

***ARMSTRONG***

*Community Development District*

*AUGUST 13, 2020*

# *Armstrong*

## *Community Development District*

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

August 7, 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, August 13, 2020 at 3:30 p.m. via Zoom. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Affidavit of Publication
- IV. Approval of the Minutes of the July 9, 2020 Meeting
- V. Acceptance of the Minutes of the June 11, 2020 and July 9, 2020 Audit Committee Meetings
- VI. Public Hearing Adopting the Budget for Fiscal Year 2021
  - A. Consideration of Resolution 2020-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2021
  - B. Consideration of Resolution 2020-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021
  - C. Consideration of Fiscal Year 2020/2021 Funding Agreements
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Consideration of Requisition 45-47 (2019A Construction Account)
  - C. District Manager – Discussion of Proposed Meeting Schedule for Fiscal Year 2021
  - D. Facility Manager – Report
- VIII. Consideration of 2019 Deficit Funding Request No. 3
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
  - A. Financial Statements as of June 30, 2020
  - B. Check Register
  - C. O&M Funding Request
- XI. Next Scheduled Meeting – 09/10/20 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XII. Adjournment

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

The fifth order of business is acceptance of the minutes of the June 11, 2020 and July 9, 2020 audit committee meeting, which are enclosed for your review.

The sixth order of business is the public hearing adopting the Fiscal Year 2021 budget, which is enclosed for your review. A copy of the remaining items listed above will be sent under separate cover.

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

Enclosed under the Manager's report is a proposed meeting schedule for Fiscal Year 2021.

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

The eighth order of business is consideration of Deficit Funding Request No. 3, which is enclosed for your review.

Enclosed are the financials, check register and O&M funding request.

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

## *AGENDA*

# *Armstrong Community Development District Agenda*

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

District Website: [www.ArmstrongCDD.com](http://www.ArmstrongCDD.com)

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### *THIRD ORDER OF BUSINESS*

**PUBLISHER AFFIDAVIT**  
**CLAY TODAY**  
 Published Weekly  
 Orange Park, Florida

**STATE OF FLORIDA**  
**COUNTY OF CLAY:**

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

**NOTICE OF PUBLIC HEARING**

in the matter of

**2020/2021 BUDGET**

**LEGAL: 46317 ORDER: 313447**

was published in said newspaper in the issues:

**07/16/2020**

**07/23/2020**

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



**NOTICE OF  
PUBLIC HEARING  
TO CONSIDER THE  
ADOPTION OF THE FISCAL  
YEAR 2020/2021 BUDGETS;  
NOTICE OF POSSIBLE  
REMOTE PROCEDURES  
DURING PUBLIC HEALTH  
EMERGENCY DUE TO  
COVID-19; AND NOTICE OF  
REGULAR BOARD OF  
SUPERVISORS' MEETING.  
ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Armstrong Community Development District ("District") will hold a public hearing on August 13, 2020 at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone: (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.armstrongcdd.com](http://www.armstrongcdd.com) ("District's Website").

It is anticipated that the public hearing and meeting will take place at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can obtain the remote conference information (Zoom Application Link & Call-In Number) by visiting the District's Website or contacting the District Manager's Office, both identified above. Participants are strongly encouraged to submit questions and comments to the District Manager's Office by August 12, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is

advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

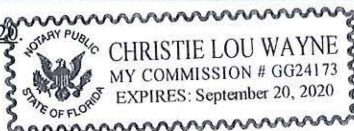
James Perry

District Manager

Legal 46317 published July 16 and July 23, 2020 in Clay County's Clay Today newspaper

Sworn to me and subscribed before me 07/23/2020

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA



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

## *FOURTH ORDER OF BUSINESS*

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, July 9, 2020 at 3:35 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
Keith Hadden	District Engineer
Zach Brecht	District Engineer
Lynzi Chambers	Greyhawk HOA Community Manager
David Freeman	Greenpointe
Todd Mosley	Greyhawk HOA Community Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 3:35.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 11, 2020 Meeting**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the minutes of the June 11, 2020 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of audit Proposals for Fiscal Year 2020**

Mr. Perry stated the audit committee just met and ranked Berger Toombs no. 1 with 96 points and Grau & Associates no. 2 with 91 points. We ask that the board approve those rankings and allow staff to enter into a contract for those services with the number one ranked firm.

On MOTION by Mr. Weatherly seconded by Ms. Bock with all in favor the recommendation of the audit committee of Berger Toombs being ranked no. 1 was approved and staff was authorized to enter into a contract for services with the number one ranked firm.

**FIFTH ORDER OF BUSINESS****Ratification of First Amendment to Viewpoint Security Agreement**

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the first amendment to the Viewpoint Security agreement was ratified.

**SIXTH ORDER OF BUSINESS****Discussion of Fiscal Year 2021 Approved Budget (budget hearing 08/13/20)**

Mr. Perry stated the budget hearing is going to be August 13<sup>th</sup> and this is a placeholder; we haven't made any adjustments to the budget. We will probably have a few adjustments by August and that will dovetail into the next agenda item.

Mr. O'Reilly asked what is the cutoff date for platted lots to get on the tax roll?

Mr. Perry stated generally it is January 1, but we have a good relationship with Clay County and I will contact them to see if we can get them on-roll for this year.

**SEVENTH ORDER OF BUSINESS****Consideration of Cost Sharing Agreement**

Ms. Buchanan stated this was approved in April and the chairman was delegated the authority to execute it. We have gotten the draft prepared and it has been circulated to the developer of the commercial property and they had a few minor comments that we are waiting to finalize. We expect that to be executed between board meetings as previously authorized.

Mr. Perry stated the last discussion was the actual entities that were going to be involved.

Ms. Buchanan stated that is right; the developer has made a request to have the POA be the counter party as compared to the development entity.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Buchanan stated my only question based on the information that was just discussed about platting. If Zach or Liam could let me know whether we need to undertake any property turnovers, bills of sales relating to improvements that may not have been constructed by the CDD.

Mr. O'Reilly stated not yet, but we will probably in September. The work isn't finalized just yet. Once they are complete we will transfer everything over.

**B. District Engineer****1. Consideration of Requisitions 39-40 (2019 Construction Account)**

Mr. Brecht stated the requisition summary in the agenda package includes 39 and 40 and there are four additional requisitions that were prepared and added. Requisition 41 is for Scherer Construction for payment on the construction of the Greyhawk amenity in the amount of \$109,415.79, requisition 42 for Eisman & Russo in the amount of \$5,869.60, Requisitions 43 in the amount of \$7,272.39 & 44 in the amount of \$3,150 for England Thims & Miller for work related to revisions to construction documents to Greyhawk 3A and B and Phase 2. The total summary to be approved is \$330,623.14.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor requisitions 39 - 44 from the 2019 construction account were approved.

**2. Ratification of Work Authorization No.4**

Mr. Brecht stated next is ratification of work authorization no. 4 to revise the construction documents associated with Greyhawk Phase 3 to separate into Phase 3A and 3B to get them accepted separately at the county as they are separate pods on the ground and will be easily closed out separately.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor work authorization no. 4 with England, Thims & Miller, Inc. in the amount of \$5,000 was approved.

**3. Consideration of Besch & Smith CO #8**

Mr. Brecht stated change order #8 to the contract with Besch & Smith is for repayment of the as-built review fee to CCUA that is required for final closeout of Phase 2 & 3 of the project.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor change order no. 8 with Besch & Smith for a net increase of \$7,875.00 was approved.

### **C. District Manager**

Mr. Perry stated I want to have the board approve the funding for the requisitions that were just passed, totaling \$330,623.14. There should have been recently a funding request for that amount associated with the 2019 Bonds to be processed.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the construction funding request in the amount of \$330,623.14 was approved.

### **D. Facility Manger - Report**

Mr. Freeman stated we are on track with our email listings, community website updates and I'm working with the builders on getting the welcome packets situated with mailbox keys, etc. There are some builders we provide them to, some that we don't and I'm trying to get everybody on the same track. We are definitely on track with the access control; it was an issue a little over a month ago but now everybody is back on track. Future proposals I'm working on is the playground swing mulch, in addition a proposal for repair or replacement of the covered patio ceiling fans. There is no warranty on file for those fans to be replaced under warranty so it may be necessary to get them all replaced.

Mr. O'Reilly stated I would check with Greg at Scherer with the builder if it is an installation issue.

Mr. Freeman stated last I heard Tiffany had talked to Scherer once before when the first blade fell off and she was told they were not covered under any of their warranties. I will ask Bill and see if I can get with Scherer again before I get any further proposals.

Mr. O'Reilly stated get with Greg. That amenity is a year old and our warranty is about up so now is the time to do it if we can.

Mr. Taylor stated I think part of the issue is they were labeled indoor fans that were installed on an exterior ceiling.

Mr. O'Reilly stated all the more reason they should be the one to replace them and put outdoor fans in. I doubt that someone would spec indoor fans in an outdoor environment.

Mr. Taylor stated get with the architect and see what was spec'd before you go to Scherer.

Mr. Freeman stated some of the projects completed since the last meeting are: the firepit sign was installed and it includes direction, the firepit timer switch was replaced and also the firepit post, the one there was not large enough for the actual shutoff cover or the timer switch. The rear maintenance gate at the back of the pool deck on the pump house gate was secured with a combination padlock. It was being left open, no one was using the slide lock or the actual key that was provided for them to use. We talked to the vendors to let them know that it has to be returned to a locked state after each time. The a/c is now working, there is no further leak and that was corrected with an elbow fitting.

Some things that are in the process of being completed are the staining of the firepit post to match the surrounding color scheme. Also, the flag replacement at the roundabout at the amenity center and there was new signage for Greyhawk installed in the median as you come into the property there is a four-sided sign and also a smaller sign. I worked with Jon today on getting a plan together for landscaping around those signs and that will be completed this week as well.

Mr. O'Reilly asked was the firepit repair and switch not part of the original scope of the contractor? I know we spec'd a fireplace that should have been commercially installed currently to get through C.O. and it sounds like we are replacing shut off switches and casings.

Mr. Freeman stated there was a timer switch on the post and the timer switch itself was broken shortly before our last meeting and that is what we replaced. There was no cover over that e-shutoff switch, it had a key. It was assumed that was a start switch so we made it a keyless shutoff switch with an e-shutoff cover.

Ms. Chambers stated per Eric with Scherer he said that he was not able to install that switch per his codes. Whether that is true or not I don't know but he said that was not part of his scope.

Lifestyle is still a work in progress, and we have been able to do some smaller things with social distancing at some of our larger communities but I would like to filter down and try at Greyhawk so that will be happening over the next month or so. We are still sending some stuff out virtually and we did have some interest in food trucks as well. Our food trucks have done

amazing at all the properties we have put them. They do pre-orders so you can social distance and not everybody is out there at the same point in time. Once we see we will determine whether we want to continue on a monthly basis or however that works out. I was also in contact with Tina & Tony today and we are hoping we can still do our holiday party and we will play it by ear as we see how this continues and what we are allowed to do.

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

Mr. Taylor asked do we know if the fan has ever been looked at in the bathrooms? I now last time I was out there it was pretty loud.

Mr. Freeman stated we fixed that.

**TENTH ORDER OF BUSINESS****Financial Reports****A. Financial Statements as of May 31, 2020**

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

**B. Check Register**

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

**ELEVENTH ORDER OF BUSINESS****Next Scheduled Meeting – 08/13/20 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Mr. Perry stated the next scheduled meeting is August 13, 2020 at 3:30 p.m., right now it is scheduled for the Plantation Oaks Amenity Center and that is our budget meeting. If the governor extends the ability to meet remotely, we will probably do that instead of meeting physically onsite. But as of now that order expires August 1<sup>st</sup>. We will keep you apprised if that changes.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the meeting adjourned at

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FIFTH ORDER OF BUSINESS*

Minutes of Meeting  
Armstrong Community Development District

The Armstrong Community Development District audit committee met Thursday, June 11, 2020 at 3:30 p.m. via Zoom.

Present were:

Liam O'Reilly  
Mike Taylor  
Blake Weatherly  
Rose Bock  
James Perry  
Katie Buchanan  
Zach Brecht  
David Freeman  
Lynzi Chambers  
2 residents

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 3:30 p.m. and stated this is being held via the Zoom platform, then called the roll.

**SECOND ORDER OF BUSINESS**

**Review and Selection of Audit RFP Criteria**

Mr. Perry reviewed the five audit criteria.

**THIRD ORDER OF BUSINESS**

**Other Business**

There being none,

The audit committee meeting adjourned.

Minutes of Meeting  
Armstrong Community Development District

The Armstrong Community Development District audit committee met Thursday, July 9, 2020 at 3:30 p.m. via Zoom.

