,265,000	\$ 45,300	\$ 340,000	\$ 430,600.00
1-May-46	\$ 1,925,000	\$ 38,500	\$ -	\$ -
1-Nov-46	\$ 1,925,000	\$ 38,500	\$ 355,000	\$ 432,000.00
1-May-47	\$ 1,570,000	\$ 31,400	\$ -	\$ -
1-Nov-47	\$ 1,570,000	\$ 31,400	\$ 370,000	\$ 432,800.00
1-May-48	\$ 1,200,000	\$ 24,000	\$ -	\$ -
1-Nov-48	\$ 1,200,000	\$ 24,000	\$ 385,000	\$ 433,000.00
1-May-49	\$ 815,000	\$ 16,300	\$ -	\$ -
1-Nov-49	\$ 815,000	\$ 16,300	\$ 400,000	\$ 432,600.00
1-May-50	\$ 415,000	\$ 8,300	\$ -	\$ -
1-Nov-50	\$ 415,000	\$ 8,300	\$ 415,000	\$ 431,600.00
		\$ 5,735,607.31	\$ 7,500,000.00	\$ 13,235,607.31

SIXTH ORDER OF BUSINESS

**ADDENDUM TO AGREEMENT ("AGREEMENT") BETWEEN THE ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND
VIEWPOINT SECURITY & PROTECTION AGENCY. ("CONTRACTOR")**

The following provisions govern the Agreement referenced above:

1. The Agreement shall be deemed effective as of May 15, 2020.
2. Contractor shall use reasonable care in performing the services, and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement.
3. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

4. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

5. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jim Perry ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JPERRY@GMSNF.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 W. TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

6. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

**VIEWPOINT SECURITY &
PROTECTION AGENCY**

DocuSigned by:

By: Heather Stuber

Its: Owner

Date: 5/20/2020

**ARMSTRONG
SOUTH VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

By: James Perry

Its: District Manager

Date: 5/19/20



SECURITY & PROTECTION AGENCY

1348 Beach Blvd
Box 50041
Jacksonville Beach, Florida 32240

30 Day Security Agreement -- Armstrong CDD
475 West Town Place
Suite 114
St. Augustine, Florida 32092

Service Description

Viewpoint Security & Protection Agency (Contractor) agrees to provide Security services at Greyhawk Amenity Center 3645 Royal Pines Drive, Middleburg, FL 32068. Viewpoint security guard staff shall be employees of the Contractor, who shall be responsible for payment of all relevant taxes and insurances as applicable.

Scope of Duties

Provide security services to cover Amenities Center property and exterior parking lot area.

Viewpoint recognizes the value of serving your guests and our priority is providing great customer service, while enforcing property rules.

Uniforms

The Contractor shall provide all necessary uniforms. Staff shall be appropriately dressed for their duties and properly groomed.

Change Requests

The Contractor shall exercise its prerogatives as an independent contractor to direct and control its employees under this contract. The Owner may communicate its needs directly to Viewpoint management. All schedule changes must be coordinated together between the Manager and the Contractor one week prior to allow adequate time for staffing adjustments.

Insurance Requirement

Contractor shall carry general liability coverage of at least \$1,000,000, including employer's liability coverage of \$250,000.00, as well as professional liability insurance.

Non-Hire Agreement

In consideration of this contract Owner will not hire any employee of the Contractor directly or indirectly to compete with the business of the Contractor or its affiliated entities.

Details

4 P.M. to 10 P.M. Est
6 hours per evening

7 Days per week

30 day contract period
5/15/2020 to 6/15/2020

Fees

Owner agrees to pay \$28.75 per hour for a total of \$5,175.00

Payment Terms

Payment in full is due with 10 days of receipt.

Severability

Either party may cancel this contract with 48 hrs notice, after 7 days has been allowed to remedy cause.

Accepted by: _____

Print Name: _____

Jimi Perry - Agent of Armstrong CDD

Date: _____

Accepted by: _____

Print Name: _____

Agent of Viewpoint Security and Protection Agency

Date: _____

SEVENTH ORDER OF BUSINESS



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, Florida 32068-3907
Telephone (904) 272-5999
Facsimile (904) 213-2498
www.clayutility.org

*Working together to protect
public health, conserve our
natural resources, and
create long term value for
our ratepayers.*

May 18, 2020

Mr. Liam O'Reilly
Armstrong Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Letter Agreement for the installation of two 1-inch reclaimed irrigation water meters at the following locations:

Community Park – 3846 Sunberry Lane, Middleburg, Florida
Tracts J & K – 4173 Heatherbrook Place, Middleburg, Florida

Dear Mr. O'Reilly:

This is to advise you (Developer) that the Clay County Utility Authority (Utility) will provide the installation of the two reclaimed irrigation water meters, to the above-referenced locations, for a total charge of **\$6,896.92**. This charge is derived as follows:

Reclaimed Water Capacity Charge:	
(\$300.00 x 3.50 ERCs)	\$ 1,050.00 *
Debt Service Charge:	
(\$167.00 x 3.50 ERCs)	\$ 584.50
Customer Connection Charge (Tap-in)	\$ 4,008.84
Reclaimed Water Meter Charge	\$ 1,099.58
Plan Review Charge	\$ 77.00
Inspection Charge	\$ 77.00
Total:	<u>\$ 6,896.92</u>

* - Includes 3.50 ERCs for reclaimed irrigation water based upon 961.64 AGPD for the project.

It shall be Developer's or its successors and assigns responsibility to apply to Utility for service after the installation of the reclaimed water meters. Upon completion of application for reclaimed water service and payment of the appropriate charges set forth in Utility's then current applicable Rate Resolution, including any security deposits required, service will be initiated to Developer's Property.

All of the provisions in the original Developer Agreement SS17/18-2, dated December 19, 2017, entitled *Greyhawk Subdivision, Consisting of 200 Single Family Lots*, recorded in Official Records Book 4045, pages 732 through 748, will remain in full force and effect.

Armstrong Community Development District
Page 2 of 2

If the above is acceptable to you, please acknowledge same by signing in the space provided below and return the executed Letter Agreement to us, along with payment for same, and we will process a Work Order for the above-referenced meter installations.


Please feel free to contact me at (904) 213-2410, if you have any questions or require any additional information.

Sincerely,
CLAY COUNTY UTILITY AUTHORITY

Accepted by:
Armstrong Community Development
District

David Rawlins

David Rawlins
Service Availability Manager
DR/jmc
cc: CCUA Job File


Print Name: LIAM O'REILLY
Title: CHAIR
Date: 5.19.20

EIGHTH ORDER OF BUSINESS

COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

NINTH ORDER OF BUSINESS

B.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
2019A BONDS
REQUISITION SUMMARY
June 11, 2020

2019A REQUISITIONS TO BE RATIFIED					Requisition Amount
20-May	34	CCUA	Community Park & Tracts J&K reclaimed irrigation water meters		\$ 6,896.92
27-May	35	Besch & Smith	Pay App #9	Greyhawk Phases 2 & 3	\$ 265,109.40
2019A REQUISITIONS TO BE RATIFIED					\$ 272,006.32

2019A REQUISITIONS TO BE APPROVED					Requisition Amount
11-Jun	36	Eisman & Russo	CEI Services	Greyhawk Phases 2 & 3	\$ 7,483.74
11-Jun	37	England Thims & Miller	Greyhawk Phase 1 Common Areas Construction Documents-Invoice 194454	Greyhawk Phase 1	\$ 225.00
11-Jun	38	England Thims & Miller	Construction Document Revisions and Additional Services (WA#2) Invoice 194451		\$ 3,250.00
2019A REQUISITIONS TO BE APPROVED					\$ 10,958.74

TOTAL REQUISITIONS TO BE APPROVED JUNE 11, 2020					\$ 282,965.06
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D.



EVERGREEN
LIFESTYLES MANAGEMENT

ARMSTRONG CDD

June 2020 - Manager's Report

Todd Moseley

Armstrong CDD

Director of Operations

Evergreen Lifestyles Management

DISTRIBUTION LIST

Armstrong CDD	Board of Directors	Via E-mail
Jim Perry	District Manager	Via E-mail
Sarah Warren	District Attorney	Via E-mail
Scott Wild	District Engineer	Via E-mail

ADMINISTRATION

*CDD Violations: Landscaping upkeep. Parking regularly on the street.

<u>Additional Access Cards Given Out This Month:</u>	0
<u>Replacement Access Cards Given Out This Month:</u>	0
<u>Replacement Mailbox Keys Given Out This Month:</u>	0
<u>Amenity Rentals Requested This Month:</u>	0

ADMINISTRATIVE PROJECT UPDATES:

Staff continues to add new residents to community website, e-mail list, and access control software.

Staff continues to provide new owners with mailbox keys and community welcome packets.

PROPOSALS

- Future proposal for additional security or cameras on property

MAINTENANCE PROJECTS COMPLETED

- Light sensor replacement in restrooms
- Removed wind screen from Tennis Courts
- Fixed Tennis Court Fencing
- Fixed Fire Pit lighting issues
- Removed hose bib handle in men & women's restroom

MAINTENANCE PROJECTS IN PROCESS OF BEING COMPLETED

- Fire Pit Maintenance
 - "Emergency Stop" Only box to Fire Pit post
 - Replacement of post to larger post
 - Replacement of timer switch knob where broken off
 - Add Fire Pit signage to include usage directions
- Accessing gate closures and the possibility of adding springs
- AC leak issue in on-site office
- Lock for pool pump house

SCHEDULED EVENTS

- Continuation of some virtual events and activities
- Awaiting phase 2 as far as implementation for more events

TENTH ORDER OF BUSINESS

Armstrong

Community Development District

Request #2019-1

June 11, 2020

Greyhawk Ventures LLC Deficit Funding

Series 2019A Assesment Area 2 Bonds

Req	Payee	Amount
35	Besch & Smith Pay App #9	\$ 265,109.40
36	Eisman & Russo CEI Services	\$ 7,483.74
37	England-Thims & Miller Inv# 194454	\$ 225.00
38	England-Thims & Miller Inv# 194451	\$ 3,250.00
TOTAL		\$ 276,068.14

Funds available as of 6/4/20

\$91,416.22

Amount to be Funded \$ 184,651.92

Wire Instructions:

U.S. Bank National Association

777 E Winsconsin Avenue

Milwaukee, WI 53202-5300

ABA Routing No.: 091000022

BNF: U.S. Bank CT WIRE CLRG

BNF: Account No: 180121167365

Ref: ARMSTRONG CDD 2019A Acq & Construction

TWELFTH ORDER OF BUSINESS

A.