Present were:

Liam O'Reilly  
Mike Taylor  
Blake Weatherly  
Rose Bock  
James Perry  
Katie Buchanan  
Zach Brecht  
David Freeman  
Lynzi Chambers  
Todd Mosley

**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**

**Review and Ranking of Audit Proposals**

Mr. Perry stated we received two proposals, one from Grau & Associates and the other from Berger Toombs Elam Gaines & Frank. Both proposers are very qualified and we do business with both of them. Grau has been the auditor for this district for the last couple of years. For Berger Toombs ability of personnel is 20 points, Grau & Associates is 20 points. They both have excellent personnel. Their experience is the same and I gave each of them 20 points. Understanding scope of work I gave 18 points to Berger Toombs and 20 to Grau & Associates since they have done the audit on this district before. Ability to furnish services; I gave both 18 points. The total pricing for a 5-year proposal from Berger was approximately \$16,200 and from Grau was \$25,000. Based on the relative percentages of that, I gave 13 points to Grau and 20 points to Berger Toombs. The total points is 96 for Berger Toombs and 91 for Grau & Associates.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor Berger Toombs was ranked no. 1 with 96 points and Grau & Associates was ranked no. 2 with 91 points.

**THIRD ORDER OF BUSINESS**

**Other Business**

There being none,

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the audit committee meeting adjourned at 3:34 p.m.

## *SIXTH ORDER OF BUSINESS*

***Approved Budget  
Fiscal Year 2021***

***Armstrong Community  
Development District***

***August 13, 2020***



# Armstrong

## Community Development District

## General Fund

<u>Description</u>	<u>Adopted Budget FY2020</u>	<u>Actual thru 6/30/20</u>	<u>Projected Next 3 Months</u>	<u>Total Projected Thru 9/30/20</u>	<u>Approved Budget FY2021</u>
<b><u>Revenues</u></b>					
Special Assessments - Platted Lots	\$139,000	\$139,225	\$0	\$139,225	\$294,400
Cost Share - Tynes Blvd	\$0	\$0	\$0	\$0	\$36,000
Developer Assessment - Unplatted Lot	\$36,800	\$36,800	\$0	\$36,800	\$29,440
Developer Contributions	\$263,553	\$123,343	\$125,652	\$248,995	\$154,137
<b><i>Total Revenues</i></b>	<b><u>\$439,353</u></b>	<b><u>\$299,368</u></b>	<b><u>\$125,652</u></b>	<b><u>\$425,020</u></b>	<b><u>\$513,977</u></b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisors Fees	\$9,600	\$6,000	\$2,000	\$8,000	\$9,600
FICA Expense	\$734	\$459	\$153	\$612	\$734
Engineering	\$10,000	\$4,955	\$2,478	\$7,433	\$10,000
Arbitrage	\$600	\$1,100	\$0	\$1,100	\$600
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination Agent	\$3,500	\$4,667	\$1,750	\$6,417	\$7,000
Attorney	\$30,000	\$11,290	\$5,645	\$16,935	\$20,000
Annual Audit	\$4,200	\$5,700	\$0	\$5,700	\$5,800
Trustee	\$3,717	\$3,717	\$0	\$3,717	\$3,717
Management Fees	\$45,000	\$33,750	\$11,250	\$45,000	\$45,000
Computer Time	\$1,500	\$1,125	\$375	\$1,500	\$1,500
Telephone	\$300	\$97	\$32	\$129	\$300
Postage	\$300	\$249	\$83	\$332	\$300
Insurance	\$6,050	\$6,050	\$0	\$6,050	\$6,484
Printing & Binding	\$2,000	\$1,109	\$370	\$1,479	\$2,000
Legal Advertising	\$2,000	\$1,183	\$1,000	\$2,183	\$2,500
Other Current Charges	\$500	\$376	\$125	\$501	\$500
Website Admin	\$1,000	\$750	\$250	\$1,000	\$1,000
Property Taxes	\$1,200	\$0	\$0	\$0	\$1,200
Office Supplies	\$150	\$55	\$18	\$73	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
	<b><u>\$127,527</u></b>	<b><u>\$87,807</u></b>	<b><u>\$25,529</u></b>	<b><u>\$113,336</u></b>	<b><u>\$123,511</u></b>
<b><u>Field</u></b>					
Security	\$0	\$20,741	\$5,000	\$25,741	\$30,000
Utilities	\$60,000	\$20,216	\$10,108	\$30,324	\$50,000
Repairs & Maintenance	\$5,000	\$14,265	\$2,500	\$16,765	\$5,000
Landscape	\$52,365	\$39,779	\$14,586	\$54,365	\$61,977
Landscape - Contingency	\$5,000	\$1,020	\$5,000	\$6,020	\$5,000
Lake Maintenance	\$12,000	\$7,265	\$2,340	\$9,605	\$10,000
Irrigation Repairs	\$10,000	\$4,329	\$3,000	\$7,329	\$10,000
<b><i>Field Expenses</i></b>	<b><u>\$144,365</u></b>	<b><u>\$107,615</u></b>	<b><u>\$42,534</u></b>	<b><u>\$150,149</u></b>	<b><u>\$171,977</u></b>

# Armstrong

## Community Development District

## General Fund

Description	Adopted Budget FY2020	Actual thru 6/30/20	Projected Next 3 Months	Total Projected Thru 9/30/20	Approved Budget FY2021
<b><u>Amenity Center</u></b>					
Insurance	\$19,974	\$20,590	\$0	\$20,590	\$23,102
Phone/Internet/Cable	\$5,000	\$1,491	\$510	\$2,001	\$5,000
Electric	\$20,000	\$8,504	\$11,339	\$19,843	\$20,000
Water/Irrigation	\$15,000	\$4,982	\$4,800	\$9,782	\$15,000
Gas	\$200	\$618	\$255	\$873	\$1,000
Refuse Service	\$2,500	\$1,585	\$525	\$2,110	\$2,500
Security Monitoring	\$600	\$0	\$0	\$0	\$600
Access Cards	\$2,500	\$439	\$0	\$439	\$2,500
Field Mgmt/Admin	\$15,000	\$0	\$0	\$0	\$15,000
Amenity Landscaping	\$30,631	\$23,269	\$8,566	\$31,835	\$30,631
Fitness Equipment Lease (Sofitco)	\$23,196	\$12,737	\$4,246	\$16,983	\$17,500
Janitorial	\$7,000	\$15,022	\$10,912	\$25,933	\$43,646
Janitorial Supplies	\$3,450	\$2,174	\$4,348	\$6,522	\$6,500
Pool Maintenance	\$0	\$6,398	\$3,150	\$9,548	\$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	\$1,442	\$1,500	\$2,942	\$4,000
Holiday Decorations	\$1,500	\$2,245	\$500	\$2,745	\$3,000
Fitness Center Repairs/Supplies	\$900	\$190	\$250	\$440	\$900
Office Supplies	\$1,500	\$0	\$0	\$0	\$1,500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$1,200	\$180	\$270	\$450	\$1,200
<b><u>Amenity Center</u></b>	<b><u>\$167,461</u></b>	<b><u>\$101,866</u></b>	<b><u>\$59,670</u></b>	<b><u>\$161,536</u></b>	<b><u>\$218,489</u></b>
<b><u>Total Expenses</u></b>	<b><u>\$439,353</u></b>	<b><u>\$297,288</u></b>	<b><u>\$127,733</u></b>	<b><u>\$425,020</u></b>	<b><u>\$513,977</u></b>
<b>ASSIGNED FUND BALANCE</b>	<b><u>\$0</u></b>	<b><u>\$2,080</u></b>	<b><u>-\$2,081</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

### Platted Lots:

### FY 2020

### FY 2021

#### Assessments - On Roll

Net Assessment - Per Unit	200	368
Total Net Assessments	\$695	\$800
Gross Assessment (6% Discount)	\$139,000	\$294,400
Gross Assessment - Per Unit	\$147,340	\$312,064
	\$739	\$851

#### Developer Admin Assessment - Unplatted Lots

Total Assessment Per Unit	115
Total Net Assessments	\$256
Gross Assessment (6% Discount)	\$29,440
	\$31,206

**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.

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**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 on 7/8/19 with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment and transportation required to maintain the landscape and irrigation system of the District for \$52,365 annually. The monthly amount is \$6,916.33. On 5/14/20 the agreement was amended to include \$9,612 for Tynes, Amenity, parks and ponds.

**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 Districts 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.

**Armstrong**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND BUDGET**

**Field Management/Admin**

Contract administration services, field services and oversight of the Amenity Center is provided by the Greyhawk HOA, Inc. by agreement dated 5/1/20 at no cost to the District

**Amenity Landscaping**

Landscaping of area surrounding the Amenity Center is provided by Tree Amigos by a 7/8/19 agreement for \$30,631 annually.

**Janitorial**

The District entered into an agreement on 10/10/19 with Summit Facility Solutions for janitorial services for the Amenity Center for daily services (7x a week). The monthly amount is \$3,637.20.

**Janitorial Supplies**

Cleaning supplies for the Janitorial staff.

**Pool Maintenance**

The District has entered into an agreement on 6/6/19 with Crown Pools Inc. for the monthly service of the pool at the rate of \$1050 monthly. 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 6/30/20	Projected Next 3 Months	Total Projected Thru 9/30/20	Approved Budget FY2021
<b>Revenues</b>					
Assessments - Series 2017A On Roll	\$265,819	\$266,241	\$0	\$266,241	\$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	\$511	\$200	\$711	\$0
Carry Forward Surplus	\$189,082	\$979,290	\$0	\$979,290	\$171,155
<b>Total Revenues</b>	<b>\$505,564</b>	<b>\$1,256,369</b>	<b>\$200</b>	<b>\$1,256,569</b>	<b>\$436,974</b>
<b>Expenditures</b>					
<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	\$97,797	\$0	\$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
<b>Total Debt Service Expenditures</b>	<b>\$312,435</b>	<b>\$1,067,378</b>	<b>\$0</b>	<b>\$1,067,378</b>	<b>\$264,325</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$193,129</b>	<b>\$188,991</b>	<b>200</b>	<b>189,191</b>	<b>172,649</b>

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

(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 6/30/20	Projected Next 5 Months	Total Projected Thru 9/30/20	Approved Budget FY2021
<b><u>Revenues</u></b>					
Assessments - Series 2019	\$0	\$0	\$0	\$0	\$433,600
Interest Income	\$0	\$476	\$150	\$626	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$145,432
<b>Total Revenues</b>	<b>\$0</b>	<b>\$476</b>	<b>\$150</b>	<b>\$626</b>	<b>\$579,032</b>
<b><u>Expenditures</u></b>					
<b><u>Series 2019</u></b>					
Interest 11/1	\$0	\$0	\$0	\$0	\$144,806
Principal 11/1	\$0	\$0	\$0	\$0	\$0
Interest 5/1	\$152,851	\$152,851	\$0	\$152,851	\$144,806
<b>Total Debt Service Expenditures</b>	<b>\$152,851</b>	<b>\$152,851</b>	<b>\$0</b>	<b>\$152,851</b>	<b>\$289,613</b>
<b><u>Other Sources/(Uses):</u></b>					
Bond Proceeds	\$731,257	\$731,257	\$0	\$731,257	\$0
<b>Total Other</b>	<b>\$731,257</b>	<b>\$731,257</b>	<b>\$0</b>	<b>\$731,257</b>	<b>\$0</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$578,406</b>	<b>\$578,882</b>	<b>\$150</b>	<b>\$579,032</b>	<b>289,420</b>

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

## *SEVENTH ORDER OF BUSINESS*

*B.*

# **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

August 13, 2020

1. Consideration of Requisition 45 - 47  
2019A Construction Account

**Scott A. Wild**  
**District Engineer**  
**England-Thims & Miller, Inc.**

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**2019A BONDS**  
**REQUISITION SUMMARY**  
**August 13, 2020**

2019A REQUISITIONS TO BE APPROVED					Requisition Amount
13-Aug	45	Besch & Smith	Pay App #11	Greyhawk Phases 2 & 3	\$ 354,774.60
13-Aug	46	England Thims & Miller	Construction Document Revisions and Additional Services (WA#2) Invoice 195105		\$ 5,750.00
13-Aug	47	England Thims & Miller	Greyhawk Phases 3A and 3B - Construction Document Revisions - Invoice 194704		\$ 1,965.00
2019A REQUISITIONS TO BE APPROVED					\$ 362,489.60

*C.*

**NOTICE OF MEETINGS  
ARMSTRONG  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Armstrong Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2021** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 8, 2020  
November 12, 2020  
December 10, 2020  
January 14, 2021  
February 11, 2021  
March 11, 2021  
April 8, 2021  
May 13, 2021  
June 10, 2021  
July 8, 2021  
August 12, 2021  
September 9, 2021

*D.*



**EVERGREEN**  
LIFESTYLES MANAGEMENT

# ***ARMSTRONG CDD***

August 2020 - Manager's Report

**Todd Moseley**

**Director of Operations North Florida Region  
Evergreen Lifestyles Management**

## ADMINISTRATION

\*HOA Violations: Parking regularly on the street.

Additional Access Cards Given Out This Month: 0

Replacement Access Cards Given Out This Month: 0

Replacement Mailbox Keys Given Out This Month: 0

Amenity Rentals Approved this Month: 0

## ADMINISTRATIVE PROJECT UPDATES:

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

Staff continues to provide builders with mailbox keys, access cards, and community welcome packets.

## PROPOSALS

- none

## MAINTENANCE PROJECTS COMPLETED

- Janitorial is being performed weekly by Summit Facility Solutions.
- Secured the fire pit cage
- Moved umbrellas for the possible storm him and returned
- Detailed gym cleaning
- Fixed & replaced gym water fountain filter

## MAINTENANCE PROJECTS IN PROCESS OF BEING COMPLETED

- n/a

## BOARD DISCUSSION ITEMS

- Pending contract between Armstrong CDD and Evergreen.
- Amenity Facility Usage Report- We are up to and average of 11 visits per day in the fitness center. All amenities are seeing a spike in usage. River Point Security has been keeping detailed post orders on site and homeowners are being receptive and providing good feedback.

## SCHEDULED EVENTS

-

*EIGHTH ORDER OF BUSINESS*

# Armstrong

Community Development District

Request #2019-3

August 13, 2020

**Greyhawk Ventures LLC Deficit Funding**

**Series 2019A Assesment Area 2 Bonds**

Req	Payee	Amount
45	Besch & Smith Pay App #11	\$ 354,774.60
46	England-Thims & Miller Inv# 195105	\$ 5,750.00
47	England-Thims & Miller Inv# 194704	\$ 1,965.00
TOTAL TO BE FUNDED		\$ 362,489.60

Funds available as of 7/31/20 \$106,831.30

Amount to be Funded \$ 255,658.30
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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

## *TENTH ORDER OF BUSINESS*

*A.*

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
June 30, 2020

	<u>Governmental Fund Types</u>			<u>Totals</u> (Memorandum Only) 2020
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>ASSETS:</u></b>				
Cash	\$164,328	---	---	\$164,328
Investments:				
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$171,155	---	\$171,155
Acquisition/Construction	---	---	\$17,298	\$17,298
<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	---	\$145,238	---	\$145,238
Acquisition/Construction	---	---	\$0	\$0
Due from General Fund	---	\$1,606	\$99,968	\$101,574
<b>TOTAL ASSETS</b>	<u>\$164,328</u>	<u>\$1,033,406</u>	<u>\$117,280</u>	<u>\$1,315,015</u>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$27,044	---	---	\$27,044
Due to Construction	\$99,968	---	---	\$99,968
Due to Debt Service	\$1,606	---	---	\$1,606
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,033,406	---	\$1,033,406
Restricted for Tynes Blvd	---	---	\$0	\$0
Restricted for Capital Projects	---	---	\$117,280	\$117,280
Unassigned	\$35,710	---	---	\$35,710
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$164,328</u>	<u>\$1,033,406</u>	<u>\$117,280</u>	<u>\$1,315,015</u>

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended June 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b>REVENUES:</b>				
Assessments - Net	\$139,000	\$139,000	\$139,225	\$225
Developer Subsidy - Net	\$36,800	\$36,800	\$36,800	\$0
Developer Contributions	\$263,553	\$123,343	\$123,343	\$0
<b>TOTAL REVENUES</b>	<b>\$439,353</b>	<b>\$299,143</b>	<b>\$299,367</b>	<b>\$225</b>
<b>EXPENDITURES:</b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$7,200	\$6,000	\$1,200
FICA Expense	\$734	\$551	\$459	\$92
Engineering Fees	\$10,000	\$7,500	\$4,955	\$2,545
Arbitrage	\$600	\$600	\$1,100	(\$500)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$3,500	\$2,625	\$4,667	(\$2,042)
Attorney Fees	\$30,000	\$22,500	\$11,290	\$11,210
Annual Audit	\$4,200	\$4,200	\$5,700	(\$1,500)
Trustee Fees	\$3,717	\$3,717	\$3,717	\$0
Management Fees	\$45,000	\$33,750	\$33,750	\$0
Computer Time	\$1,500	\$1,125	\$1,125	\$0
Telephone	\$300	\$225	\$97	\$128
Postage	\$300	\$225	\$249	(\$24)
Insurance	\$6,050	\$6,050	\$6,050	\$0
Printing & Binding	\$2,000	\$1,500	\$1,109	\$391
Legal Advertising	\$2,000	\$1,500	\$1,183	\$317
Other Current Charges	\$500	\$375	\$376	(\$1)
Website Admin	\$1,000	\$750	\$750	\$0
Property Taxes	\$1,200	\$900	\$0	\$900
Office Supplies	\$150	\$113	\$55	\$57
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$127,527</b>	<b>\$100,581</b>	<b>\$87,807</b>	<b>\$12,774</b>
<b><u>Field</u></b>				
Utilities	\$60,000	\$45,000	\$20,216	\$24,784
Repairs & Maintenance	\$5,000	\$3,750	\$14,265	(\$10,515)
Landscape	\$52,365	\$39,274	\$39,779	(\$505)
Landscape - Contingency	\$5,000	\$3,750	\$1,020	\$2,730
Lake Maintenance	\$12,000	\$9,000	\$7,265	\$1,735
Irrigation Repairs	\$10,000	\$7,500	\$4,329	\$3,171
<b>Total Field</b>	<b>\$144,365</b>	<b>\$108,274</b>	<b>\$86,874</b>	<b>\$21,400</b>

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b><u>Amenity Center</u></b>				
Insurance	\$19,974	\$19,974	\$20,590	(\$616)
Phone/Internet/Cable	\$5,000	\$3,750	\$1,491	\$2,259
Electric	\$20,000	\$15,000	\$8,504	\$6,496
Water/Irrigation	\$15,000	\$11,250	\$4,982	\$6,268
Gas	\$200	\$150	\$618	(\$468)
Refuse Service	\$2,500	\$1,875	\$1,585	\$290
Security Monitoring	\$600	\$450	\$20,741	(\$20,291)
Access Cards	\$2,500	\$1,875	\$439	\$1,436
Field Mgmt/Admin	\$15,000	\$11,250	\$0	\$11,250
Amenity Landscaping	\$30,631	\$22,973	\$23,269	(\$296)
Fitness Equipment Lease (Sofitco)	\$23,196	\$17,397	\$12,737	\$4,660
Janitorial	\$7,000	\$5,250	\$15,022	(\$9,772)
Janitorial Supplies	\$3,450	\$2,588	\$2,174	\$413
Facility Maintenance	\$7,500	\$5,625	\$0	\$5,625
Pool Maintenance	\$0	\$0	\$6,398	(\$6,398)
Repairs & Maintenance	\$4,310	\$3,233	\$0	\$3,233
Special Events	\$5,000	\$3,750	\$1,442	\$2,308
Holiday Decorations	\$1,500	\$1,500	\$2,245	(\$745)
Fitness Center Repairs/Supplies	\$900	\$675	\$190	\$485
Office Supplies	\$1,500	\$1,125	\$0	\$1,125
ASCAP/BMI License Fees	\$500	\$375	\$0	\$375
Pest Control	\$1,200	\$900	\$180	\$720
Total Amenity Center	<u>\$167,461</u>	<u>\$130,964</u>	<u>\$122,608</u>	<u>\$8,356</u>
<b>TOTAL EXPENDITURES</b>	<u>\$439,353</u>	<u>\$339,819</u>	<u>\$297,289</u>	<u>\$42,530</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>(\$40,676)</u>	<u>\$2,079</u>	<u>\$42,755</u>
Net change in Fund Balance	<u>\$0</u>	<u>(\$40,676)</u>	<u>\$2,079</u>	<u>\$42,755</u>
Fund Balance - Beginning	\$0		\$33,632	
Fund Balance - Ending	<u>\$0</u>		<u>\$35,710</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 June 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b>REVENUES:</b>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,241	\$422
Assessments - Series 2017B	\$50,663	\$0	\$0	\$0
Interest Income	\$0	\$0	\$511	\$511
Direct Assessments	\$0	\$0	\$10,327	\$10,327
<b>TOTAL REVENUES</b>	<b>\$316,481</b>	<b>\$265,819</b>	<b>\$277,078</b>	<b>\$11,260</b>
<b>EXPENDITURES:</b>				
<b>Series 2017A</b>				
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	\$97,797	\$97,797	\$0
<b>Series 2017B</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$312,435</b>	<b>\$287,103</b>	<b>\$1,067,378</b>	<b>(\$780,275)</b>
Excess (deficiency) of revenues over (under) expenditures	\$4,047	(\$21,285)	(\$790,300)	(\$769,015)
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$241)	(\$241)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$241)</b>	<b>(\$241)</b>
Net change in Fund Balance	\$4,047	(\$21,285)	(\$790,541)	(\$769,256)
FUND BALANCE - Beginning	\$189,082		\$1,245,109	
FUND BALANCE - Ending	<b>\$193,128</b>		<b>\$454,568</b>	

**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 June 30, 2020

DESCRIPTION	PROPOSED BUDGET	PRORATED BUDGET THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b>REVENUES:</b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$432	\$432
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$432</b>	<b>\$432</b>
<b>EXPENDITURES:</b>				
<b>Series 2019</b>				
Interest Expense - 11/1	\$0	\$0	\$0	\$0
Principal Expense - 5/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$152,851	\$152,851	\$152,851	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$152,851</b>	<b>\$152,851</b>	<b>\$152,851</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	(\$152,851)	(\$152,851)	(\$152,419)	\$432
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$731,257	\$731,257	\$731,257	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$731,257</b>	<b>\$731,257</b>	<b>\$731,257</b>	<b>\$0</b>
Net change in Fund Balance	\$578,406	\$578,406	\$578,838	\$432
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<b>\$578,406</b>		<b>\$578,838</b>	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b>REVENUES:</b>				
Developer Contributions	\$0	\$0	\$474,266	\$474,266
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$474,266</b>	<b>\$474,266</b>
<b>EXPENDITURES:</b>				
<i>Administrative</i>				
Other Current Charges	\$0	\$0	\$927	(\$927)
<i>Capital Outlay</i>				
Improvements	\$0	\$0	\$474,266	(\$474,266)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$475,193</b>	<b>(\$475,193)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$927)</b>	<b>(\$927)</b>
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$608,876	\$608,876
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$608,876</b>	<b>\$608,876</b>
Net change in Fund Balance	\$0	\$0	\$607,949	\$607,949
FUND BALANCE - Beginning	\$0		(\$607,949)	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$0</b>	

**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 June 30, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 06/30/20</u>	<u>ACTUAL THRU 06/30/20</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$21	\$21
Developer Deficit Funding	\$0	\$0	\$0	\$0
Prepaid CEC Fees	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21</b>	<b>\$21</b>
<b><u>EXPENDITURES:</u></b>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$21	\$21
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$241	\$241
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$241</b>	<b>\$241</b>
Net change in Fund Balance	\$0	\$0	\$262	\$262
FUND BALANCE - Beginning	\$0		\$17,050	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$17,313</b>	

**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 June 30, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/20	ACTUAL THRU 06/30/20	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$1,403	\$1,403
Developer Subsidy	\$0	\$0	\$393,191	\$393,191
Prepaid CEC Fees	\$0	\$0	\$34,814	\$34,814
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$429,408</b>	<b>\$429,408</b>
<b>EXPENDITURES:</b>				
Improvements	\$0	\$0	\$6,091,999	(\$6,091,999)
Cost of Issuance	\$0	\$0	\$397,308	(\$397,308)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,489,307</b>	<b>(\$6,489,307)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$6,059,899)</b>	<b>(\$6,059,899)</b>
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$0	\$0	\$6,768,743	\$6,768,743
Interfund Transfer Out	\$0	\$0	(\$608,876)	(\$608,876)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,159,867</b>	<b>\$6,159,867</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$0</b>	<b>\$99,968</b>	<b>\$99,968</b>
FUND BALANCE - Beginning	<b>\$0</b>		<b>\$0</b>	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$99,968</b>	

**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%
---------------------	----------------	---------	--------

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

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,416.89
Developer Contributions	\$2,606,577.92
Transfer from Debt Service	\$1,205.51
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 June 30, 2020	<u><u>\$17,312.66</u></u>

**2. Funds Available For Construction at June 30, 2020**

Book Balance of Construction Fund at June 30, 2020	\$17,312.66
Contracts in place at June 30, 2020	

**3. Investments - US Bank**

June 30, 2020	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight				\$17,312.66
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$17,312.66</u></u>