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2020

	<u>Governmental Fund Types</u>			<u>Totals</u> <u>(Memorandum Only)</u> <u>2020</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>				
Cash	\$105,379	---	---	\$105,379
Investments:				
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$268,948	---	\$268,948
Acquisition/Construction	---	---	\$17,293	\$17,293
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Interest	---	\$0	---	\$0
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$15	\$15
<u>Series 2019</u>				
Reserve	---	\$433,600	---	\$433,600
Revenue	---	\$298,078	---	\$298,078
Acquisition/Construction	---	---	\$316,841	\$316,841
Due from General Fund	---	\$0	---	\$0
TOTAL ASSETS	<u>\$105,379</u>	<u>\$1,282,433</u>	<u>\$334,149</u>	<u>\$1,721,961</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$12,270	---	---	\$12,270
Contracts Payable	---	---	\$50,335	\$50,335
Due to Debt Service	\$0	---	---	\$0
Prepaid CEC Fees	\$34,814	---	---	\$34,814
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,282,433	---	\$1,282,433
Restricted for Tynes Blvd	---	---	\$0	\$0
Restricted for Capital Projects	---	---	\$283,813	\$283,813
Unassigned	\$58,296	---	---	\$58,296
TOTAL LIABILITIES & FUND BALANCES	<u>\$105,379</u>	<u>\$1,282,433</u>	<u>\$334,149</u>	<u>\$1,721,961</u>

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$139,000	\$139,000	\$138,385	(\$615)
Developer Subsidy - Net	\$36,800	\$27,600	\$27,600	\$0
Developer Contributions	\$263,553	\$50,459	\$50,459	\$0
TOTAL REVENUES	\$439,353	\$217,059	\$216,443	(\$615)
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$5,600	\$4,400	\$1,200
FICA Expense	\$734	\$428	\$337	\$92
Engineering Fees	\$10,000	\$5,833	\$4,175	\$1,659
Arbitrage	\$600	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$3,500	\$2,042	\$3,500	(\$1,458)
Attorney Fees	\$30,000	\$17,500	\$7,980	\$9,520
Annual Audit	\$4,200	\$0	\$0	\$0
Trustee Fees	\$3,717	\$3,717	\$3,717	\$0
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Computer Time	\$1,500	\$875	\$875	\$0
Telephone	\$300	\$175	\$97	\$78
Postage	\$300	\$175	\$135	\$40
Insurance	\$6,050	\$6,050	\$6,050	\$0
Printing & Binding	\$2,000	\$1,167	\$851	\$316
Legal Advertising	\$2,000	\$1,167	\$963	\$204
Other Current Charges	\$500	\$292	\$304	(\$13)
Website Admin	\$1,000	\$583	\$583	\$0
Property Taxes	\$1,200	\$700	\$0	\$700
Office Supplies	\$150	\$88	\$43	\$45
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$127,527	\$77,817	\$65,434	\$12,382
<u>Field</u>				
Utilities	\$60,000	\$35,000	\$15,349	\$19,651
Repairs & Maintenance	\$5,000	\$2,917	\$40	\$2,877
Landscape	\$52,365	\$30,546	\$26,182	\$4,364
Landscape - Contingency	\$5,000	\$2,917	\$0	\$2,917
Lake Maintenance	\$12,000	\$7,000	\$5,705	\$1,295
Irrigation Repairs	\$10,000	\$5,833	\$324	\$5,509
Total Field	\$144,365	\$84,213	\$47,600	\$36,613

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>Amenity Center</u>				
Insurance	\$19,974	\$19,974	\$20,590	(\$616)
Phone/Internet/Cable	\$5,000	\$2,917	\$1,145	\$1,771
Electric	\$20,000	\$11,667	\$6,972	\$4,695
Water/Irrigation	\$15,000	\$8,750	\$2,417	\$6,333
Gas	\$200	\$117	\$462	(\$345)
Refuse Service	\$2,500	\$1,458	\$1,251	\$208
Security Monitoring	\$600	\$350	\$0	\$350
Access Cards	\$2,500	\$1,458	\$0	\$1,458
Field Mgmt/Admin	\$15,000	\$8,750	\$0	\$8,750
Amenity Landscaping	\$30,631	\$17,868	\$15,315	\$2,553
Fitness Equipment Lease (Sofitco)	\$23,196	\$13,531	\$9,906	\$3,625
Janitorial	\$7,000	\$4,083	\$7,747	(\$3,664)
Janitorial Supplies	\$3,450	\$2,013	\$2,174	(\$162)
Facility Maintenance	\$7,500	\$4,375	\$0	\$4,375
Pool Maintenance	\$0	\$0	\$6,353	(\$6,353)
Repairs & Maintenance	\$4,310	\$2,514	\$0	\$2,514
Special Events	\$5,000	\$2,917	\$1,308	\$1,609
Holiday Decorations	\$1,500	\$1,500	\$2,245	(\$745)
Fitness Center Repairs/Supplies	\$900	\$525	\$105	\$420
Office Supplies	\$1,500	\$875	\$0	\$875
ASCAP/BMI License Fees	\$500	\$292	\$0	\$292
Pest Control	\$1,200	\$700	\$180	\$520
Total Amenity Center	<u>\$167,461</u>	<u>\$106,633</u>	<u>\$78,170</u>	<u>\$28,463</u>
TOTAL EXPENDITURES	<u>\$439,353</u>	<u>\$268,663</u>	<u>\$191,204</u>	<u>\$77,458</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>(\$51,604)</u>	<u>\$25,239</u>	<u>\$76,843</u>
Net change in Fund Balance	<u>\$0</u>	<u>(\$51,604)</u>	<u>\$25,239</u>	<u>\$76,843</u>
Fund Balance - Beginning	\$0		\$33,057	
Fund Balance - Ending	<u>\$0</u>		<u>\$58,296</u>	

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 April 30, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/20</u>	<u>ACTUAL THRU 04/30/20</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$264,634	(\$1,184)
Assessments - Series 2017B	\$50,663	\$0	\$0	\$0
Interest Income	\$0	\$0	\$502	\$502
Direct Assessments	\$0	\$0	\$10,327	\$10,327
<i>TOTAL REVENUES</i>	<u>\$316,481</u>	<u>\$265,819</u>	<u>\$275,464</u>	<u>\$9,645</u>
<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	\$25,331	\$20,606	\$4,725
Special Call - 11/1	\$0	\$0	\$785,000	(\$785,000)
Interest Expense - 5/1	\$25,331	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$312,435</u>	<u>\$189,306</u>	<u>\$969,581</u>	<u>(\$780,275)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$4,047</u>	<u>\$76,512</u>	<u>(\$694,118)</u>	<u>(\$770,630)</u>
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$237)	(\$237)
<i>Total Other Financing Sources/(Uses)</i>	<u>\$0</u>	<u>\$0</u>	<u>(\$237)</u>	<u>(\$237)</u>
Net change in Fund Balance	<u>\$4,047</u>	<u>\$76,512</u>	<u>(\$694,354)</u>	<u>(\$770,867)</u>
FUND BALANCE - Beginning	\$189,082		\$1,245,109	
FUND BALANCE - Ending	<u>\$193,128</u>		<u>\$550,755</u>	

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 April 30, 2020

<u>DESCRIPTION</u>	<u>PROPOSED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/20</u>	<u>ACTUAL THRU 04/30/20</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$421	\$421
<i>TOTAL REVENUES</i>	<u>\$0</u>	<u>\$0</u>	<u>\$421</u>	<u>\$421</u>
<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
<i>TOTAL EXPENDITURES</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$421</u>	<u>\$421</u>
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$0	\$0	\$731,257	\$731,257
<i>Total Other Financing Sources/(Uses)</i>	<u>\$0</u>	<u>\$0</u>	<u>\$731,257</u>	<u>\$731,257</u>
Net change in Fund Balance	<u>\$0</u>	<u>\$0</u>	<u>\$731,678</u>	<u>\$731,678</u>
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$731,678</u>	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS - TYNES BLVD PROJECT
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
REVENUES:				
Developer Contributions	\$0	\$0	\$474,266	\$474,266
TOTAL REVENUES	\$0	\$0	\$474,266	\$474,266
EXPENDITURES:				
<i>Administrative</i>				
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 April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$21	\$21
Developer Deficit Funding	\$0	\$0	\$0	\$0
Prepaid CEC Fees	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$21	\$21
<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	(\$50,314)	(\$50,314)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$237	\$237
Total Other Financing Sources/(Uses)	\$0	\$0	\$237	\$237
Net change in Fund Balance	\$0	\$0	(\$50,078)	(\$50,078)
FUND BALANCE - Beginning	\$0		\$17,050	
FUND BALANCE - Ending	\$0		(\$33,027)	

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 April 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 04/30/20	ACTUAL THRU 04/30/20	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,396	\$1,396
TOTAL REVENUES	\$0	\$0	\$1,396	\$1,396
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$6,055,990	(\$6,055,990)
Cost of Issuance	\$0	\$0	\$397,308	(\$397,308)
TOTAL EXPENDITURES	\$0	\$0	\$6,453,298	(\$6,453,298)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$6,451,902)	(\$6,451,902)
<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	\$316,841	\$316,841
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$316,841	

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	<u>(\$365,000)</u>
	2/1/19	<u>(\$185,000)</u>
	5/1/19	<u>(\$1,375,000)</u>
	8/1/19	<u>(\$180,000)</u>
	11/1/19	<u>(\$785,000)</u>
Current Bonds Outstanding:		<u><u>\$0</u></u>

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

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

Fiscal Year Ending September 30, 2020

Tax Roll

[illegible]

Transfer to Trustee: 001.300.20700.10000

V# 14

12/23/19	\$	136,294.29	163
12/23/19	\$	124,342.78	171
1/17/20	\$	1,467.24	173
4/28/20	\$	2,530.16	237

	\$	264,634.47
Balance due to DS	\$	0.00

Direct Billed

Owner	Due Date	Invoiced O&M	Paid O&M	Date Paid
GVLLC	12/1/19	\$ 18,400.00	\$ 18,400.00	10/30/19
GVLLC	2/1/20	\$ 9,200.00	\$ 9,200.00	2/7/20
GVLLC	5/1/20	\$ 9,200.00	\$ -	
		\$ 36,800.00	\$ 27,600.00	

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

-

1. Recap of Capital Project Fund Activity Through April 30, 2020

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,416.34
Developer Contributions	\$2,606,577.92
Transfer from Debt Service	\$1,201.08
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 April 30, 2020	<u><u>\$17,307.68</u></u>

2. Funds Available For Construction at April 30, 2020

Book Balance of Construction Fund at April 30, 2020	\$17,307.68
Contracts in place at April 30, 2020	

3. Investments - US Bank

<u>April 30, 2020</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$17,307.68
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$17,307.68</u></u>