# Armstrong Community Development District Series 2017

					B	C	A	D	F	E	E	E	E	E	E	E	
REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Artenity 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	\$55,000.00		\$55,000.00												
COI		Imagemaster	\$1,250.00		\$1,250.00												
COI		Underwriters Discount	\$138,500.00		\$138,500.00												
COI		Org Issue Discount	\$59,050.00		\$59,050.00												
1	3/9/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	3/9/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	3/9/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$25,186.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$105,121.50	\$127,895.48									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,138.78	\$1,875.67	\$10,779.72		\$48,900.00					
7	4/12/18	Basham & Lucas	\$40,900.00		\$40,900.00												
8	3/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	3/4/18	JR Davis Construction	\$399,305.74		\$399,305.74	\$33,897.71	\$302,705.89	\$182,992.14									\$0.00
10	3/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,393.46	\$653,439.30	\$284,743.41	\$5,830.00	\$32,339.25							\$0.00
11	3/14/18	Clay Electric	\$273,690.00		\$273,690.00												
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,065.74							\$43,257.35		
13	2/23/18	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	\$354,228.41		\$354,228.41	\$147,736.14	\$192,396.38	\$13,661.88									\$432.00
17	7/13/18	Hadden Eng	\$750.00		\$750.00												
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81												
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74												
20	8/21/18	Vallenport Construction	\$24,363.73		\$24,363.73												
21	8/21/18	Vallenport Construction	\$45,653.39		\$45,653.39												
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	\$18,420.17	\$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	\$900.00		\$900.00												
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84											\$2,699.84	
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.85	\$49,568.08	\$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	9/26/18	Vallenport Construction	\$8,107.68		\$8,107.68				\$8,107.68								
32	9/26/18	Hadden Eng	\$7,599.01		\$7,599.01						\$7,599.01						
33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00							\$2,200.00					
34	10/26/18	JR Davis Construction	\$130,836.51		\$130,836.51	\$138,702.97		\$1,133.54									
35	10/26/18	Basham & Lucas	\$4,400.00		\$4,400.00							\$4,400.00					
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$15,200.00								\$28,034.00
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	\$187,117.96		\$187,117.96	\$187,117.96		\$187,117.96									
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,590.20	\$107,913.13	\$4,545.92								
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	2/22/19	Jr Davis Construction	\$18,254.18		\$18,254.18												
46	2/22/19	Scherer Construction	\$316,090.57		\$316,090.57												
47	2/22/19	Gemini Engineering	\$500.00		\$500.00											\$500.00	
48	2/22/19	Vallenport Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10							\$4,798.10					
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81								\$2,520.00	
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00						\$1,450.00						
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuildRite Inspections	\$445.00		\$445.00												\$445.00
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75						\$1,011.75						
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70							\$1,432.70					
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40							\$4,965.40					
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00						\$900.00						
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60							\$4,369.60					
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Softco	\$24,363.58		\$24,363.58						\$24,363.58						
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78								\$43,149.06
65	5/13/19	Elland & Assoc	\$325.00		\$325.00										\$325.00		
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20							\$3,939.20					
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,818.51		\$307,818.51				\$289,743.81								\$39,072.70
69	8/21/19	Basham & Lucas	\$3,230.20		\$3,230.20							\$3,230.20					
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00						\$1,000.00						
71	7/24/19	Hadden Engineering	\$450.00		\$450.00						\$450.00						
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00						\$825.00						
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40							\$1,604.40					

Armstrong Community Development District  
Series 2017

<b>SUMMARY:</b>		
BOND PROCEEDS	\$6,111,819.56	
DEVELOPER CONTRIBUTIONS	\$2,606,577.92	
INT RECD TO DATE	\$9,416.88	
TRANS FROM DEBT SERVICE	\$1,205.51	
PREPAID CEC FEES	\$91,232.20	
LESS: REQ. PAID	<b>(\$4,792,539.41)</b>	
BALANCE	\$17,312.66	

<b>RECONCILIATION</b>		
TRUST STATEMENT	\$17,312.66	
O/S REQ.	\$0.00	
ADJ BALANCE	\$17,312.66	
DEVELOPER CONTRIBUTIONS RECV	\$0.00	
VARIANCE	\$0.00	

<b>Developer Contributions:</b>			
2/28/19	\$166,863.26	\$73,848.09	
3/20/19	\$258,769.58	\$135,875.16	
4/23/19	\$224,376.94	\$166,737.87	
5/13/19	\$337,241.00	\$244,209.64	
6/19/19	\$216,938.82	\$157,093.62	
7/24/19	\$336,918.02		
8/15/19	\$210,143.92		
9/17/19	\$7,561.10		
	<b>\$2,606,577.92</b>	<b>\$1,828,813.54</b>	<b>\$777,764.38</b>

INT RECD	A	B	COI	
Oct-17	\$54.56	\$39.18	\$2.28	
Nov-17	\$693.76	\$404.00	\$9.57	
Dec-17	\$545.58	\$391.84	\$0.01	Prepaid CEC Fees:
Jan-18	\$693.94	\$405.03	\$0.01	\$16,826.67
Feb-18	\$528.11	\$379.09	\$0.01	\$23,789.43
Mar-18	\$466.65	\$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	\$263.63		\$81,232.20
Jul-18	\$200.98	\$184.94		
Aug-18	\$256.31	\$180.61		
Sep-18	\$208.82	\$148.91		
	<b>\$4,780.84</b>	<b>\$3,419.77</b>	<b>\$11.90</b>	<b>Transfer In</b>
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.65		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.60	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$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	\$9.95	\$0.03		\$53.76
	<b>\$699.41</b>	<b>\$475.07</b>		<b>\$972.98</b>
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 June 30, 2020**

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,402.99
Developer Contributions/Due from Developer	\$658,660.50
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$1,114,541.88)
Water, Sewer, Reuse & Electric	(\$1,216,290.26)
Stormwater Management System	(\$1,543,752.82)
Amenity Area	(\$2,665,547.84)
Neighborhood Parks	(\$109,415.79)
Contingency	\$0.00
Professional Fees	(\$381,949.47)
Adjusted Balance in Construction Account at June 30, 2020	<u><u>(\$0.00)</u></u>

**2. Funds Available For Construction at June 30, 2020**

Book Balance of Construction Fund at June 30, 2020	(\$0.00)
Contracts in place at June 30, 2020	

**3. Investments - US Bank**

June 30, 2020	Type	Yield	Maturity	Principal
Construction Fund:	Overnight			\$0.00
			Due from Developer	\$330,623.14
			ADJ: Outstanding Requisitions	(\$330,623.14)
				<u><u>\$0.00</u></u>

Armstrong Community Development District  
Series 2019

Req. #	Date	Contractor	Amount of Requisition	Col	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees	
001		IUS Bank	\$5,675.00		\$5,675.00								
001		GMS	\$31,000.00		\$31,000.00								
001		Holland & Knight	\$5,250.00		\$5,250.00								
001		Feldman Mahoney	\$10,000.00		\$10,000.00								
001		Alvarman LP	\$40,000.00		\$40,000.00								
001		Gray Robinson	\$40,000.00		\$40,000.00								
001		Hopping Green	\$42,500.00		\$42,500.00								
001		ImageMaster	\$1,500.00		\$1,500.00								
001		England Thims & Miller	\$5,458.84		\$5,458.84								
001		Underwriters Discount	\$150,000.00		\$150,000.00								
001		Orig Issue Discount	\$65,824.30		\$65,824.30								
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	
2	11/7/19	Besch and Smith	\$147,880.70		\$147,880.70		\$89,380.70					\$58,500.00	
3	11/7/19	Besch and Smith	\$387,219.60		\$387,219.60		\$252,219.60		\$135,000.00				
4	11/19/19	CCUA	\$65,630.75		\$65,630.75		\$65,630.75						
5	11/19/19	Eisman & Russo	\$2,934.80		\$2,934.80							\$2,934.80	
6	11/20/19	Besch and Smith	\$363,774.60		\$363,774.60		\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43		\$192,478.43							\$192,478.43	
8	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	12/19/19	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		\$46,400.00		\$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	\$688,766.60		\$688,766.60		\$82,666.60	\$234,000.00	\$351,900.00				
21	3/20/20	Eisman & Russo	\$4,255.46		\$4,255.46							\$4,255.46	
22	4/17/20	Besch and Smith	\$498,794.03		\$498,794.03		\$115,320.39	\$265,500.00	\$117,973.64				
23	3/20/20	England Thims & Miller	\$8,151.95		\$8,151.95							\$8,151.95	
24	3/20/20	England Thims & Miller	\$450.00		\$450.00							\$450.00	
25	3/20/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12	
26		Clay Electric	\$143,385.44		\$143,385.44			\$143,385.44					
27	5/20/20	England Thims & Miller	\$13,480.28		\$13,480.28							\$13,480.28	
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	
39		Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12	
40		Besch and Smith	\$199,339.24		\$199,339.24	\$199,339.24							
41		Scherer Construction	\$109,415.79		\$109,415.79					\$109,415.79			
42		Eisman & Russo	\$5,869.60		\$5,869.60							\$5,869.60	
43		England Thims & Miller	\$7,272.39		\$7,272.39							\$7,272.39	
44		England Thims & Miller	\$3,150.00		\$3,150.00							\$3,150.00	
Grand Total			\$7,428,806.20		\$367,300.14	\$7,031,499.06	\$1,114,541.88	\$2,126,280.26	\$1,543,752.82	\$2,665,547.84	\$109,415.79	\$0.00	\$381,949.47

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$329,037.36
INT RECD TO DATE	\$1,402.99
TRANS FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$7,428,806.20)
BALANCE	(\$330,623.14)
<b>RECONCILIATION</b>	
TRUST STATEMENT	\$0.00
O/S REQ.	(\$330,623.14)
ADJ BALANCE	(\$330,623.14)
VARIANCE	(\$0.00)

INT RECD	A	GOI
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$345.21	\$0.18
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.43	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$1.95	\$0.00
Jul-20	\$0.00	\$0.00
Aug-20	\$0.00	\$0.00
Sep-20	\$0.00	\$0.00
	<b>\$1,400.97</b>	<b>\$2.02</b>

Developer Contributions:

6/23/20	\$328,037.36
	\$0.00
	<hr/>
	\$328,037.36

## Fiscal Year Ending September 30, 2020

## Tax Roll

Tax Roll								2017A			
								\$ 139,000.00	\$ 265,811.23	\$ 404,811.23	NET
								\$ 147,872.34	\$ 282,777.90	\$ 430,650.24	GROSS
Date Received	Gross Tax Received	Commissions	Discounts	Net Amount Received	General Fund 34.34%	Debt Svc Fund 65.66%	Total 100%				
11/13/19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
11/21/19	\$ 70,204.08	\$ 1,347.92	\$ 2,808.23	\$ 66,047.93	\$ 22,678.87	\$ 43,369.06	\$ 66,047.93				
12/11/19	\$ 351,703.86	\$ 6,752.72	\$ 14,067.71	\$ 330,883.43	\$ 113,615.42	\$ 217,268.01	\$ 330,883.43				
12/17/19	\$ 2,375.10	\$ 45.60	\$ 95.00	\$ 2,234.50	\$ 767.26	\$ 1,467.24	\$ 2,234.50				
2/24/20	\$ 1,862.19	\$ 36.13	\$ 55.87	\$ 1,770.19	\$ 607.83	\$ 1,162.36	\$ 1,770.19				
4/16/20	\$ 2,125.57	\$ 42.51		\$ 2,083.06	\$ 715.26	\$ 1,367.80	\$ 2,083.06				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
				\$ -	\$ -	\$ -	\$ -				
	\$ 428,270.80	\$ 8,224.88	\$ 17,026.81	\$ 403,019.11	\$ 138,384.64	\$ 264,634.47	\$ 403,019.11				
								100%			

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	

*B.*

# Armstrong

## Community Development District

### Summary of Invoices

August 13, 2020

Fund	Date	Check No.s	Amount
<i>General Fund</i>	6/1-6/30	255-273	\$ 61,171.71
Total Invoices for Approval			\$ 61,171.71

AP300R

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

RUN 7/30/20

PAGE 1

\*\*\* CHECK DATES 06/01/2020 - 06/30/2020 \*\*\*

ARMSTRONG CDD - GENERAL FUND  
BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
6/05/20	00035	3/27/20	491085 202003 330-57200-34600	100 ACCESS FOBS	*	439.00	
				COMMUNITY CONTROLS			439.00 000255
6/05/20	00020	2/03/20	GF27 202002 330-57200-46100	REMOVE GRAFFITI	*	85.48	
				EVERGREEN LIFESTYLES MANAGEMENT LLC			85.48 000256
6/05/20	00003	4/30/20	114977 202004 310-51300-31500	APR 20 - GENERAL COUNSEL	*	831.70	
				HOPPING GREEN & SAMS			831.70 000257
6/05/20	00019	6/01/20	3678B 202006 320-53800-46800	JUN 20 - LAKE MAINTENANCE	*	780.00	
				SITEX AQUATICS			780.00 000258
6/05/20	00028	5/01/20	1872 202005 330-57200-46300	MAY 20 - JANITORIAL	*	3,637.20	
				SUMMIT FACILITY ENTERPRISES I, INC.			3,637.20 000259
6/05/20	00021	5/20/20	13048IN 202005 320-53800-46000	POND REPAIRS	*	14,225.00	
		5/29/20	13253 202005 320-53800-46200	MAY 20 - LANDSCAPE MAINT	*	6,916.33	
		5/31/20	13271 202005 320-53800-46500	IRRIGATION MAINTENANCE	*	4,004.85	
				TREE AMIGOS OUTDOOR SERVICES			25,146.18 000260
6/11/20	00023	5/31/20	1000064 202006 330-57200-43300	JUN 20 - REFUSE SERVICE	*	167.37	
				ADVANCED DISPOSAL			167.37 000261
6/11/20	00016	5/31/20	MAY 20 202005 320-53800-43100	MAY 20 - WATER	*	2,201.13	
		5/31/20	MAY 20 202005 330-57200-43100	MAY 20 - WATER	*	572.16	
				CLAY COUNTY UTILITY AUTHORITY			2,773.29 000262
6/11/20	00007	5/20/20	312113 202005 310-51300-48000	NOTICE OF AUDIT COMMITTEE	*	113.00	
				CLAY TODAY			113.00 000263
6/11/20	00038	5/06/20	0194254 202004 310-51300-31100	APR 20 - ENGINEERING SVCS	*	131.00	
		6/01/20	0194446 202005 310-51300-31100	MAY 20 - ENGINEERING SVCS	*	649.50	
				ENGLAND-THIMS AND MILLER, INC.			780.50 000264