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Elland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$35,000.00	\$35,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
COI		Underswriters Discount	\$138,500.00	\$138,500.00													
COI		Orig Issue Discount	\$58,050.00	\$58,050.00													
1	1/8/18	JR Davis Construction	\$278,448.66	\$278,448.66	\$278,448.66	\$187,245.50	\$0.00	\$81,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80	\$99,008.80													\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74	\$97,731.74	\$97,731.74	\$35,168.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06	\$18,315.06							\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13	\$345,751.13	\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48	\$695,421.48	\$695,421.48	\$15,184.94	\$388,471.37	\$269,108.78	\$1,876.67	\$10,779.72		\$48,900.00					
7	4/12/18	Basham & Lucas	\$48,900.00	\$48,900.00													
8	5/4/18	Hadden Eng	\$29,125.85	\$29,125.85	\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,365.74	\$599,365.74	\$599,365.74		\$33,867.71	\$382,705.69	\$182,682.14								\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42	\$707,585.42	\$707,585.42		\$51,383.46	\$353,489.30	\$284,743.41	\$5,630.00	\$32,339.25						\$0.00
11	5/14/18	Clay Electric	\$273,690.00	\$273,690.00													
12	6/12/18	JR Davis Construction	\$530,798.76	\$530,798.76	\$530,798.76	\$164,561.42	\$291,964.25	\$31,085.74									
13	5/29/18	Basham & Lucas	\$9,440.00	\$9,440.00								\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00	\$600.00							\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00	\$3,630.00										\$3,630.00			
16	7/13/18	JR Davis Construction	\$354,226.41	\$354,226.41	\$354,226.41	\$147,736.14	\$192,366.38	\$13,661.68									\$432.00
17	7/13/18	Hadden Eng	\$750.00	\$750.00							\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81	\$5,763.81							\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74	\$106,556.74								\$106,556.74					
20	8/21/18	Vallencon Construction	\$24,363.73	\$24,363.73			\$24,363.73										
21	8/21/18	Vallencon Construction	\$45,853.39	\$45,853.39			\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02	\$3,543.02							\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05	\$220,610.05		\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Elland & Assoc	\$2,240.00	\$2,240.00										\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00	\$3,000.00											\$3,000.00		
26	9/20/18	Elland & Assoc	\$890.00	\$890.00													
27	9/20/18	Basham & Lucas	\$2,699.84	\$2,699.84								\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53	\$181,074.53	\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13								
29	9/20/18	Elland & Assoc	\$280.00	\$280.00										\$280.00			
30	9/21/18	Hadden Eng	\$600.00	\$600.00							\$600.00						
31	9/29/18	Vallencon Construction	\$8,107.68	\$8,107.68													
32	9/26/18	Hadden Eng	\$7,569.01	\$7,569.01							\$7,569.01						
33	10/29/18	Basham & Lucas	\$2,200.00	\$2,200.00								\$2,200.00					
34	11/20/18	JR Davis Construction	\$139,836.51	\$139,836.51	\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00	\$4,400.00								\$4,400.00					
36	12/3/18	Scherer Construction	\$45,234.00	\$45,234.00					\$16,200.00							\$29,034.00	
37	12/11/18	Gemini Engineering	\$9,000.00	\$9,000.00													
38	1/16/19	Elland & Assoc	\$1,285.00	\$1,285.00										\$1,285.00			
39	1/16/19	Basham & Lucas	\$3,932.70	\$3,932.70								\$3,932.70					
40	1/16/19	JR Davis Construction	\$187,117.98	\$187,117.98	\$187,117.98		\$197,117.98	\$197,117.98	\$4,545.62								
41	1/16/19	JR Davis Construction	\$480,000.11	\$480,000.11	\$480,000.11		\$492,000.11	\$161,541.07	\$228,900.20	\$107,013.13							
42	1/16/19	JR Davis Construction	\$30,272.81	\$30,272.81			\$30,272.81										
43	1/16/19	Scherer Construction	\$102,156.56	\$102,156.56					\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00	\$8,289.00							\$8,289.00						
45	2/29/19	JR Davis Construction	\$18,254.18	\$18,254.18								\$18,254.18					
46	2/29/19	Scherer Construction	\$318,990.57	\$318,990.57								\$318,990.57					
47	2/29/19	Gemini Engineering	\$500.00	\$500.00											\$500.00		
48	2/29/19	Vallencon Construction	\$5,843.00	\$5,843.00		\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10	\$4,798.10								\$4,798.10					
50	3/21/19	JR Davis Construction	\$99,440.38	\$99,440.38		\$3,727.95		\$84,201.81						\$9,500.00			
51	3/21/19	Hadden Engineering	\$1,450.00	\$1,450.00								\$1,450.00					
52	3/21/19	Scherer Construction	\$225,485.41	\$225,485.41					\$225,485.41								
53	3/21/19	BuiltLife Inspections	\$445.00	\$445.00													\$445.00
54	3/21/19	Camille James	\$1,011.75	\$1,011.75						\$1,011.75							
55	3/21/19	Basham & Lucas	\$1,432.70	\$1,432.70								\$1,432.70					
56	4/23/19	Basham & Lucas	\$4,965.40	\$4,965.40								\$4,965.40					
57	4/23/19	JR Davis Construction	\$68,879.94	\$68,879.94				\$68,879.94									
58	4/23/19	Scherer Construction	\$318,369.47	\$318,369.47					\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00	\$900.00							\$900.00						
60	5/13/19	Miscany Design	\$68,572.42	\$68,572.42													
61	5/13/19	Basham & Lucas	\$4,369.60	\$4,369.60								\$4,369.60					
62	5/13/19	JR Davis	\$9,230.52	\$9,230.52		\$9,230.52											
63	5/13/19	SoFlo	\$24,363.58	\$24,363.58								\$24,363.58					
64	5/13/19	Scherer Construction	\$534,873.84	\$534,873.84					\$491,724.79								\$43,149.06
65	5/13/19	Elland & Assoc	\$325.00	\$325.00										\$325.00			
66	6/20/19	Basham & Lucas	\$3,938.20	\$3,938.20								\$3,938.20					
67	6/20/19	JR Davis	\$62,276.73	\$62,276.73					\$62,276.73								
68	6/20/19	Scherer Construction	\$307,816.51	\$307,816.51					\$269,743.61								\$38,072.70
69	8/21/19	Basham & Lucas	\$3,239.20	\$3,239.20								\$3,239.20					
70	7/24/19	Hadden Engineering	\$1,000.00	\$1,000.00							\$1,000.00						
71	7/24/19	Hadden Engineering	\$450.00	\$450.00							\$450.00						
72	7/24/19	JR Davis	\$49,761.92	\$49,761.92					\$49,761.92								
73	7/24/19	Scherer Construction	\$307,079.18	\$307,079.18					\$307,079.18								
74	7/24/19	JR Davis	\$5,297.72	\$5,297.72													
75	8/21/19	Hadden Engineering	\$825.00	\$825.00							\$825.00						
76	8/21/19	Basham & Lucas	\$1,604.40	\$1,604.40								\$1,604.40					
77	8/21/19	Scherer Construction	\$148,692.52	\$148,692.52					\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44	\$25,344.44													
79	10/2/19	Miscany Design	\$23,190.73	\$23,190.73													
80	10/17/19	Elland & Assoc	\$1,800.00	\$1,800.00													\$1,800.00
Grand Total			\$6,792,938.41	\$6,792,938.41	\$6,792,938.41	\$1,745,453.37	\$2,181,215.35	\$1,370,377.54	\$2,457,555.82	\$68,494.30	\$79,180.75	\$202,477.88	\$49,839.35	\$5,110.00	\$12,500.00	\$110,255.78	\$101,253.80

Armstrong Community Development District
Series 2017

SUMMARY:		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,606,577.92	
INT REC'D TO DATE	\$8,416.33	
TRANS FROM DEBT SERVICE	\$1,201.08	
PREPAID CEC FEES	\$81,232.20	
LESS: REQ. PAID	(\$8,792,936.41)	
BALANCE	\$17,307.68	

RECONCILIATION		
TRUST STATEMENT	\$17,307.68	
O/S REQ.	\$0.00	
ADJ BALANCE	\$17,307.68	
DEVELOPER CONTRIBUTIONS REC'D	\$0.00	
VARIANCE	(\$0.00)	

Developer Contributions:		
2/28/19	\$186,863.26	\$73,848.09
3/23/19	\$258,769.58	\$135,875.16
4/23/19	\$224,376.94	\$166,737.87
5/13/19	\$337,241.90	\$284,209.64
6/19/19	\$216,938.82	\$157,093.62
7/24/19	\$386,918.02	
8/15/19	\$210,143.92	
9/17/19	\$7,561.10	
	\$2,606,577.92	\$1,828,813.54
		\$777,764.38

INT REC'D	A	B	COI	
Oct-17	\$54.56	\$39.18	\$2.28	
Nov-17	\$563.76	\$404.90	\$9.57	
Dec-17	\$545.58	\$391.84	\$0.01	Prepaid 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	\$466.85	\$335.05	\$0.01	\$40,616.10
Apr-18	\$468.11	\$335.63	\$0.01	
May-18	\$492.70	\$352.76	\$0.00	
Jun-18	\$370.12	\$263.83		\$81,232.20
Jul-18	\$260.98	\$184.94		
Aug-18	\$256.31	\$180.61		
Sep-18	\$209.82	\$146.91		
	\$4,780.84	\$3,419.77	\$11.90	Transfer In
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.85		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.00	\$84.47		\$100.93
Feb-19	\$60.39	\$50.15		\$100.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$100.93
May-19	\$14.20	\$0.32		\$106.38
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	\$8.96	\$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 May 31, 2020

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds: Interest Earned on Series 2019	\$1,401.04
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$915,202.64)
Water, Sewer, Reuse & Electric	(\$1,072,904.82)
Stormwater Management System	(\$1,543,752.82)
Amenity Area	(\$2,665,547.84)
Neighborhood Parks	\$0.00
Contingency	\$0.00
Professional Fees	(\$360,081.36)
Adjusted Balance in Construction Account at May 31, 2020	<u>(\$184,653.87)</u>

2. Funds Available For Construction at May 31, 2020

Book Balance of Construction Fund at May 31, 2020	(\$184,653.87)
Contracts in place at May 31, 2020	

3. Investments - US Bank

<u>May 31, 2020</u>	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$91,414.27
			ADJ: Outstanding Requisitions	(\$276,068.14)
				<u>(\$184,653.87)</u>

Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Resurf and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00		\$5,675.00							
COI		GMS	\$31,000.00		\$31,000.00							
COI		Holland & Knight	\$5,250.00		\$5,250.00							
COI		Feldman Mahoney	\$10,000.00		\$10,000.00							
COI		Alkermes 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		ImagelMaster	\$1,500.00		\$1,500.00							
COI		England Thims & Miller	\$5,458.94		\$5,458.94							
COI		Underwriters Discount	\$150,000.00		\$150,000.00							
		Ory Issue Discount	\$65,924.30		\$65,924.30							
1	10/23/19	Greyhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$88,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60		\$3,872,219.60	\$262,219.60		\$135,000.00				
4	11/15/19	CCUA	\$65,630.75		\$65,630.75	\$65,630.75						
5	11/15/19	Eisman & Russo	\$2,934.80		\$2,934.80							\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60		\$363,774.60	\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43		\$192,478.43							\$192,478.43
8	1/14/20	England Thims & Miller	\$3,000.00		\$3,000.00							\$3,000.00
9	1/14/20	England Thims & Miller	\$7,521.25		\$7,521.25							\$7,521.25
10	1/14/20	Hopping Green	\$111.65		\$111.65							\$111.65
11	12/16/19	Hadden Engineering	\$3,150.00		\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$600,869.78		\$600,869.78		\$67,500.00	\$533,369.78				
13	1/14/20	Eisman & Russo	\$5,285.64		\$5,285.64							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20		\$544,336.20		\$310,500.00	\$86,400.00		\$147,436.20		
15	2/20/20	England Thims & Miller	\$7,710.68		\$7,710.68							\$7,710.68
16	2/20/20	Eisman & Russo	\$1,430.72		\$1,430.72							\$1,430.72
17	2/20/20	Eisman & Russo	\$7,153.58		\$7,153.58							\$7,153.58
18	2/20/20	England Thims & Miller	\$9,965.73		\$9,965.73							\$9,965.73
19	2/20/20	Hopping Green	\$1,420.00		\$1,420.00							\$1,420.00
20	2/20/20	Besch and Smith	\$668,766.60		\$668,766.60	\$82,866.60	\$234,000.00	\$351,900.00				
21	3/20/20	Eisman & Russo	\$4,255.46		\$4,255.46							\$4,255.46
22	4/17/20	Besch and Smith	\$498,794.03		\$498,794.03	\$115,320.39	\$285,500.00	\$117,973.64				
23	3/20/20	England Thims & Miller	\$8,151.95		\$8,151.95							\$8,151.95
24	3/20/20	England Thims & Miller	\$450.00		\$450.00							\$450.00
25	3/20/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
26												
27	5/20/20	England Thims & Miller	\$13,460.28		\$13,460.28							\$13,460.28
28	5/20/20	England Thims & Miller	\$1,582.04		\$1,582.04							\$1,582.04
29	5/20/20	England Thims & Miller	\$3,750.00		\$3,750.00							\$3,750.00
30	5/20/20	England Thims & Miller	\$2,650.00		\$2,650.00							\$2,650.00
31	5/20/20	Besch and Smith	\$184,270.26		\$184,270.26		\$184,270.26					
32	5/20/20	Eisman & Russo	\$8,584.29		\$8,584.29							\$8,584.29
33	5/20/20	CCUA	\$4,237.64		\$4,237.64		\$4,237.64					
34	5/20/20	CCUA	\$6,896.92		\$6,896.92		\$6,896.92					
35		Besch and Smith	\$265,109.40		\$265,109.40			\$265,109.40				
36		Eisman & Russo	\$7,483.74		\$7,483.74							\$7,483.74
37		England Thims & Miller	\$225.00		\$225.00							\$225.00
38		England Thims & Miller	\$3,250.00		\$3,250.00							\$3,250.00
Grand Total			\$6,954,797.62	\$307,308.14	\$10,042,489.48	\$915,202.64	\$1,072,904.82	\$1,543,752.82	\$2,665,547.84	\$0.00	\$0.00	\$306,081.35

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
INT REC'D TO DATE	\$1,401.04
TRANS FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$6,954,797.52)
BALANCE	(\$184,653.87)

RECONCILIATION	
TRUST STATEMENT	\$91,414.27
O/S REQ.	(\$276,068.14)
ADJ BALANCE	<u>\$184,653.87</u>
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	\$345.21	\$0.16
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.48	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$0.00	\$0.00
Jul-20	\$0.00	\$0.00
Aug-20	\$0.00	\$0.00
Sep-20	\$0.00	\$0.00
	\$1,399.02	\$2.02

B.

Armstrong Community Development District

Summary of Invoices

June 11, 2020

Fund	Date	Check No.s	Amount
<i>General Fund</i>	4/1-4/30	223-240	\$ 21,572.07
Total Invoices for Approval			\$ 21,572.07

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/08/20	00023	3/31/20 989606 MAR 20 - REFUSE SERVICE	202003 330-57200-43300		*	171.96	
				ADVANCED DISPOSAL			171.96 000223
4/08/20	00031	3/18/20 461666 MAR 20 - PEST CONTROL	202003 330-57200-46700		*	45.00	
				APEX PEST CONTROL, INC.			45.00 000224
4/08/20	00033	4/03/20 REIMB ETM - TYNES BLVD REFUND	202004 300-20700-10200		*	621.31	
				ARMSTRONG VENTURE LLC			621.31 000225
4/08/20	00016	4/03/20 567729 3518 ROYAL PINES - RECL	202003 320-53800-43100		*	359.93	
		4/03/20 568411 3682 ROYAL PINES DR - IRR	202003 320-53800-43100		*	307.39	
		4/03/20 574046 3645 ROYAL PINES DR POOL	202003 330-57200-43100		*	198.64	
		4/03/20 574047 3645 ROYAL PINES DR CLUB	202003 330-57200-43100		*	281.19	
		4/03/20 574048 3645 ROYAL PINES DR IRR	202003 320-53800-43100		*	191.73	
		4/03/20 577061 705 TYNES BLVD	202003 320-53800-43100		*	334.08	
				CLAY COUNTY UTILITY AUTHORITY			1,672.96 000226
4/08/20	00001	4/01/20 53 APR 20 - MGMT FEES	202004 310-51300-34000		*	3,750.00	
		4/01/20 53 APR 20 - WEBSITE ADMIN	202004 310-51300-49500		*	83.33	
		4/01/20 53 APR 20 - IT	202004 310-51300-35100		*	125.00	
		4/01/20 53 APR 20 - DISSEMINATION	202004 310-51300-31300		*	583.33	
		4/01/20 53 APR 20 - POSTAGE	202004 310-51300-42000		*	8.50	
		4/01/20 53 APR 20 - COPIES	202004 310-51300-42500		*	24.60	
				GMS, LLC			4,574.76 000227
4/08/20	00003	2/29/20 113813 FEB 20 - GENERAL COUNSEL	202002 310-51300-31500		*	413.67	
				HOPPING GREEN & SAMS			413.67 000228
4/08/20	00019	4/02/20 3491B APR 20 - LAKE MAINTENANCE	202004 320-53800-46800		*	780.00	
				SITEX AQUATICS			780.00 000229

ARMS ARMSTRONG PPOWERS

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/02/20
 *** CHECK DATES 04/01/2020 - 04/30/2020 *** ARMSTRONG CDD - GENERAL FUND
 BANK A ARMSTRONG GENERAL

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/08/20	00032	3/18/20 12651A	202003 330-57200-46100		*	105.00	
		MAR 20 - GYM EQUIP MAINT		SOUTHEAST FITNESS REPAIR			105.00 000230
4/08/20	00021	3/29/20 12908	202003 320-53800-46200		*	6,916.33	
		MAR 20 - LANDSCAPE MAINT		TREE AMIGOS OUTDOOR SERVICES			6,916.33 000231
4/13/20	00016	4/03/20 577060	202003 320-53800-43100		*	124.93	
		875 TYNES BLVD		CLAY COUNTY UTILITY AUTHORITY			124.93 000232
4/13/20	00025	2/29/20 FEB-81	202002 330-57200-46700		*	1,050.00	
		FEB 20 - POOL SERVICE			*	1,050.00	
		3/31/20 MAR-85	202003 330-57200-46700		*	7.99	
		MAR 20 - POOL SERVICE					
		3/31/20 MAR-85	202003 330-57200-46700				
		STNNER TUBING FOR CHLORIN		CROWN POOLS, INC.			2,107.99 000233
4/13/20	00038	4/02/20 193673	202003 310-51300-31100		*	184.50	
		MAR 20 - ENGINEERING SVCS		ENGLAND-THIMS AND MILLER, INC.			184.50 000234
4/13/20	00027	4/03/20 22100762	202003 330-57200-43200		*	38.13	
		MAR 20 - GAS		TECO			38.13 000235
4/28/20	00023	4/13/20 993407	202004 330-57200-43300		*	170.73	
		APR 20 - REFUSE SERVICE		ADVANCED DISPOSAL			170.73 000236
4/28/20	00014	4/28/20 TAX REC	202004 300-20700-10000		*	2,530.16	
		TRANSFER OF TAX RECEIPTS		ARMSTRONG CDD			2,530.16 000237
4/28/20	00024	4/07/20 30020859	202004 330-57200-41500		*	177.30	
		APR 20 - INTERNET/PHONE		AT&T			177.30 000238
4/28/20	00100	4/13/20 9054872	202003 320-53800-43000		*	38.00	
		3599 ROYAL PINES DR IRR			*	856.00	
		4/13/20 9082120	202003 330-57200-43000		*	27.00	
		3645 ROYAL PINES #AMENITY					
		4/13/20 9082351	202003 320-53800-43000				
		705 TYNES BLVD IRR		CLAY ELECTRIC COOPERATIVE, INC.			921.00 000239

ARMS ARMSTRONG

PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/28/20	00020	3/31/20	ARMCD03 202003 330-57200-46300	TAPE FOR FLYER DISTRIBTN	*	16.34	
							16.34 000240

TOTAL FOR BANK A						21,572.07	
TOTAL FOR REGISTER						21,572.07	



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

000664 000000046

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 March 31, 2020
Invoice Number PB0000989606

Account Summary

Previous Balance \$172.28
Payments/Adjustments -\$172.28
Current Invoice Amount \$171.96

Amount Due \$171.96

Due Date Upon Receipt

Invoice Breakdown

Current \$171.96
30 days - past due \$0.00
60 days - past due \$0.00
90 days - past due \$0.00

It's easy being Green... sign up
for ebill and auto pay at
<http://www.AdvancedDisposal.com/billpay>

Contact Us

(904) 783-7000
JacksonvilleFL@AdvancedDisposal.com

Previous Balance

03/06/20 LOCKBOX AUTOMATED

-\$172.28

\$172.28

Payments and Adjustments

-\$172.28

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)					
03/31/20	TRASH STANDARD SERVICE:		1.00	95.00	95.00
	04/01/20-04/30/20				
03/31/20	ENERGY CHARGE		1.00	13.65	13.65
03/31/20	ENVIRONMENTAL CHARGE		1.00	22.80	22.80
	Clay Co Franchise Fee		131.45		21.43
	SITE TOTAL				152.88
03/31/20	C ADMIN FEE	SC158091	1.00	7.00	7.00
03/31/20	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC158092	1.00	9.41	9.41
	Clay Co Franchise Fee		15.41		2.67

23.33.430

PB2003231001.txt-1327-000000046

How to Pay Your Bill

Online Bill Pay

Great for regular payments

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

With the Advanced Disposal online bill payment system, you are able to:

- 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



Advanced Disposal

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

Please Send All Correspondence to Above Address



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

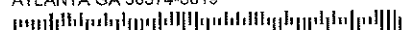
Due Date: Upon Receipt

Customer Billing Address:

GREY HAWK HO ASSOCIATION
%GMS-SF LLC ATTN: PATTI POWERS
5385 N KNOB HILL
SUNRISE, FL 33351

Remit Payment To:
(Please do not send CASH via mail)

Advanced Disposal
Clay County - PB
PO BOX 743019
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW.		CHECK CARD USING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	
ACCOUNT #	INVOICE #	AMT. ENCLOSED	
PB122617	PB0000989606		
INVOICE TOTAL	BALANCE DUE		
\$171.96	\$171.96		

PB 122617 0000 033120 0000989606 00017196 00017196 9

HOW TO READ YOUR BILL

LOCAL OFFICE AND CONTACT INFORMATION To contact Advanced Disposal concerning specific questions about your invoice and service, please correspond to the email, phone number and address set forth on the front of the invoice.

CUSTOMER BILLING ADDRESS AND CUSTOMER SERVICE ADDRESS Advanced Disposal's invoice reflects the most recent billing and service information provided by you. If your address has changed, please notify your local Advanced Disposal office.

ACCOUNT INFORMATION AND ACCOUNT SUMMARY The Account Summary lists your balances, payments and adjustments and invoice amount for the current period. The Previous Balance includes amounts billed previously for which Advanced Disposal has not yet received payment. This section also includes the Invoice Date which is the date that the invoice was generated and mailed to you.