ARMS ARMSTRONG

PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/11/20	00020	5/26/20 05262020	202005 330-57200-49400	GIFTS FOR SRING CONTEST	*	134.90	
				EVERGREEN LIFESTYLES MANAGEMENT LLC			134.90 000265
6/11/20	00001	6/01/20 55	202006 310-51300-34000	JUN 20 - MGMT FEES	*	3,750.00	
		6/01/20 55	202006 310-51300-49500	JUN 20 - WEBSITE ADMIN	*	83.33	
		6/01/20 55	202006 310-51300-35100	JUN 20 - IT	*	125.00	
		6/01/20 55	202006 310-51300-31300	JUN 20 - DISSEMINATION	*	583.33	
		6/01/20 55	202006 310-51300-51000	JUN 20 - SUPPLIES	*	12.50	
		6/01/20 55	202006 310-51300-42000	JUN 20 - POSTAGE	*	113.16	
		6/01/20 55	202006 310-51300-42500	JUN 20 - COPIES	*	257.70	
				GMS, LLC			4,925.02 000266
6/11/20	00013	6/02/20 19707	202006 310-51300-32200	AUDIT FHYE 9/30/19	*	1,700.00	
				GRAU AND ASSOCIATES			1,700.00 000267
6/11/20	00018	6/01/20 0617766	202006 330-57200-44000	JUN 20 - EQUIPMENT LEASE	*	1,415.21	
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000268
6/11/20	00027	6/04/20 22100762	202005 330-57200-43200	MAY 20 - GAS	*	74.56	
				TECO			74.56 000269
6/11/20	00021	6/11/20 13305	202006 320-53800-46300	TREE REPLACEMENT	*	1,020.00	
				TREE AMIGOS OUTDOOR SERVICES			1,020.00 000270
6/17/20	00100	6/11/20 9054872	202005 320-53800-43100	3599 ROYAL PINES DR IRR	*	38.00	
		6/11/20 9082120	202005 330-57200-43100	3645 ROYAL PINES #AMENITY	*	1,349.00	
		6/11/20 9082351	202005 320-53800-43100	705 TYNES BLVD IRR	*	27.00	
				CLAY ELECTRIC COOPERATIVE, INC.			1,414.00 000271
6/17/20	00024	6/07/20 30020859	202006 330-57200-41500	JUN 20 - INTERNET	*	168.05	
				AT&T			168.05 000272
				ARMS ARMSTRONG			
				PPOWERS			

AP300R  
 \*\*\* CHECK DATES 06/01/2020 - 06/30/2020 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/30/20 PAGE 3  
 ARMSTRONG CDD - GENERAL FUND  
 BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/24/20	00034	6/23/20 1002	202006 330-57200-34500		*	15,566.25	
		SECURITY EXTENSION					
							BUSINESS INVESTMENT HOLDINGS
							15,566.25 000273
-----							
						TOTAL FOR BANK A	61,171.71
						TOTAL FOR REGISTER	61,171.71

ARMS ARMSTRONG  
 PPOWERS



# Community Controls

2480 South 3850 West, Suite A  
Salt Lake City, UT. 84120-7225  
Phone # 801-972-4331  
Fax # 801-972-1202

## Invoice

Date	Invoice #
3/27/2020	AAAO491085

Bill To

Evergreen Mgmt - Grayhawk  
10301 Deerwood Park Blvd #3200  
Jacksonville, FL 32256

### Ship To

Grayhawk  
David Freeman  
10301 Deerwood Park Blvd  
Suite 3200  
Jacksonville, FL 32256

P.O. Number	Terms	Due Date	Rep	Ship	Via	Fax	Phone
V- David	Net 30	4/26/2020	JMK	3/27/2020	FedEx - 2nd...		
Quantity	Item Code	Description				Price Each	Amount
100	CARFOBMANB...	Community Controls Mango Blue Key Fob - HID or EM Format - Additional Print/Programming Line Required				3.25	325.00T
100	PROSURLAS	CARFOBMANBLU-BLANK Programming and laser etching				1.00	100.00T
1	NEWCUSJEFF	New Customer Jeff				0.00	0.00
1	NEWCUSLEV2	New Customer Level 2				0.00	0.00
1	ORDENTJEFF	Order Entered Jeff				0.00	0.00
1	FREIGHT	Shipping				14.00	14.00T
1	FREIGHT	Shipped On: 3/27/2020 12:00:00 PM Total Shipment Weight: 1.30 Pack: Tracking #: 391432489597				0.00	0.00T

35.33.346

Please remit payment to:  
**Community Controls**  
2480 South 3850 West Suite A  
Salt Lake City, Utah 84120-7225



# Community Controls

## Invoice

2480 South 3850 West, Suite A  
Salt Lake City, UT. 84120-7225  
Phone # 801-972-4331  
Fax # 801-972-1202

Date	Invoice #
3/27/2020	AAAO491085

Bill To

Evergreen Mgmt - Grayhawk  
10301 Deerwood Park Blvd #3200  
Jacksonville, FL 32256

### Ship To

Grayhawk  
David Freeman  
10301 Deerwood Park Blvd  
Suite 3200  
Jacksonville, FL 32256

P.O. Number	Terms	Due Date	Rep	Ship	Via	Fax	Phone
V- David	Net 30	4/26/2020	JMK	3/27/2020	FedEx - 2nd...		
Quantity	Item Code	Description				Price Each	Amount
	FREIGHT	Shipped On: 4/3/2020 4:00:00 PM Total Shipment Weight: 1.35 Pack: Tracking #: 9405509898642430595641 reship				0.00	0.00T

Our Federal Employer Identification number is: 87-0503711

All balances past due over 30 days will be subject to a finance charge of 1.5% a month and a late fee. ANY QUESTIONS CALL 800-284-2837 Opt #3.

#### RETURN POLICY:

Products you receive that are incorrect will need to be returned within 90 days in the same packaging to our office. If packages of new product are received after 90 days, we will issue a 25% restocking fee to your account. Any special orders correctly ordered & returned will also be issued restocking fee of 25%. Used products cannot be returned for credit.

Community Controls collects sales tax in certain states. In most states, purchases are not tax exempt merely because they were made over the internet or because a seller does not collect sales tax in those states. You should review purchases made from us to determine if any sales or use tax is owed and pay any tax owed to the appropriate tax authority.

**Subtotal** \$439.00

**Sales Tax (7.0%)** \$30.73

**Total** \$469.73

**Payments/Credits** \$0.00

**Balance Due** \$469.73

**Please remit payment to:**  
**Community Controls**  
**2480 South 3850 West Suite A**  
**Salt Lake City, Utah 84120-7225**

**Subject:** RE: Invoice AAAO491085 from Community Controls  
**Date:** Friday, May 29, 2020 at 3:51:03 PM Eastern Daylight Time  
**From:** Todd Moseley  
**To:** Patti Powers, Liam O'Reilly  
**CC:** 'JPerry@gmsnf.com'  
**Attachments:** image003.jpg, image004.png, image005.jpg, image006.jpg

Patti,

This invoice was for access fobs into the amenity. Let me know if you need further detail on it from our end.

Thank you,



**Todd Moseley, LCAM**

*Director of Operations, Florida East Coast*

**Evergreen Lifestyles Management**

2100 S Hiawassee Road

Orlando, FL 32835

P 877-221-6919

D 386-690-0644

E [TMoseley@Evergreen-LM.com](mailto:TMoseley@Evergreen-LM.com)

Visit us at: <http://www.Evergreen-LM.com>



**EVERGREEN**  
LIFESTYLES MANAGEMENT

*Spotlight a team member... if a staff member has given you exceptional service please visit [www.evergreen-lm.com](http://www.evergreen-lm.com) and share your feedback. Just click 'Good Deeds' on the toolbar.*

***A portion of our business involves the collection of a debt and in compliance with the Fair Debt Collection Practices Act, as a debt collector, any information provided will be used for that purpose.***

**From:** Patti Powers [mailto:ppowers@gmssf.com]

**Sent:** Friday, May 29, 2020 3:25 PM

**To:** Liam O'Reilly <loreilly@greenpointllc.com>; Todd Moseley <tmoseley@evergreen-lm.com>

**Cc:** 'JPerry@gmsnf.com' <JPerry@gmsnf.com>

**Subject:** Re: Invoice AAAO491085 from Community Controls

I just received a call on this again. Is this approved for payment?

JRfritzsche@evergreen-LM.com

# Evergreen Lifestyles Maintenance

## Invoice

Bill To: Armstrong CDD  
tcsalovszki@evergreen-lm.com

Invoice No: GF27  
Date: 02/03/2020  
Terms: NET 30  
Due Date: 03/04/2020

Code	Description	Quantity	Rate	Amount
	Labor cost	1	\$80.00	\$80.00
	Primer and painted over graffiti, located on the pillar at the pool deck area.			
	Material cost	1	\$5.48	\$5.48
	Primer paint			

20-33-461

Subtotal \$85.48  
TAX 0% \$0.00  
Total \$85.48  
Paid \$0.00

Balance Due

\$85.48

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

May 29, 2020

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

Bill Number 114977  
Billed through 04/30/2020

### General Counsel

ARMCDD 00001 KSB

### FOR PROFESSIONAL SERVICES RENDERED

04/01/20	JJ	Follow up on preparation of protocol for conducting and noticing virtual meetings; review and edit materials regarding same.	0.10 hrs
04/01/20	SSW	Research and attend various city and county commission virtual meetings; prepare and circulate correspondence regarding procedures for conducting virtual meetings and providing opportunity for public participation.	0.20 hrs
04/09/20	KSB	Confer with Vincent.	0.10 hrs
04/16/20	KSB	Confer with Clay County supervisor of elections office.	0.10 hrs
04/17/20	JLK	Research and review executive orders regarding recreation and amenity facilities.	1.00 hrs
04/20/20	MGC	Review auditor letter.	0.20 hrs
04/20/20	APA	Prepare attorney response to auditor letter fiscal year end 2019.	0.70 hrs
04/27/20	KSB	Confer with chairman; follow up on document execution.	0.40 hrs
04/27/20	KEM	Prepare cost share agreement.	0.20 hrs
04/29/20	KSB	Review updated executive order; analyze impact on amenity reopening process.	0.20 hrs
Total fees for this matter			\$826.50

### DISBURSEMENTS

Conference Calls	5.20
Total disbursements for this matter	\$5.20

### MATTER SUMMARY

Papp, Annie M. - Paralegal	0.70 hrs	140 /hr	\$98.00
Johnson, Jonathan T.	0.10 hrs	375 /hr	\$37.50
Kilinski, Jennifer L.	1.00 hrs	295 /hr	\$295.00
Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Buchanan, Katie S.	0.80 hrs	305 /hr	\$244.00
Collazo, Mike	0.20 hrs	345 /hr	\$69.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

=====

TOTAL FEES	\$826.50
TOTAL DISBURSEMENTS	\$5.20
<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$831.70</b>

**BILLING SUMMARY**

Papp, Annie M. - Paralegal	0.70 hrs	140 /hr	\$98.00
Johnson, Jonathan T.	0.10 hrs	375 /hr	\$37.50
Kilinski, Jennifer L.	1.00 hrs	295 /hr	\$295.00
Ibarra, Katherine E. - Paralegal	0.20 hrs	140 /hr	\$28.00
Buchanan, Katie S.	0.80 hrs	305 /hr	\$244.00
Collazo, Mike	0.20 hrs	345 /hr	\$69.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES	\$826.50
TOTAL DISBURSEMENTS	\$5.20
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$831.70</b>

**Please include the bill number with your payment.**



Invoice

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

Date	Invoice #
6/1/2020	3678B

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- 6 Waterways	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> <div>19,324.68</div>			
Total			\$780.00



Summit Facility Enterprises I, Inc.

1330 Bea Court  
East Meadow, NY 11554

# Invoice

Date	Invoice #
5/1/2020	1872

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

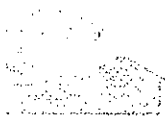
Ship To
Greyhawk Attn: Patti Powers 1090 Oakleaf Plantation Pkwy Orange Park FL 32065

Due Date	P.O. No.	Terms
5/31/2020		Net 30

Description	Quantity	Rate	Amount
General Cleaning Services (7x/week) Service Month: May 2020  Residential Cleaning / Non Taxable	1	3,637.20	3,637.20
28.33.463			

<b>Total</b>			\$3,637.20
--------------	--	--	------------

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



The Tree Amigos Outdoor Services, Inc.  
5000-18 Highway 17  
#235  
Fleming Island FL 32003  
904-778-1030

License:

## Contract Invoice

Invoice#: 13048IN

Date: 05/20/2020

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

**Project:** Greyhawk Ponds & Parks  
7807 Baymeadows Road East  
Jacksonville FL 32256

**Due Date:** 06/19/2020

**Terms:** 30DY

**Order#**

Description	Amount
Grey Hawk Pond Repairs Repair washouts around pond areas and install drain boxes to catch heavy runoff, includes fert. of existing Bahia	
Drain boxes and 4" pipe	5,600.00
Grade-prep equipment	5,200.00
Bahia	2,475.00
Fertilization	950.00

21,325.00

A service charge of 0.00 % per annum will be charged on all amounts  
overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	14,225.00
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>14,225.00</b>

Friday, June 5, 2020 at 2:07:42 PM Eastern Daylight Time

---

**Subject:** GreyHawk/Armstrong Landscaping Invoice  
**Date:** Thursday, June 4, 2020 at 12:00:01 PM Eastern Daylight Time  
**From:** Liam O'Reilly  
**To:** 'JPerry@gmsnf.com', Patti Powers, Shelley Blair, Zach Brecht  
**CC:** Sarah Sweeting, Gregg Kern  
**Attachments:** Receivable Invoice.pdf

Please see attached invoice. Please pay out of General Fund.

Thank you.

Liam O'Reilly, P.E. | Senior Development Manager

GreenPointe Communities, LLC  
7807 Baymeadows Road East, Suite 205  
Jacksonville FL 32256

O: 904.299.6115  
C: 904.662.9777  
[LOReilly@GreenPointeLLC.com](mailto:LOReilly@GreenPointeLLC.com)



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 13271

Date: 05/31/2020

**Billed To:** Armstrong CDD  
475 West Town Place suite 114  
St. Augustine FL 32092

**Project:** Armstrong CDD Maintenance

---

Description	Quantity	Price	Ext Price
Maintenance on New Tynes Blvd Extension			
January through May @ \$800.97 per ammendment including Mainenance, IrrigatiOn Checks and Spraying on New Tynes Blvd extentsion	5.00	800.97	4,004.85

**Notes:**

**Invoice Total:** \$4,004.85

21.32.465



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 13253

Date: 05/29/2020

**Billed To:** Armstrong CDD  
475 West Town Place suite 114  
St. Augustine FL 32092

**Project:** Armstrong CDD Maintenance

---

Description	Quantity	Price	Ext Price
May Monthly Landscape Maintenance	1.00	6,916.33	6,916.33

**Notes:**

**Invoice Total: \$6,916.33**

21.32462



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

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

**RETURN SERVICE REQUESTED**

000037 000000662



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

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](http://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](http://www.AdvancedDisposal.com).

Thank you for your business!

**Account Information**

Account Number PB122617  
Site Number 0000  
Invoice Date May 31, 2020  
Invoice Number PB0001000064

**Account Summary**

Previous Balance \$170.73  
Payments/Adjustments -\$170.73  
Current Invoice Amount \$167.37

**Amount Due \$167.37**  
**Due Date Upon Receipt**

**Invoice Breakdown**

Current \$167.37  
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

Thank you for doing business with Advanced Disposal Services.

PB200802001.bx-173-000000662

**Previous Balance**

05/04/20 LOCKBOX AUTOMATED \$170.73

**Payments and Adjustments** -\$170.73

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)				
05/31/20	TRASH STANDARD SERVICE:		1.00	95.00	95.00
	06/01/20-06/30/20				
05/31/20	ENERGY CHARGE		1.00	9.71	9.71
05/31/20	ENVIRONMENTAL CHARGE		1.00	22.80	22.80
	Clay Co Franchise Fee			127.51	20.78
	<b>SITE TOTAL</b>				<b>148.28</b>
05/31/20	C ADMIN FEE	SC162421	1.00	7.00	7.00
05/31/20	COMPLIANCE AND BUSINESS IMPACT CHARGE	SC162422	1.00	9.41	9.41
	Clay Co Franchise Fee			16.41	2.67

23.33.433

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Visit [www.advanceddisposal.com/billpay](http://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.

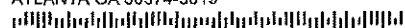
**Due Date: Upon Receipt**

**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	PB0001000064		
INVOICE TOTAL	BALANCE DUE		
\$167.37	\$167.37		

PB 122617 0000 053120 0001000064 00016737 00016737 3

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 remitted to a governmental agency. Rather, they are intended to address a portion of various impacts on Advanced Disposal's 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](http://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

PB2006021001.txt-175-000000662

**Account Information**

Account Number	PB122617
Site Number	0000
Invoice Date	May 31, 2020
Invoice Number	PB0001000064

Page 3 of 3

**Current Charges (Continued)**



2

**Current Charges  
Amount Due**

**\$167.37**

**\$167.37**

# Armstrong

## Utility Schedule

### Clay County Utility Authority

Account #	Service Address		May-20
00567729	3518 Royal Pines Dr Reclaimed	\$	507.98
00568411	3682 Royal Pines Dr Irrigation	\$	406.93
00574046	3645 Royal Pines Dr Pool	\$	279.90
00574047	3645 Royal Pines Dr Clubhouse	\$	292.26
00574048	3645 Royal Pines Dr Irrigation	\$	453.56
00577060	875 Tynes Blvd	\$	308.23
00577061	705 Tynes Blvd	\$	524.43
		\$	2,773.29
	Vendor #16		
	001.320.53800.43100	\$	2,201.13
	001.330.57200.43100	\$	572.16
		\$	2,773.29

# Armstrong

## Utility Schedule

### Clay County Utility Authority

Account #	Service Address		May-20
00567729	3518 Royal Pines Dr Reclaimed	\$	507.98
00568411	3682 Royal Pines Dr Irrigation	\$	406.93
00574046	3645 Royal Pines Dr Pool	\$	279.90
00574047	3645 Royal Pines Dr Clubhouse	\$	292.26
00574048	3645 Royal Pines Dr Irrigation	\$	453.56
00577060	875 Tynes Blvd	\$	308.23
00577061	705 Tynes Blvd	\$	524.43
		\$	2,773.29
	Vendor #16		
	001.320.53800.43100	\$	2,201.13
	001.330.57200.43100	\$	572.16
		\$	2,773.29



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2020

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed

Route #: MC05533398

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		06/04/20 to 07/08/20				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00

Alternative Water Supply Surcharge \$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
82100744	1	06/02/20	29	5113	5340	227
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	178.7	X	2.35	\$419.95

### Other Charges

Administrative Fees (Prepaid)		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$507.98
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$507.98</b>

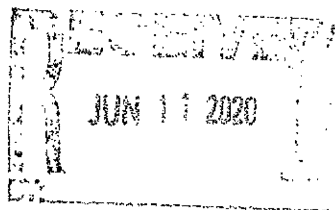
**IMPORTANT NOTICE:** Service disruptions for nonpayment will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have an active extension to avoid service disconnection and additional fees.

Please call our Customer Service Department at 904-272-5999 to make a payment or payment arrangements before Friday, July 24, 2020.

Need assistance with your bill? Visit our website for a list of agencies who may be able to help. [https://www.clayutility.org/myservice/customer\\_assistance\\_program.aspx](https://www.clayutility.org/myservice/customer_assistance_program.aspx)

Please pay \$507.98 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$423.71 was posted to your account on 05/18/2020.



Please return this portion with payment



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

### ADDRESSEE

AYC0603F 30264 1 MB 0.439  
7000030575 00.0074.0374 30264/1



ARMSTRONG CDD  
5385 N NOB HILL  
SUNRISE FL 33351-4761



### MAILING ADDRESS

Bill Date 06/04/20  
Current Charges \$507.98  
Current Charges Past Due After 06/25/20  
Lend A Helping Hand (If Applicable) \$0.00  
Previous Balance \$0.00  
Total Amount Due \$507.98



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](http://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>

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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.**



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Please visit us on the web at [www.clayutility.org](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2020

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Irrigation

Route #: MC05530006

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	06/04/20 to 07/08/20					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

### Reuse

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
83801396	1	06/02/20	29	3155	3339	184
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	135.7	X	2.35		\$318.90

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$406.93
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$406.93</b>

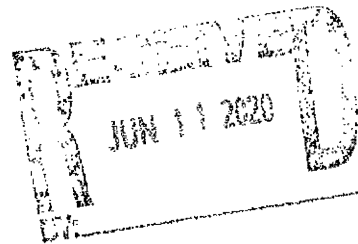
**IMPORTANT NOTICE: Service disruptions for nonpayment will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have an active extension to avoid service disconnection and additional fees.**

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Need assistance with your bill? Visit our website for a list of agencies who may be able to help. [https://www.clayutility.org/myservice/customer\\_assistance\\_program.aspx](https://www.clayutility.org/myservice/customer_assistance_program.aspx)

**Please pay \$406.93 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$355.56 was posted to your account on 05/18/2020.



**Please return this portion with payment**

### Bill Summary



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

Bill Date	06/04/20
Current Charges	\$406.93
Current Charges Past Due After	06/25/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$406.93

ARMSTRONG CDD

Customer #: 00568411

3682 Royal Pines Drive Irrigation

Route #: MC05530006

Route Group: 26

### ADDRESS

AYC0603F 30265 1 MB 0.439  
7000030576 00.0074.0375 30265/1



ARMSTRONG CDD  
5385 N NOB HILL ROAD  
SUNRISE FL 33351-4761



### PAID PAYEE INFO



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

**ABOUT THIS BILL:**

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**COLLECTIONS:**

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**SERVICE CHARGES:**

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**TAX:**

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

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

110

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 06/04/2020

Customer #: 00574046

Service Address: 3645 Royal Pines Drive Pool

Route #: MC05560400

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	06/02/20	29	1173	1301	128

Base Charges (Prepaid)	06/04/20 to 07/08/20					\$26.68
Consumption Charges	Tier 1	128.0	X	1.97		\$252.16
Proration Factor: 0.9667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.06

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	4.39			\$0.00

### Reuse

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

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$279.90
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$279.90</b>

**IMPORTANT NOTICE: Service disruptions for nonpayment will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have an active extension to avoid service disconnection and additional fees.**

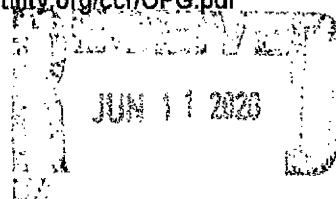
**Please call our Customer Service Department at 904-272-5999 to make a payment or payment arrangements before Friday, July 24, 2020.**

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**Please pay \$279.90 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$268.08 was posted to your account on 05/18/2020.

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



Please return this portion with payment

### Bill Summary

Bill Date	06/04/20
Current Charges	\$279.90
Current Charges Past Due After	06/25/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$279.90



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

### ADDRESSEE

AYC0603F 30261 1 MB 0.439  
7000030568 00.0074.0371 30261/1



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



### MAIL PAYMENT TO

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

CCUA-1170-4

00574046 4 MC05560400 0000027990 0000000 06252020 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 make 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.

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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 06/04/2020  
Service Address: 3645 Royal Pines Drive Clubhouse

Customer #: 00574047  
Route #: MC05560402

#### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	06/02/20	29	79	81	2

Base Charges (Prepaid)	06/04/20 to 07/08/20					\$85.30
Consumption Charges	Tier 1	2.0	X	1.97		\$3.94
Proration Factor: 0.9667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.06

#### Sewer

Base Charges (Prepaid)						\$193.18
Consumption Charges	2.0	X	4.39			\$8.78

#### Reuse

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

#### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$292.26
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$292.26</b>

**IMPORTANT NOTICE:** Service disruptions for nonpayment will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have an active extension to avoid service disconnection and additional fees.

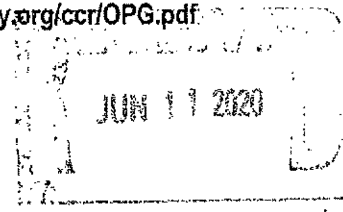
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Please pay \$292.26 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$279.54 was posted to your account on 05/18/2020.

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



Please return this portion with payment

#### Bill Summary

Bill Date	06/04/20
Current Charges	\$292.26
Current Charges Past Due After	06/25/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$292.26



Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32066

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
3645 Royal Pines Drive Clubhouse

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

#### ADDRESSEE

AYC0603F 30261 1 MB 0.439  
7000030569 00.0074.0371 30261/2

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



#### TOTAL PAYMENT TO



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

**ABOUT THIS BILL**

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

**ABOUT DEPOSITS**

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

**COLLECTIONS**

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

**SERVICE CHARGES**

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

**TAXES**

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**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](http://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.