AMOUNT DUE The Amount Due includes all service charges, fees or assessments, and any adjustments, as well as all applicable taxes and governmental charges and fees which are due and payable upon receipt. Advanced Disposal may charge a late fee on all past due balances up to the maximum rate allowed by law.

EXPLANATION OF CHARGES Advanced Disposal's invoices may include various charges and fees ("Charges"). These Charges are the result of various internal and external factors that impact our business and are not represented to be an offset or pass through of Contractor's actual costs whether taken collectively or with respect to each category, nor are they representative of actual taxes and surcharges imposed by or levied to a governmental agency. Rather, they are intended to address a portion of various impacts on Advanced Disposal business on a companywide basis. Such Charges, including the examples below, also reflect the need to achieve an operating margin acceptable to Advanced Disposal.

Environmental Charge The Environmental Charge is assessed as a percentage of the customer's invoiced amount (exclusive of taxes and other Charges) and is intended 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 respects, 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

PB200323001.b4-1329-000000046

Account Information

Account Number	PB122617
Site Number	0000
Invoice Date	March 31, 2020
Invoice Number	PB0000989606

Page 3 of 3



2

Current Charges (Continued)

Current Charges	\$171.96
Amount Due	\$171.96

Apex Pest Control

1180 US Highway 1, STE 105

Rockledge, FL 32955

1-800-929-2847

Billing Account Information

Account #: 155407

Grey Hawk Community

1090 Oakleaf Plantation Pkwy

Orange Park, FL 32065

Statement Details

DATE	DESCRIPTION	INVOICE #	PO#	TAX	TOTAL	ADJUSTMENT	DAYS OLD	FIN CHARGE	GRAND TOTAL
For service at 3645 Royal Pines Dr Middleburg, FL 32068									
3/18/2020	Pest Control - Monthly Service	461666		\$0.00	\$45.00	\$0.00	16	\$0.00	\$45.00
									PLEASE REMIT: \$45.00

[Click here to log on to your account to review history, manage your profile and review services](#)

10.
31. 33.467



04/03/2020 10:59 AM PDT
User Name: PATTI L POWERS

Express Report with Item
Images

Commercial Electronic Office®

Desktop Deposit

Effective Date:	04/03/2020	Deposit Name:	Due to AVLLC	Deposit Amount:	\$ 621.31
Confirmation Number:	200403307726772	Deposited By:	PATTI L POWERS		
Bag Number:	-	Deposit Status:	Deposit Complete		
No of Items:	1	Submission Date:	04/03/2020 10:59:47 AM		
Created By:	PATTI L POWERS	Location ID:	-		
Deposit Account:	4281466359(12100 0248-ARMSTRONG-O perating)				

Item ID	Item Type	Check Account Number	RTN	Check No./ Amx-On-Us	Item Status	Item Amount
04030331759262	Check	009061592230	067092022	129405	Deposit Complete	\$ 621.31

9.207.102

ETM
Engineered, Planned, Constructed
100% Satisfaction Guaranteed
1475 21st St. Eugene, OR 97401
Phone: 541.325.3333

FIRST CITIZENS BANK 129405

CHECK DATE: Dec 21, 2022

PAY Six Hundred Twenty One and 31/100 Dollars

TO Accounting COO General Fund

AMOUNT \$621.31

MEMO: Refund for Overpayment of Invoice #0193143

1 29405 1067092022 00906 1592290

Item ID	Item Type	Check Account Number	RTN	Check No./ Aux-On-Us	Item Status	Item Amount
040320317505282	Check	009061592290	067092022	129405	Deposit Complete	\$ 621.31

End of Report

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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: 3682 Royal Pines Drive Irrigation

Bill Date: 04/03/2020

Customer #: 00568411
Route #: MC05530006

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	04/03/20 to 05/06/20	\$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

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

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)					\$40.25
Consumption Charges	Tier 1	35.8	x	0.79	\$28.28
Proration Factor: 0.9667	Tier 2	12.5	x	1.56	\$19.50
	Tier 3	93.7	x	2.35	\$220.20

Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.84
Current Charges	\$308.23
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$307.39

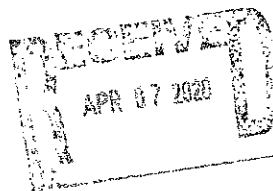
We understand Florida is in a state of emergency. If you need more time to pay your bill, please call us to discuss payment options. Our customer service department can be reached at 904-272-5999.

Our office access will be restricted until further notice due to COVID-19. Customers may use our drive-thru, drop box, call center, and the web to conduct business. Visit us at www.clayutility.org

This bill includes your deposit interest for the period ending March 31, 2020. The interest rate paid was 1.11%.

Please pay \$307.39 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$272.98 was posted to your account on 03/23/2020.



16,32.431

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Irrigation

Route #:MC05530006

Route Group:26

ADDRESS

6299 1 MB 0.436 16-18



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



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

Bill Date	04/03/20
Current Charges	\$307.39
Current Charges Past Due After	04/24/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$307.39

CCUA-1170-4
1170-42/202006299

00568411 9 MC05530006 0000030739 0000000 04242020 0 0

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

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/cor>

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.



3176 Old Jennings Road, Middleburg, Florida 32068
Please visit us on the web at www.clayutility.org
Hours: Monday - Friday, 9am - 5pm Phone: 904-272-5999

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 04/03/2020
Service Address: 3645 Royal Pines Drive Pool

Customer #: 00574046
Route #: MC05560400

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
88819700	1	04/01/20	29	964	1051	87
04/03/20 to 05/06/20						
Base Charges (Prepaid)						\$26.68
Consumption Charges						\$171.39
Proration Factor: 0.9667						\$0.00
						\$0.00
						\$0.00
Alternative Water Supply Surcharge						\$1.06

Base Charges (Prepaid)							\$0.00
Consumption Charges							\$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
Proration Factor: 0.0000			Tier 2	0.0	x	0.00
			Tier 3	0.0	x	0.00

Other Charges		
Administrative Fees (Prepaid)		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$-0.49
Current Charges		\$199.13
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$198.64

We understand Florida is in a state of emergency. If you need more time to pay your bill, please call us to discuss payment options. Our customer service department can be reached at 904-272-5999.

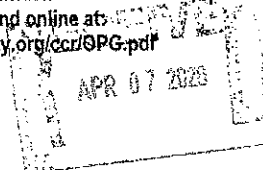
Our office access will be restricted until further notice due to COVID-19. Customers may use our drive-thru, drop box, call center, and the web to conduct business. Visit us at www.clayutility.org

This bill includes your deposit interest for the period ending March 31, 2020. The interest rate paid was 1.11%

Please pay \$198.64 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$163.67 was posted to your account on 03/23/2020.

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



16.33

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	04/03/20
Current Charges	\$198.64
Current Charges Past Due After	04/24/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$198.64

6300 1 MB 0.436 18-18

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



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

CCUA-1170-4
1170-4/02/2006300

00574046 0 MC05560400 0000019864 000000 04242020 0 0

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:

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 1-877-478-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.**



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: 04/03/2020
Service Address: 3645 Royal Pines Drive Clubhouse

Customer #: 00574047
Route #: MC05560402

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	04/01/20	29	78	79	1
Base Charges (Prepaid)						
				04/03/20 to 05/06/20		\$85.30
Consumption Charges				Tier 1	1.0 x	1.97
Proration Factor: 0.9667				Tier 2	0.0 x	0.00
				Tier 3	0.0 x	0.00
				Tier 4	0.0 x	0.00
Alternative Water Supply Surcharge						\$1.06

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

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

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-4.71
Current Charges	\$285.90
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$281.19

We understand Florida is in a state of emergency. If you need more time to pay your bill, please call us to discuss payment options. Our customer service department can be reached at 904-272-5999.

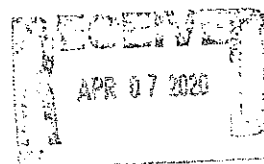
Our office access will be restricted until further notice due to COVID-19. Customers may use our drive-thru, drop box, call center, and the web to conduct business. Visit us at www.clayutility.org

This bill includes your deposit interest for the period ending March 31, 2020. The interest rate paid was 1.11%

Please pay \$281.19 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$279.54 was posted to your account on 03/23/2020.

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



16.33

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	04/03/20
Current Charges	\$281.19
Current Charges Past Due After	04/24/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$281.19

6301 1 MB 0.436 18-18

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



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

CCUA-1170-4
1170-4/28/2006301

00574047 0 MC05560402 0000028119 000000 04242020 0 0

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

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Consumer Confidence reports are available at our office and website

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

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



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: 04/03/2020
Service Address: 3645 Royal Pines Drive Irrigation

Customer #: 00574048
Route #: MC05560404

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	04/03/20 to 05/06/20					\$0.00
Consumption Charges	Tier 1	0.0	x	0.00		\$0.00
	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
Proration Factor: 0.0000						

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

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	04/01/20	29	1815	1919	104
Base Charges (Prepaid)						\$80.52
Consumption Charges	Tier 1	72.5	x	0.79		\$57.28
	Tier 2	24.2	x	1.56		\$37.75
	Tier 3	7.3	x	2.35		\$17.16
Proration Factor: 0.9667						

Other Charges		
Administrative Fees (Prepaid)		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$-0.98
Current Charges		\$192.71
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$191.73

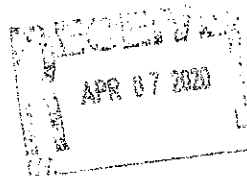
We understand Florida is in a state of emergency. If you need more time to pay your bill, please call us to discuss payment options. Our customer service department can be reached at 904-272-5999.

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This bill includes your deposit interest for the period ending March 31, 2020. The interest rate paid was 1.11%

Please pay \$191.73 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$141.70 was posted to your account on 03/23/2020.



16.52

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	04/03/20
Current Charges	\$191.73
Current Charges Past Due After	04/24/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$191.73

6302 1 MB 0.436 18-18

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



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

CCUA-1170-4
1170-43/202006302

00574048 0 MC05560404 0000019173 0000000 04242020 0 0

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:

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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: 04/03/2020

Customer #: 00577061
Route #: MC05560361

Service Address: 705 Tynes Blvd

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)				04/03/20 to 05/06/20		\$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

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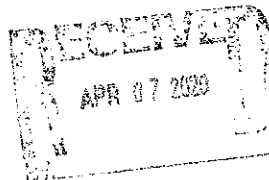
Base Charges (Prepaid)						
Consumption Charges				0.0 x	0.00	\$0.00

Please pay \$334.08 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$397.83 was posted to your account on 03/23/2020.