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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Bill Date: 06/04/2020

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Irrigation

Route #: MC05560404

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		06/04/20 to 07/08/20				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00

Alternative Water Supply Surcharge \$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
76205390	1.5	06/02/20	29	2140	2355	215
Base Charges (Prepaid)						\$80.52
Consumption Charges		Tier 1	72.5	X	0.79	\$57.28
Proration Factor: 0.9667		Tier 2	24.2	X	1.56	\$37.75
		Tier 3	118.3	X	2.35	\$278.01

### Other Charges

Administrative Fees (Prepaid)		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$453.56
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$453.56</b>

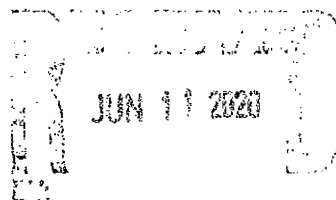
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**Please pay \$453.56 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$449.45 was posted to your account on 05/18/2020.



**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

### ADDRESSES

AYC0603F 30261 1 MB 0.439  
7000030570 00.0074.0371 30261/3

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



### BILL SUMMARY

Bill Date	06/04/20
Current Charges	\$453.56
Current Charges Past Due After	06/25/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$453.56

### MAIL PAYMENT TO:



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

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Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2020

Customer #: 00577061

Service Address: 705 Tynes Blvd

Route #: MC05560361

### Water

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

Base Charges (Prepaid)	06/04/20 to 07/08/20					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

### Gas

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

86278201	1	06/02/20	29	1203	1437	234
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	185.7	X	2.35		\$436.40

### Other Charges

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

Current Charges	\$524.43
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$524.43</b>

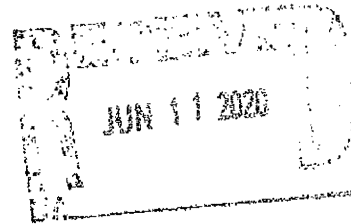
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**Please pay \$524.43 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$435.46 was posted to your account on 05/18/2020.



Please return this portion with payment

### BILL SUMMARY

Bill Date	06/04/20
Current Charges	\$524.43
Current Charges Past Due After	06/25/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$524.43



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd

Route #:MC05560361

Route Group:26

### ADDRESSEE

AYC0603F 30262 1 MB 0.439  
7000030571 00.0074.0372 30262/1



ARMSTRONG CDD  
5385 N KNOB HILL ROAD  
SUNRISE FL 33351-4761



### MAIL PAYMENT TO



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



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Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2020

Customer #: 00577060

Service Address: 875 Tynes Blvd

Route #: MC05560359

#### Waiver

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		06/04/20 to 07/08/20				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

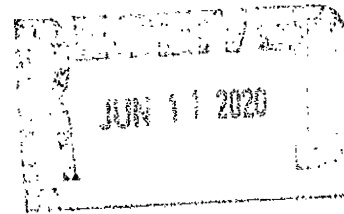
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Please pay \$308.23 by 6/25/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$41.04 was posted to your account on 05/18/2020.



#### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$308.23
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$308.23</b>

Please return this portion with payment



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

Bill Date	06/04/20
Current Charges	\$308.23
Current Charges Past Due After	06/25/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$308.23

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd

Route #:MC05560359

Route Group:26

#### ADDRESSEE

AYC0603F 30262 1 MB 0.439  
7000030572 00.0074.0372 30262/2

ARMSTRONG CDD  
5385 N KNOB HILL ROAD  
SUNRISE FL 33351-4761



#### MAIL PAYMENT TO:



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

CCUA-1170-4

00577060 7 MC05560359 0000030823 00000000 06252020 0 0

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**CLAY  
TODAY**

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

**Recorder**  
We print & deliver newspapers and your savings made

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

## Advertising Invoice

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

Cust#:989731  
Ad#:312113  
Phone#:904-940-5850  
Date:05/20/2020

Salesperson: Clay Legals

Classification: Legal Notice

Ad Size: 1.0 x 11.30

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	05/28/2020	05/28/2020	1	113.00	113.00

### Payment Information:

Date: 05/19/2020      Order#: 312113      Type: **BILLED ACCOUNT**

Total Amount: 113.00

Tax: 0.00

Amount Due: 113.00

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

Ad Copy

**PUBLISHER AFFIDAVIT**  
**CLAY TODAY**  
 Published Weekly  
 Orange Park, Florida

**STATE OF FLORIDA**  
**COUNTY OF CLAY:**

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

**NOTICE OF MEETINGS**

in the matter of

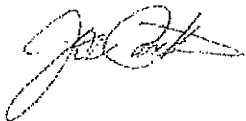
**AUDIT COMM 7 REG MEETING**

**LEGAL: 46140 ORDER: 312113**

was published in said newspaper in the issues:

**05/28/2020**

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



**NOTICE OF AUDIT  
 COMMITTEE MEETING  
 AND REGULAR  
 MEETING  
 OF THE BOARD  
 OF SUPERVISORS  
 ARMSTRONG COMMUNITY  
 DEVELOPMENT DISTRICT**

Notice is hereby given that the Armstrong Community Development District ("District") Audit Committee will meet on Thursday, June 11, 2020 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Immediately following the audit committee meeting will be held a regular meeting of the Board of Supervisors ("Board") where the Board may consider any business that may properly come before it. In light of the COVID-19 public health emergency, it is anticipated that one or both of the meetings may be conducted remotely, pursuant to Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, including any extensions or supplements thereof ("Executive Orders"), and pursuant to Section 120.54(5)(b)2, Florida Statutes. If such Executive Orders are not extended and the Board or the Audit Committee is required to meet in person, or otherwise conditions allow the meetings to occur in person, the meetings may be held at the location stated above. Anyone wishing to participate in the meetings and obtain information about how the meetings will occur should refer to the District's website, [www.ArmstrongCDD.com](http://www.ArmstrongCDD.com) or contact the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) to obtain access information. The District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager by calling (904) 940-5850, or emailing [jperry@gmsnf.com](mailto:jperry@gmsnf.com) by Wednesday, June 10, 2020 in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850, and is expected to also be available on the District's website at [www.ArmstrongCDD.com](http://www.ArmstrongCDD.com). One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you are unable to participate by telephone or by ZOOM, please contact the District Manager's office at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) for further accommodations. James Perry  
 District Manager  
 Legal 46140 published May 28, 2020 in Clay County's Clay Today newspaper

[jperry@gmsnf.com](mailto:jperry@gmsnf.com) by Wednesday, June 10, 2020 in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for

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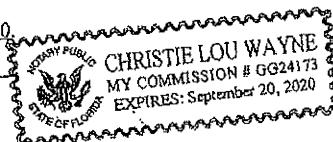
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you are unable to participate by telephone or by ZOOM, please contact the District Manager's office at (904) 940-5850 or [jperry@gmsnf.com](mailto:jperry@gmsnf.com) for further accommodations.

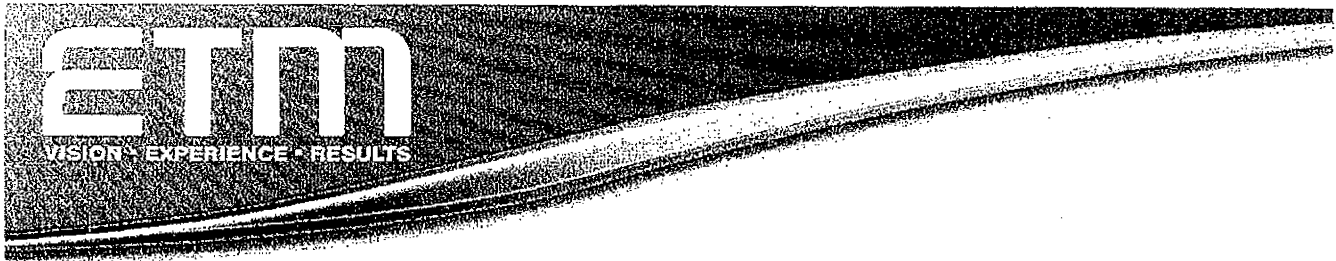
James Perry  
 District Manager  
 Legal 46140 published May 28, 2020 in Clay County's Clay Today newspaper

Sworn to me and subscribed before me 05/28/2020.

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA



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



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

May 6, 2020  
 Project No: 19238.00000  
 Invoice No: 0194254

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

**Professional Services rendered through April 30, 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
		<b>Total Fee</b>	<b>0.00</b>

**Professional Personnel**

		Hours	Rate	Amount	
Project Manager					38
Brecht, John	4/25/2020	.50	180.00	90.00	
Administrative Support					
Blair, Shelley	4/25/2020	.50	82.00	41.00	
Totals		1.00		131.00	
<b>Total Labor</b>					<b>131.00</b>
			<b>Total this Task</b>		<b>\$131.00</b>

Task	XP	Expenses	
			<b>Total this Task 0.00</b>
		<b>Invoice Total this Period</b>	<b>\$131.00</b>



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

June 1, 2020  
 Project No: 19238.00000  
 Invoice No: 0194446

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

**Professional Services rendered through May 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
		<b>Total Fee</b>	<b>0.00</b>

**Professional Personnel**

		Hours	Rate	Amount	
Engineer					
Boatete, Nicole	5/16/2020	1.00	154.00	154.00	
Project Manager					
Brecht, John	5/9/2020	.75	180.00	135.00	38
Brecht, John	5/16/2020	.75	180.00	135.00	
Administrative Support					
Blair, Shelley	5/9/2020	1.00	82.00	82.00	
Blair, Shelley	5/16/2020	1.25	82.00	102.50	
Blair, Shelley	5/23/2020	.50	82.00	41.00	
Totals		5.25		649.50	
<b>Total Labor</b>					<b>649.50</b>
			<b>Total this Task</b>		<b>\$649.50</b>

Task	XP	Expenses	
			<b>Total this Task 0.00</b>
			<b>Invoice Total this Period \$649.50</b>

# CHECK REQUEST INVOICE

DATE: 5/26/2020  
 INVOICE # 5.26.2020  
 DUE DATE: ASAP

Evergreen Lifestyles Management LLC

(Payable to)

2100 S Hiawasse Rd | Orlando, FL 32835

Address, City, State, Zip

(Mail to)

☐ Association

☒ Vendor

*20,33.484*

Name and No. of Association: Armstrong CDD

Bill Back to Armstrong CDD

Gift Card for Spring Contest Winner	Special Events	25.00
Gift Card for Spring Contest Winner	Special Events	109.90

Please remember to attach all receipts!

Lynzi Chambers

TOTAL DUE \$ \$134.90

Authorized by:



Approved by:

5/26/2020

Amazon.com - Order 113-0233223-4182672

amazon.com

Final Details for Order #113-0233223-4182672

Print this page for your records.

**Order Placed:** April 28, 2020

**Amazon.com order number:** 113-0233223-4182672

**Order Total:** \$25.00

### Gift Cards

Received

**Amount**

**E-mail gift card to:** [steve.flatt1109@gmail.com](mailto:steve.flatt1109@gmail.com)

\$25.00

- **From:** GreyHawk

- **Message:**

Thank you for participating in our spring contest! Enjoy your Amazon gift card and we hope you join in for our next contest!!!

- Lynzi Chambers

### Payment information

**Payment Method:**

American Express | Last digits: 1007

Item(s) Subtotal: \$25.00

Total before tax: \$25.00

Estimated tax to be collected: \$0.00

**Grand Total: \$25.00**

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

**Please note:** This is not a VAT invoice.

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc. or its affiliates



4892 TOWN CENTER  
JACKSONVILLE, FL 32246  
904.642.2442

REG#18 TRN#5673 CSHR#0000098 STR#8902

1 VISA RED BX \$50	EACH	50.00N
1 4.95 ACTVTN FEE	795	4.95N
1 VISA RED BX \$50	EACH	50.00N
1 4.95 ACTVTN FEE	795	4.95N

4 ITEMS

Survey ID #

8280 7538 1486 778 20

TOTAL	109.90
CHARGE	109.90
*****1008	CH

AMERICAN EXPRESS \*\*\*\*\*1008

APPROVED# 899157

REF# 186735

TRAN TYPE: SALE

AID: A000000025010801

TC: 486925DB1DA99EF2

TERMINAL# 88297437

NO SIGNATURE REQUIRED

CVM: 5E0300

TVR(95): 0000008000

TSI(98): E800

CHANGE	.00
--------	-----

CARD \$50.00\*\*\*\*\*9276 - ACTIVATED  
CARD \$50.00\*\*\*\*\*4593 - ACTIVATED



3508 9020 1405 6731 84

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

# Invoice

Invoice #: 55  
Invoice Date: 6/1/20  
Due Date: 6/1/20  
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 - June 2020		3,750.00	3,750.00
Website Administration - June 2020		83.33	83.33
Information Technology - June 2020		125.00	125.00
Dissemination Agent Services - June 2020		583.33	583.33
Office Supplies		12.50	12.50
Postage		113.16	113.16
Copies		257.70	257.70
Total			\$4,925.02
Payments/Credits			\$0.00
Balance Due			\$4,925.02

# Grau and Associates

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

Phone: 561-994-9299

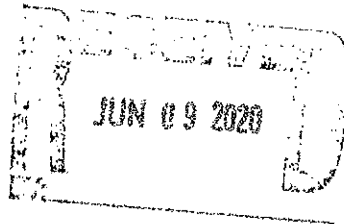
Fax: 561-994-5823

Armstrong Community Development District  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 19707  
Date 06/02/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ 1,700.00
Current Amount Due	\$ 1,700.00

13



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,700.00	0.00	0.00	0.00	0.00	1,700.00

Payment due upon receipt.