Ratse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	04/01/20	29	850	1003	153
Base Charges (Prepaid)						\$40.25
Consumption Charges				Tier 1	35.8 x	0.79 \$28.28
Proration Factor: 0.9667				Tier 2	12.5 x	1.56 \$19.50
				Tier 3	104.7 x	2.35 \$246.05

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$334.08
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$334.08



16.32

Please return this portion with payment

Bill Summary



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

Bill Date	04/03/20
Current Charges	\$334.08
Current Charges Past Due After	04/24/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$334.08

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd

Route #:MC05560361

Route Group:26

6303 1 MB 0.436 18-18



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



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

CCUA-1170-4
1170-4/20200603

00577061 5 MC05560361 0000033408 00000000 04242020 0 0

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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: 04/03/2020

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed

Route #: MC05533398

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)	04/03/20 to 05/06/20	\$0.00
Consumption Charges	Tier 1 0.0 x	\$0.00
	Tier 2 0.0 x	\$0.00
	Tier 3 0.0 x	\$0.00
	Tier 4 0.0 x	\$0.00
Proration Factor: 0.0000		

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

Reuse							
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage	
82100744	1	04/01/20	29	4754	4918	164	
Base Charges (Prepaid)						\$40.25	
Consumption Charges			Tier 1	35.8	x	0.79	\$26.28
Proration Factor: 0.9667			Tier 2	12.5	x	1.56	\$19.50
			Tier 3	115.7	x	2.35	\$271.90

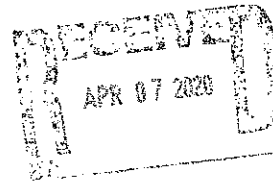
Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$359.93
Previous Balance	\$0.00
Late Charge (if Applicable)	\$0.00
TOTAL AMOUNT DUE	\$359.93

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Please pay \$359.93 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$345.83 was posted to your account on 03/23/2020.



16.32

Please return this portion with payment

Bill Summary



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed

Route #:MC05533398

Route Group:27

Bill Date	04/03/20
Current Charges	\$359.93
Current Charges Past Due After	04/24/20
Lend A Helping Hand (if Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$359.93

6297 1 MB 0.436 18-18



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



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

CCUA-1170-4
 1170-4/20/20002297

00567729 1 MC05533398 0000035993 0000000 04242020 0 0

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

Invoice

Invoice #: 53
Invoice Date: 4/1/20
Due Date: 4/1/20
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 - April 2020		3,750.00	3,750.00
Website Administration - April 2020		83.33	83.33
Information Technology - April 2020		125.00	125.00
Dissemination Agent Services - April 2020		583.33	583.33
Postage		8.50	8.50
Copies		24.60	24.60
Total			\$4,574.76
Payments/Credits			\$0.00
Balance Due			\$4,574.76

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

March 30, 2020

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

Bill Number 113813
Billed through 02/29/2020

General Counsel
ARMCDD 00001 KSB

FOR PROFESSIONAL SERVICES RENDERED

02/10/20	KSB	Review open items and confer with O'Reilly.	0.40 hrs
02/12/20	KEM	Research status of outstanding district items.	0.20 hrs
02/27/20	KSB	Confer with O'Reilly regarding agenda items.	0.30 hrs
02/28/20	MGC	Research and review potential internal control policies; prepare initial draft internal control policy (ICP) document; confer and correspond with various auditors and district managers regarding draft ICP document; revise draft ICP document consistent with auditor and district manager feedback; finalize proposed ICP document and coordinate consideration of same by district board.	0.50 hrs

Total fees for this matter \$414.00

DISBURSEMENTS

Travel	3	-0.33
Total disbursements for this matter		-\$0.33

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Buchanan, Katie S.	0.70 hrs	305 /hr	\$213.50
Collazo, Mike	0.50 hrs	345 /hr	\$172.50

TOTAL FEES	\$414.00
TOTAL DISBURSEMENTS	-\$0.33

TOTAL CHARGES FOR THIS MATTER \$413.67

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Buchanan, Katie S.	0.70 hrs	305 /hr	\$213.50
Collazo, Mike	0.50 hrs	345 /hr	\$172.50



Invoice

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

Date	Invoice #
4/1/2020	3491B

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
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
19.32.468			
Total			\$780.00

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 12651A

Date: 18-Mar-2020
Payment is due within 30 days of
invoice date.

Facility Name:	GREYHAWK
Facility Address:	3645 ROYAL PINES DRIVE ORANGE PARK, Florida 32065
Billing Address:	3645 ROYAL PINES DRIVE ORANGE PARK, Florida 32065
Contact & Phone:	
Reason for call:	One of the machines in the fitness center.... Pull down weights with a pulley and a bench? It makes the most awful screeching sound. It can be heard through 2 closed doors! -Rowing machine screen not working. -Pull down weight bar squeaks terribly. -All around maintenance on equipment. I'm getting daily complaints. TIFFANY 877-221-6919

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		65.00	1.00	65.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		40.00	1.00	40.00
Comments: customer gave us a key to get into the fitness center when no one is here.				
				<i>Parts Total</i> 105.00
				<i>Tax</i> 0.00
				<i>Balance</i> 105.00

Technician: FRANK HARDY

Thank you for your business.

32. 33.461



Invoice

Invoice#: 12908

Date: 03/29/2020

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

Project: Armstrong CDD Maintenance

Description	Quantity	Price	Ext Price
March Monthly Landscape Maintenance	1.00	6,916.33	6,916.33
Notes:			Invoice Total: \$6,916.33

21.32.462

Sheffield & Boatright Title Services, LLC

6101 Gazebo Park Place North, Suite 101

Jacksonville, Florida 32257

Phone: 904-733-7900 Fax: 904-730-2488

June 2, 2020

RIVERTOWN COMMUNITY DEVELOPMENT DISTRICT

Attn: Sheryl Fulks

Fax: 288-9187

Email: sfulks@gmsnf.com

Re: Our File Number: 2020-979

**Sellers Name: Mattamy Jacksonville, LLC a Delaware limited liability
company successor by merger to Mattamy Rivertown, LLC, a Delaware**

Buyers Name: Blake Franklin Livengood and Sheri Lynn Livengood

Legal Description: Lot 15, Preserves at Rivertown, St. Johns County, Florida

Property Address: 237 Twin Flower Pl, St. Johns, Florida 32259

Please be advised we have been instructed to close title on Monday, June 22, 2020 on the above captioned transaction and we require a written status letter from you regarding the CDD dues relating to the subdivision referenced above.

Please FAX the information to our office. Our fax number 904-730-2488.

Thank you in advance for your cooperation. Please reference our file number in all correspondence.

Sincerely,

Alina R. Howle

KETTERING DEV 133, LLC
4901 BELFORT ROAD, SUITE 140
JACKSONVILLE, FL 32256

FIDELITY BANK
64-240/611

1147

PAY Forty-Two Thousand Five Hundred Eleven Dollars and 37/100
TO THE ORDER OF Cypress Bluff CDD

DATE APR 27, 2020 AMOUNT \$*****42,511.37

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

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

⑈001147⑈ ⑈061102400⑈ 309 2005416⑈

KETTERING DEV 133, LLC

1147

Invoice #	Date	Description	Amount	Discount	Net Due
PROMAY20	04/27/20		42,511.37		42,511.37

APR 30 2020

04/27/20 Ck #: 1147 Cypress Bluff CDD

Page 1 of 1

42,511.37

Ent	Name	Acct No	Invoice	Date	P.O. Num	Reference	Amount	Discount	Net
0120	Eastland	1205-0001	ELMAY20	4/29/2020			34,249.71	0.00	34,249.71
0120	Eastland	5200-0025	ELMAY20	4/29/2020			34,249.72	0.00	34,249.72
MAY 07 2020									
Payor: Eastland Timber, LLC					Date	Check No.	Check Amount		
Payee: CYPRESS BLUFF CDD					4/29/2020	001392	68,499.43		

Retain this statement for your records

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATER MARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

Eastland Timber, LLC
4314 Pablo Oaks Court
Jacksonville, FL 32224

Wells Fargo Bank, N.A.
1 Independent Drive
Jacksonville, FL 32202

11-24
1210

Date
4/29/2020

Check No.
001392

Check Amount
\$68,499.43

Sixty Eight Thousand Four Hundred Ninety Nine AND 43/100 DOLLARS

Pay to the order of:

CYPRESS BLUFF CDD
GOVERNMENTAL MANAGEMENT SRVS LLC
475 WEST TOWN PLACE, STE 114
ST AUGUSTINE, FL 32092

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈001392⑈ ⑆121000248⑆ 4126925338⑈

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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

DATE 9/15/2019

PERIOD COVERED 10/1/19 - 9/30/20

FY 2020 NON AD VALOREM ASSESSMENTS BILL

PAST DUE

Providence Homes
Attn: Sean Junker
4901 Belfort Rd., Suite 140
Jacksonville, FL 32256

PARCEL ID	PARCEL	ASMT TYPE	# UNITS	ANNUAL DEBT RATE / UNIT	TOTAL DEBT	O&M UNITS	O&M RATE	FY20 TOTAL O&M	TOTAL
167761-3001	E-7A	SINGLE FAMILY	133	\$774.78	103,046.07	134	\$500.00	66,999.44	170,045.52
TOTAL			133		\$103,046.07	134		\$66,999.44	\$170,045.52

Due in full by December 1, 2019 or in installments as outlined below:

PAYMENT SCHEDULE:

INVOICE #	DUE DATE	% DUE	DEBT SERVICE	% DUE O&M	O&M	TOTAL DUE
PRODEC19	12/1/19	50.00%	51,523.04	50.00%	33,499.72	85,022.76
PROFEB20	2/1/20	25.00%	25,761.52	25.00%	16,749.86	42,511.38
PROMAY20	5/1/20	25.00%	25,761.51	25.00%	16,749.86	42,511.37
TOTAL			\$103,046.07		66,999.44	\$170,045.51

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 penalties, interest, and costs of collection and enforcement.

Please Remit to:

CYPRESS BLUFF 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



PulteGroup™ CYPRESS BLUFF COMMUNITY

Vendor Number 451CYP100

Check Number 0091284581

Check Date 04/16/20

Invoice	Date	Co	Lot	Lot Address	Opt	Acct Cat	Acct Cat Description	Amount
PLTMAY20	04/15/20						Accrued Taxes Other	60,449.39+
**** TOTAL ****								60,449.39

RECEIVED
APR 17 2020

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.



PulteGroup

Central Florida Division
3350 Peachtree Road, NE
Suite 150
Atlanta, GA 30326

Check Number 0091284581

Check Date 04/16/20

0411278
0813

VOID After 180 Days

PAY

SIXTY THOUSAND FOUR HUNDRED FORTY NINE AND 39/100
DOLLARS

\$****60,449.39

Bank of America
Customer Connection
Atlanta, Dekalb County, GA

TO THE
ORDER OF

CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

Blair

⑈0091284581⑈ ⑆061112788⑆ 3299039422⑈

Toll Bros., Inc

Florida Regional Office
407-345-6000

Check No. - 292303

Check Date - 04/17/20

Stub 1 of 1

INVOICE NO	INVOICE DATE	COMMENT	GROSS	DEDUCTIONS	AMOUNT PAID
TOLLMAY20	091519		164,646.81		164,646.81

U.S. Pat. no. 6,095,497

Reorder: "Waves" Style ZS11G2.0

Toll Bros., Inc
Florida Regional Office
407-345-6000

CHECK NO. 00292303

62-22
311

VENDOR NO.	CHECK DATE	CHECK AMOUNT
449787	04/17/20	***164,646.81

** INVALID SIX MONTHS AFTER DATE ISSUED **

PAY
ONE HUNDRED SIXTY FOUR THOUSAND SIX HUNDRED FORTY SIX AND 81/100 *****

TO THE
ORDER OF:

Cypress Bluff CDD
Governmental Management Servs LLC
475 West Town Place Suite 114
St Augustine FL 32092

Wells Fargo Bank, N.A.
Wilmington, DE

Martin P. Corra

⑈292303⑈ ⑆031100225⑆ 2079950020334⑈

See Reverse Side For Easy Opening Instructions

Toll Bros., Inc
250 GIBRALTAR ROAD
HORSHAM, PA 19044

Cypress Bluff CDD
Governmental Management Servs LLC
475 West Town Place Suite 114
St Augustine FL 32092

WO-6107754-11Z-VG

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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

DATE 9/15/2019

PERIOD COVERED

10/1/19 - 9/30/20

FY 2020 NON AD VALOREM ASSESSMENTS BILL

Toll Brothers, Inc.
Attn: Steve Merten
160 Cape May Ave
Ponte Vedra, FL 32081

PARCEL ID	PARCEL	ASMT TYPE	# UNITS	ANNUAL DEBT RATE / UNIT	TOTAL DEBT	O&M UNITS	O&M RATE	FY20 TOTAL O&M	TOTAL
167761-3215	E-4	SINGLE FAMILY	111	\$774.78	86,000.86	113	\$500.00	56,499.53	142,500.39
167761-3220	E-6	SINGLE FAMILY	143	\$774.78	110,793.90	152	\$500.00	75,999.37	186,793.27
TOTAL			111		\$196,794.75	265		\$132,498.90	\$329,293.65

Due in full by December 1, 2019 or in installments as outlined below:

PAYMENT SCHEDULE:

INVOICE #	DUE DATE	% DUE	DEBT SERVICE	% DUE O&M	O&M	TOTAL DUE
TOLLDEC19	12/1/19	50.00%	98,397.38	50.00%	66,249.45	164,646.83
TOLLFEB20	2/1/20	25.00%	49,198.69	25.00%	33,124.72	82,323.41
TOLLMAY20	5/1/20	25.00%	49,198.68	25.00%	33,124.72	82,323.40
TOTAL			\$196,794.75		132,498.89	\$329,293.64

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 penalties, interest, and costs of collection and enforcement.

Please Remit to:

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
Attn: Sheryl Fuls, Assessment Roll Administrator
475 West Town Place, Suite 114
St. Augustine, FL 32092
904-940-5850 x 407
sfuls@gmsnf.com

Okay to Pay - Donn Ozdilkis

V#449787

Inv# TOLLMAY20

Invoice Date: 4/13/2020

4349030001.1521.2951

164,646.81

4349090000.1415

72,007.00

4349030910.1521.2951

72,007.00



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: 04/03/2020

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)	04/03/20 to 05/06/20					\$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	

Sewer

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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

Base Charges (Prepaid)						\$40.25
Consumption Charges	Tier 1	35.8	x	0.79	\$28.28	
Proration Factor: 0.9667	Tier 2	12.5	x	1.56	\$19.50	
	Tier 3	15.7	x	2.35	\$36.90	

Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$124.93
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

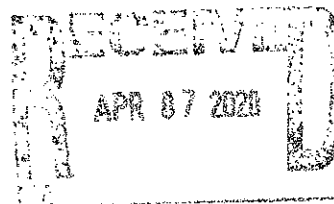
TOTAL AMOUNT DUE \$124.93

We understand Florida is in a state of emergency. If you need more time to pay your bill, please call us to discuss payment options. Our customer service department can be reached at 904-272-5999.

Our office access will be restricted until further notice due to COVID-19. Customers may use our drive-thru, drop box, call center, and the web to conduct business. Visit us at www.clayutility.org

Please pay \$124.93 by 4/24/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$221.28 was posted to your account on 03/23/2020.



16.32.437

Please return this portion with payment

Bill Summary



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

Bill Date	04/03/20
Current Charges	\$124.93
Current Charges Past Due After	04/24/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$124.93

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd

Route #:MC05560359

Route Group:26

Water Meters

6304 1 MB 0.436 18-18



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:

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.**



Date	Invoice #
2/29/2020	FEB-81

ACCOUNTING@CROWNPOOLSINC.COM

GREYHAWK AMENITY
Evergreen Lifestyles Management
10401 Deerwood Park Blvd.,
Suite 2130
Jacksonville, FL 32256

Due upon receipt

Customer Total Balance

\$2,107.99



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
3/31/2020	MAR-85

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

Bill To

GREYHAWK AMENITY
Evergreen Lifestyles Management
10401 Deerwood Park Blvd.,
Suite 2130
Jacksonville, FL 32256

Terms

Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	replaced ten feet of stenner tubing for chlorine tank	7.99	3/18/2020	7.99
1	MONTHLY POOL SERVICE FOR MARCH	1,050.00	3/31/2020	1,050.00
25,330.467				
Total				\$1,057.99

Customer Total Balance

\$2,107.99



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

April 2, 2020
 Project No: 19238.00000
 Invoice No: 0193673

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

Professional Services rendered through March 31, 2020

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	3/14/2020	.50	82.00	41.00	
Blair, Shelley	3/21/2020	1.25	82.00	102.50	
Blair, Shelley	3/28/2020	.50	82.00	41.00	
Totals		2.25		184.50	
Total Labor					184.50
			Total this Task		\$184.50

Task	XP	Expenses		
			Total this Task	0.00

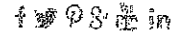
Invoice Total this Period \$184.50

38



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 04/03/2020
Account: 221007627575

ARMSTRONG CDD
3645 ROYAL PINES DR
MIDDLEBURG, FL 32068

Current month's charges:	\$38.13
Total amount due:	\$38.13
Payment Due By:	04/24/2020

Your Account Summary

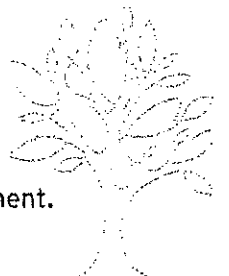
Previous Amount Due	\$36.92
Payment(s) Received Since Last Statement	-\$36.92
Current Month's Charges	\$38.13
Total Amount Due	\$38.13

Go paperless!

Goodbye clutter. Hello convenience.

There's never been
a better time to
go paperless.

It's touch-free and
good for the environment.



Learn more and sign up > peoplesgas.com/paperless

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

Yard project? Avoid damage and fines

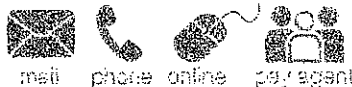
Learn more at peoplesgas.com/811



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:	\$38.13
Total amount due:	\$38.13
Payment Due By:	04/24/2020

Amount Enclosed \$

682247431695

00004345 01 AB 0.41 33351 FTECO104032023101310 00000 05 01000000 007 05 24207 003



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

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

6822474316952210076275750000000038133



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 866-889-6466.
(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

1000435-0613155-Page 3 of 6

Account: 221007627575
 Statement Date: 04/03/2020
 Current month's charges due 04/24/2020

Details of Current Month's Charges – Service from - 02/29/2020 to 03/30/2020

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	03/30/2020	1		0		1 CCF		1.047		1.0000		1.0 Therms	31 Days
Customer Charge												\$33.26	Peoples Gas Usage History Therms Per Day (Average) APR 2020 0.0 MAR 0.0 FEB 0.0 JAN 0.0 DEC 0.0
Distribution Charge						1.0 THMS @ \$0.32460				\$0.32			
PGA						1.0 THMS @ \$0.76495				\$0.76			
Florida Gross Receipts Tax										\$0.03			
Natural Gas Service Cost										\$34.37			
Municipal Public Service Tax										\$1.35			
State Tax										\$2.41			
Total Natural Gas Cost, Local Fees and Taxes												\$38.13	
Total Current Month's Charges												\$38.13	



LET'S BE SAFE AROUND NATURAL GAS PIPELINES

Natural gas pipelines carry efficient and resilient fuel to businesses and homes across Florida. Pipelines are critical connections within the overall infrastructure needed to safely deliver energy where and when you need it.

While pipelines are the nation's safest and most reliable energy transportation system, they do create potential hazards that we all want to avoid. Peoples Gas considers a natural gas leak our first priority and our team is trained extensively on leak response. We also work closely with First Responders on how to effectively act during these emergencies to help keep our communities safe.

Know the signs

Yellow markers are used to identify the general area of pipeline routes, particularly at road crossings, fence lines and street intersections. These markers don't indicate the exact location or depth of the pipe and do not cancel the need for utility location services to mark areas before digging. Peoples Gas will always need access to pipeline rights-of-way to complete routine maintenance, surveillance, inspections and emergency response to third-party damage.

Use your senses to identify potential hazards

Remember the following to help you identify a possible natural gas leak when you are walking around your home, business or neighborhood:

- **Smell** Rotten egg odor
- **Sight** Watch for blowing dirt, bubbling water or dry spots and dead plants surrounded by live green plants.
- **Sound** Listen for hissing or high-pitched whistling.

If you suspect a leak, leave immediately. Don't touch anything, including your cell phone. Don't smoke, turn appliances on or off, or operate any vehicle or equipment that could create a spark. Once you are safely out of the suspected area call 1-877-832-6747. If the smell of natural gas is strong, dial 9-1-1.

Help prevent damage

No one wants to be without electricity, internet or natural gas service. We also want to stay safe in our neighborhoods and the areas where we work. That's why calling 811 is so important. Contractors and homeowners hitting pipelines during digging projects is the no. 1 cause of natural gas leaks.

Contact 811 two full business days before starting any digging project - including on your own property or job site. Trained professionals will visit the property to mark underground utility lines for free. Safe digging is easy, and smart. Simply call 8-1-1 or visit sunshine811.com.



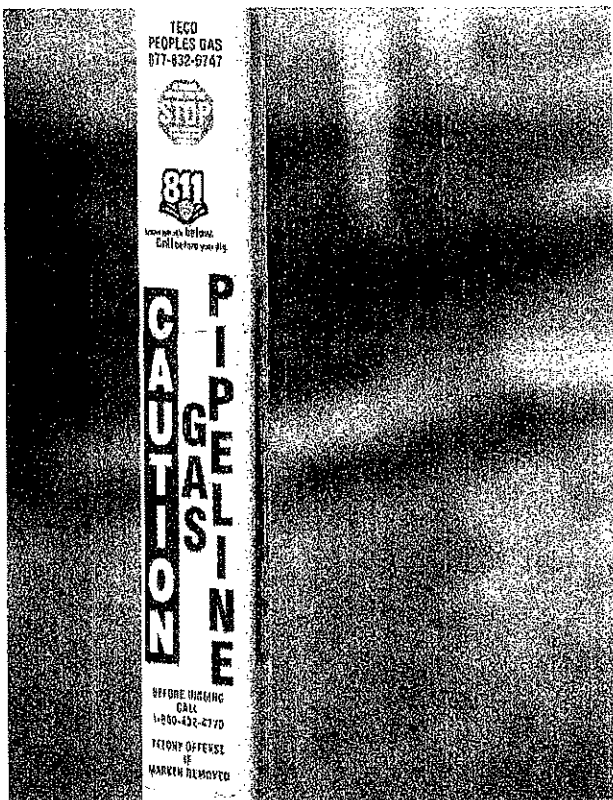
Know what's below.
Call before you dig.

Learn more

Check out peoplesgas.com/pipelineawareness for more information and helpful resources.



PG5032720



HOW TO READ YOUR BILL

LOCAL OFFICE AND CONTACT INFORMATION To contact Advanced Disposal concerning specific questions about your invoice and service, please correspond to the email, phone number and address set forth on the front of the invoice.

CUSTOMER BILLING ADDRESS AND CUSTOMER SERVICE ADDRESS Advanced Disposal's invoice reflects the most recent billing and service information provided by you. If your address has changed, please notify your local Advanced Disposal office.

ACCOUNT INFORMATION AND ACCOUNT SUMMARY The Account Summary lists your balances, payments and adjustments and invoice amount for the current period. The Previous Balance includes amounts billed previously for which Advanced Disposal has not yet received payment. This section also includes the Invoice Date which is the date that the invoice was generated and mailed to you.

AMOUNT DUE The Amount Due includes all service charges, fees or assessments, and any adjustments, as well as all applicable taxes and governmental charges and fees which are due and payable upon receipt. Advanced Disposal may charge a late fee on all past due balances up to the maximum rate allowed by law.

EXPLANATION OF CHARGES Advanced Disposal's invoices may include various charges and fees ("Charges"). These Charges are the result of various internal and external factors that impact our business and are not represented to be an offset or pass through of Contractor's actual costs whether taken collectively or with respect to each category, nor are they representative of actual taxes and surcharges imposed by or levied to a governmental agency. Rather, they are intended to address a portion of various impacts on Advanced Disposal business on a companywide basis. Such Charges, including the examples below, also reflect the need to achieve an operating margin acceptable to Advanced Disposal.

Environmental Charge The Environmental Charge is assessed as a percentage of the customer's invoiced amount (exclusive of taxes and other Charges) and is intended 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 respects, 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

PB2004201001.bt-1301-000000045

Account Information

Account Number	PB122617
Site Number	0000
Invoice Date	April 30, 2020
Invoice Number	PB0000993407

Page 3 of 3



1

Current Charges (Continued)

Current Charges	\$170.73
Amount Due	\$170.73

30089 P-001/

Special Assessment Receipts
Fiscal Year Ending September 30, 2020

Tax Roll[illegible]

Transfer to Trustee: 001.300.20700.10000 V# 14

12/23/19	\$	136,294.29	163
12/23/19	\$	124,342.78	171
1/17/20	\$	1,467.24	173

	\$	262,104.31
Balance due to DS	\$	2,530.16

Direct Billed

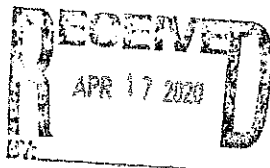
Owner	Due Date	Invoiced O&M	Paid O&M	Date Paid
GVLLC	12/1/19	\$ 18,400.00	\$ 18,400.00	10/30/19
GVLLC	2/1/20	\$ 9,200.00	\$ 9,200.00	2/7/20
GVLLC	5/1/20	\$ 9,200.00	\$ -	
		\$ 36,800.00	\$ 27,600.00	



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

Page: 1 of 3
Issue Date: Apr 07, 2020
Account Number: 300208593

Your bill is available online at att.com. You can also safely and conveniently make payments. Don't have an online account? Go to att.com to register for one.



Account summary

Your last bill	\$168.39
Payment, Mar 31 - Thank you!	-\$168.39
Remaining balance	\$0.00

Service summary

Account charges	Page 2	\$9.25	
		Last bill \$0.00, Difference +\$9.25	< Late payment fee
Internet	Page 2	\$128.40	
		Last bill \$128.40	
Phone	Page 2	\$39.65	
		Last bill \$39.99, Difference -\$0.34	< Taxes/Fees/Surcharges
Total services		\$177.30	

What's changed?

21.33.415

2471.27.1337.290701 1 AV 0.389 rc

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

AutoPay enrollment

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.

Bank Account Holder Signature: _____

Date: _____



Page: 2 of 3
Issue Date: Apr 07, 2020
Account Number: 300208593

Service activity

Account charges

Activity since last bill *Mar 08 - Apr 07*

1. Late Payment Fee	<i>Mar 30</i>	\$9.25	< One-time charge
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Total for Account charges **\$9.25**

Internet

Monthly charges *Apr 08 - May 07*

1. Internet 100M / 20M (Promotional Offer)	\$105.00
2. Static IP 8	\$15.00

Surcharges & fees

3. Cost Assessment Charge	\$8.40
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Total for Internet **\$128.40**

Phone

Monthly charges *Apr 08 - May 07*

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

2. Cost Assessment Charge	\$0.73
3. FL County 911 Service Fee	\$0.40
4. Federal Universal Service Charge	\$3.81

Government taxes & fees

5. FL Gross Receipts Tax	\$0.80
6. FL Local Communications Tax	\$2.20
7. FL State Communications Tax	\$1.71

Total for Phone **\$39.65**





AT&T

Page: 3 of 3
Issue Date: Apr 07, 2020
Account Number: 300208593

Important information

Late payment fee

A late payment fee 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 we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at att.com/autopay using your checking account. It's easy, secure, and convenient!

AT&T U-verseSM TV, AT&T Internet and AT&T Phone provided by AT&T Florida.

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Clay Electric Cooperative, Inc.

Orange Park District
734 Blanding Blvd
Orange Park FL 32065-5798
904-272-2456 (800)224-4917

Statement Date: 04/13/2020

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	03/10/2020	04/08/2020	05/08/20	873	975	102	29	4

Previous Statement Balance

39.00

03/30/2020 Payment Received - Thank You

39.00CR

Previous Balance

\$ 0.00

Current Charges Billed 04/13/2020

Energy

8.29

Access Charge

23.00

Power Cost Adjustment .01740 X 102 KWH

1.77

FLA Gross Receipts Tax

0.85

Florida State Sales Tax

2.36

Clay Co Public Ser Utility Tax

1.20

Clay County Sales Tax

0.34

Operation Round Up

0.19

Current Charges Due on 05/04/2020

\$ 38.00

Total Amount Due

\$ 38.00

Non-Taxable Fuel Amount @ .02902/KWH -\$2.96

Government Taxes/Fees are not imposed by Clay Electric

\$ 4.75

Clay Electric is showing Concern for Community by lowering the Power Cost Adjustment for members. This one-time decrease will average 25% in savings for members.

100

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

147

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.



80030-13A**147****AUTO**MIXED AADC 350
ARMSTRONG CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Current Charges \$ 38.00
Due Date 05/04/2020
Total Amount Due \$ 38.00

09054872 0000038000

00000509

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 ereceipt at www.payithere.com/ereceipt.



Statement Date: 04/13/2020

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		03/10/2020	04/08/2020	05/08/20	430	467	7400	29	255

Previous Statement Balance

925.00

03/30/2020 Payment Received - Thank You

925.00CR

Previous Balance

\$ 0.00

Current Charges Billed 04/13/2020

Energy

601.62

Access Charge

23.00

Power Cost Adjustment .01740 X 7400 KWH

128.76

FLA Gross Receipts Tax

19.30

Florida State Sales Tax

53.70

Clay Co Public Ser Utility Tax

21.55

Clay County Sales Tax

17.73

Operation Round Up

0.34

Current Charges Due on 05/04/2020

\$ 856.00

Total Amount Due

\$ 856.00

Non-Taxable Fuel Amount @ .02902/KWH -\$214.75

Government Taxes/Fees are not imposed by Clay Electric

\$ 102.28

Clay Electric is showing Concern for Community by lowering the Power Cost Adjustment for members. This one-time decrease will average 25% in savings for members.

100-33

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

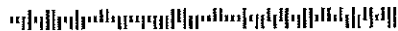
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Keystone Heights, Florida 32656-0308

Mailing Address Correction: _____

911 Emergency Address: _____

Account Number	I included an additional amount as a donation to Project Share to help those in need.
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.



80030-13A*1*147****AUTO**MIXED AADC 350

ARMSTRONG CDD

5385 N NOB HILL RD

SUNRISE FL 33351-4761

Current Charges \$ 856.00

Due Date 05/04/2020

Total Amount Due \$ 856.00

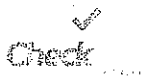
09082120 0000856005

10000511

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/receipt.



Clay Electric Cooperative, Inc.

Orange Park District
734 Blanding Blvd
Orange Park FL 32065-5798
904-272-2456 (800)224-4917

Statement Date: 04/13/2020

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		03/10/2020	04/08/2020	05/08/20	5	6	1	29	0

Previous Statement Balance

27.00

03/30/2020 Payment Received - Thank You

27.00CR

Previous Balance

\$ 0.00

Current Charges Billed 04/13/2020

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 05/04/2020

\$ 27.00

Total Amount Due

\$ 27.00

Non-Taxable Fuel Amount @ .02902/KWH -\$.03

Government Taxes/Fees are not imposed by Clay Electric

Clay Electric is showing Concern for Community by lowering the Power Cost Adjustment for members. This one-time decrease will average 25% in savings for members.

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

147

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	\$
Return this coupon with your payment	Payment Amount
	Write Account Number on check and make payable to: Clay Electric Cooperative, Inc.



80030-13A*1*147****AUTO**MIXED AADC 350
ARMSTRONG CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Current Charges \$ 27.00

Due Date 05/04/2020

Total Amount Due \$ 27.00

09082351 0000027003

00000513

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 ereceipt at www.payithere.com/ereceipt.

2100 S Hiawassee Rd
Orlando, FL 32835
321-558-6500

DATE: 3/31/2020
INVOICE # ARMCDD0320N

ACCT# 110059797
Armstrong CDD
GMS-SF, LLC
Attn: Patti Powers
5385 N Nob Hill Road
Sunrise, FL 33351

Please include the the account # 110059797 on your check.
Please send all payments to our new address:
2100 S Hiawassee Rd
Orlando, FL 32835

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Melinda Archer
marcher@evergreen-fm.com

CHECK REQUEST INVOICE

DATE: 3/23/2020
 INVOICE # 3.23.2020
 DUE DATE: ASAP

Evergreen Lifestyles Management LLC
 (Payable to)

2100 S Hiwassee Rd | Orlando, FL 32835
 Address, City, State, Zip
 (Mail to)

☐ Association ☒ Vendor

Name and No. of Association: Evergreen

Bill Back to Armstrong CDD		
OAK LEAF COMMONS	Tape for flyer distribution	Special Events 16.34

Please remember to attach all receipts!

Lynzi Chambers TOTAL DUE \$ 16.34
 Authorized by:

Approved by: _____

Publix

Publix Super Markets
10000 South Florida Avenue
Miami, FL 33156
Store Manager: Joe Smith
03/11/2001

APPLE BAKED APPLES	5.99
DAIRY FREE MILK	4.99
MILK 1/2% FAT	4.99

Under Total	15.97
Sales Tax	1.07
Grand Total	17.04
Credit	15.97
Change	1.07

REFUND:
Transaction: 030301
Reference #: 10010001
ACQ #: 0000000000000000
Purchase American Express
Amount: \$17.04
Auth #: 000000

CREDIT CARD	PURCHASE
0000000000000000	AMERICAN EXPRESS
Exp. Method	Exp. Method
Code	Code

your receipt was torn

03/11/2001 03:07 PM \$17.04

Thank you for your purchase.
Help us save time on every trip.

PUBLIX SUPER MARKETS, INC.