# Municipal Asset Management, Inc.

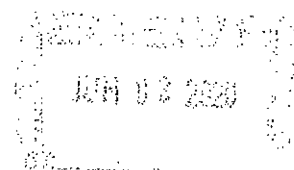
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401  
(303) 273-9494

# INVOICE

INVOICE NO: 0617766

DATE: 6/1/2020

To: Armstrong Community Development District  
Patti Powers  
475 West Town Place, Suite 114  
St. Augustine, FL 32092



DUE DATE	RENTAL PERIOD
7/12/2020	

PMT NUMBER	DESCRIPTION	AMOUNT
13	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.  18.33.44	1,415.21

TOTAL DUE

\$1,415.21

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0617766	7/12/2020	\$1,415.21	

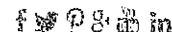
Armstrong Community Development District  
Patti Powers  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Municipal Asset Management, Inc.  
25288 Foothills Drive North  
Suite 225  
Golden, CO 80401



## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 06/04/2020  
Account: 221007627575

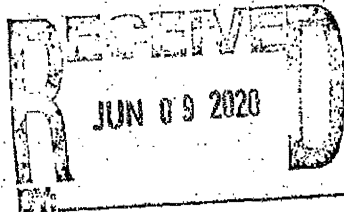
ARMSTRONG CDD  
3645 ROYAL PINES DR  
MIDDLEBURG, FL 32068

Current month's charges	\$74.56
Total amount due	\$74.56
Payment Due By	06/25/2020

### Your Account Summary

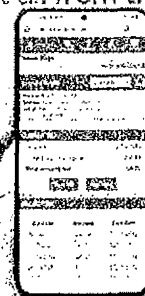
Previous Amount Due	\$36.92
Payment(s) Received Since Last Statement	-\$36.92
Current Month's Charges	\$74.56
<b>Total Amount Due</b>	<b>\$74.56</b>

22,33.43



### A one-stop shop to manage your account.

Do it all from the palm of your hand.



- Check the status of your account
- Review balance due
- Pull up billing & payment history
- Monitor your energy use
- Sign up for programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

## Save Energy with Natural Gas. Save more with our rebates.

Find rebate criteria and steps to redeem at [peoplesgas.com/bizrebates](http://peoplesgas.com/bizrebates)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

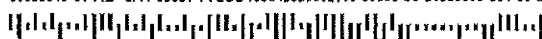
Account: 221007627575

Current month's charges	\$74.56
Total amount due	\$74.56
Payment Due By	06/25/2020

Amount Enclosed \$

692123999611

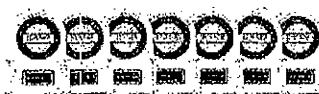
00000343 01 AB 0.41 33351 FTECO106042023082110 00000 05 01000000 004 05 22705 003



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

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

6921239996112210076275750000000074569



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](http://jdpower.com/awards)

## Contact Information

**Residential Customer Care**  
813-223-0800 (Tampa)  
863-299-0800 (Lakeland)  
352-622-0111 (Ocala)  
954-463-0777 (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 31319  
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](http://peoplesgas.com).

Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://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](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-839-6469.  
(A convenience fee will be charged to your bank account or credit card.)

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

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

Por favor, visite [peoplesgas.com](http://peoplesgas.com) para ver esta información en español.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

**Late Payment Charge** – The late payment charge is 1.5% of the past due amount.

**Main Extension Charge** – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

**Measured Volume** – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

**Municipal Public Service Tax** – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

**PGA Charge** – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

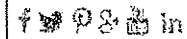
**Swing Charge** – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

**Therm** – A unit of heat equal to one hundred thousand (100,000) BTUs.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It is important that you pay your bill before this date in order to avoid interruption of service.



# ACCOUNT INVOICE



Account: 221007627575  
Statement Date: 06/04/2020  
Current month's charges due 06/25/2020

## Details of Current Month's Charges -- Service from - 04/30/2020 to 05/28/2020

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	05/28/2020	7		1		6 CCF		1,047		1.0000		6.3 Therms	29 Days
Customer Charge										\$33.26		Peoples Gas Usage History	
Distribution Charge					6.3 THMS @ \$0.32460			\$2.04		Therms Per Day (Average)			
PGA					6.3 THMS @ \$0.76495			\$4.82		JUN 2020 0.2 MAY 0.0 APR 0.0 MAR 0.0 FEB 0.0 JAN 0.0 DEC 0.0			
Florida Gross Receipts Tax							\$0.17						
Natural Gas Service Cost							\$40.29						
Municipal Public Service Tax							\$1.44						
State Tax							\$2.83						
Total Natural Gas Cost, Local Fees and Taxes											\$44.56		
Miscellaneous Charges													
Gas Management					1 X \$30.0000			\$30.00					
Total Miscellaneous Charges											\$30.00		
Total Current Month's Charges											\$74.56		

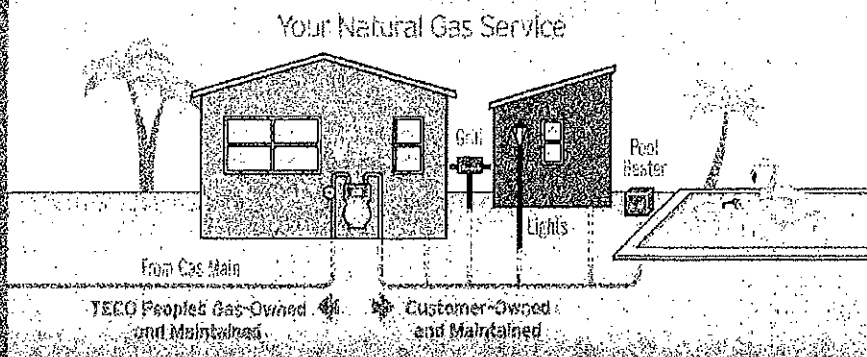
## Important Messages

### COVID-19 Update

We understand that some customers continue to face hardships due to the pandemic. We encourage customers to pay what they can now to avoid a large balance later. We ask that those impacted by financial hardship reach out to us about extended payment options. Our representatives are ready to speak with customers at 877-832-6747 weekdays from 7:30 a.m. to 6:00 p.m. Impacted customers should also look for resources on our COVID-19 response page at [peoplesgas.com/](http://peoplesgas.com/) updates. Here, you will find a list of community partners, including the 2-1-1 Crisis Center Network that has trained and supportive professionals who can refer customers to agencies for help with utility bill payment, food, housing and other assistance.



**Let's work together to keep our system safe.**



Everyone at Peoples Gas makes safety a No. 1 priority. We work hard every day to ensure our system is operating properly to safely deliver natural gas to your home or business. Did you know that while most of the system is owned and maintained by us, there are a few lines and piping on your property that you are responsible for?

We handle all the pipelines that bring natural gas down your street, into your property and into your meter. Any piping that leads from your meter to your appliances or other points of use are yours.

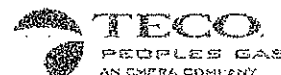
Sometimes these pipes are above ground and sometimes they are buried. This helpful illustration shows which lines we maintain and which ones are your responsibility.

We regularly inspect our pipelines, meters and other equipment. If we happen to see an issue with your natural gas pipes and equipment, we'll let you know, but it's a good idea to have your gas pipes inspected periodically as well. You may not realize that your pipes may be deteriorating, especially if they are buried underground.

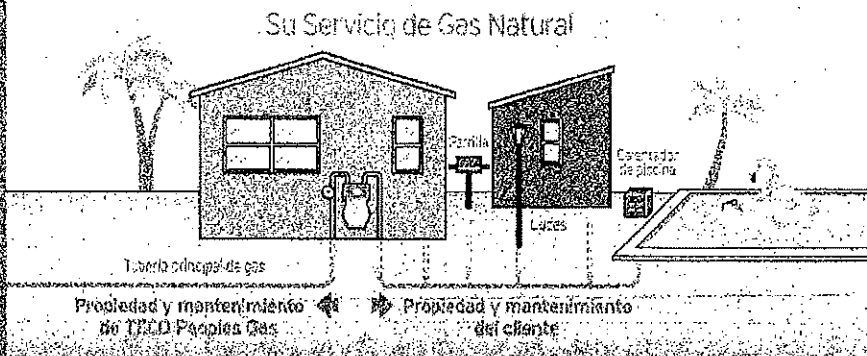
A licensed plumbing or heating contractor can perform an inspection and any necessary repairs. For a list of service providers in your area, visit [peoplesgas.com](http://peoplesgas.com) and choose *Appliance Sales and Service*.

We're here for you. If you have any questions about your natural gas service, call us at **877-TECO-PGS (877-832-6747)** and we'll be happy to help.

Visit [peoplesgas.com/yournaturalgasservice](http://peoplesgas.com/yournaturalgasservice) to learn more.



**Trabajemos juntos para mantener seguro nuestro sistema**



Todos en Peoples Gas entendemos que la seguridad es nuestra prioridad número uno. Trabajamos arduamente todos los días con el fin de garantizar que nuestro sistema funcione correctamente para entregar gas natural a su hogares o negocios de manera segura. ¿Sabías que, aunque la mayor parte del sistema es de nuestra propiedad y lo mantenemos, usted es responsable de algunas líneas y tuberías en su propiedad?

Manejamos todas las líneas que llevan el gas natural a su calle, en su propiedad y a su medidor. Cualquier tubería que conduzca desde su medidor a sus electrodomésticos u otros puntos de su propiedad es su responsabilidad.

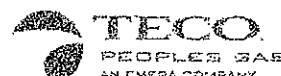
En ocasiones, estas líneas de gas están por encima del suelo, y en otras, están enterradas. Esta útil ilustración muestra qué líneas de gas mantenemos y cuáles son su responsabilidad.

Inspeccionamos regularmente nuestras líneas de gas, medidores y otros equipos. Si vemos un problema con sus líneas de gas y equipos de gas natural, se lo haremos saber; sin embargo, también es buena idea que se inspeccionen sus líneas de gas periódicamente. Es posible que no se dé cuenta de que sus líneas de gas pueden deteriorarse, especialmente si están bajo tierra.

Un contratista autorizado de plomería o calefacción puede efectuar una inspección y las reparaciones necesarias. Para obtener una lista de los proveedores de servicios en su área, visite [peoplesgas.com](http://peoplesgas.com) y elija *Appliance Sales and Service*.

Estamos aquí para usted. Si tiene alguna pregunta sobre su servicio de gas natural, llámenos al **877-TECO-PGS (877-832-6747)**. Le agradecemos la oportunidad de servirle.

Visite [peoplesgas.com/yournaturalgasservice](http://peoplesgas.com/yournaturalgasservice) para más información.





# DIY project?

Make safety part of your plan  
by calling 811 before working.

As the days grow longer, it's a great time to start adding new plants and embark on other outdoor projects that might involve digging. Remember to call 811 two business days before you dig - it's FREE. Trained professionals will mark underground utility lines so you'll know where it is safe to dig.

**Every digging project, no matter how large or small, requires a call to 811 - it's the law.** No one wants to be without electricity, internet or natural gas service. So, if you're putting in a fence, building a deck or laying a patio, call 811 first to help you avoid damaging underground utility services when you dig.

[peoplesgas.com/811](http://peoplesgas.com/811)



**Know what's below.  
811 before you dig.**





# Tree Amigos

## Outdoor Services

### Invoice

Invoice#: 13305

Date: 06/11/2020

**Billed To:** Armstrong CDD  
475 West Town Place suite 114  
St. Augustine FL 32092

**Project:** Armstrong CDD O/S

---

Description	Quantity	Price	Ext Price
Tree Replacement and Straightening			
2 2" caliper Live Oaks @ \$315.00 each	1.00	630.00	630.00
6 hours labor @ \$65.00 per hour	1.00	390.00	390.00

**Notes:**

**Invoice Total: \$1,020.00**

21. 32. 463



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

Statement Date: 06/11/2020

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	05/07/2020	06/08/2020	07/09/20	1070	1170 Jun 2019	100 4	32 30	3 0

Previous Statement Balance

34.00

05/26/2020 Payment Received - Thank You

34.00CR

Previous Balance

\$ 0.00

Current Charges Billed 06/11/2020

Energy

8.13

Access Charge

23.00

Power Cost Adjustment .01740 X 100 KWH

1.74

FLA Gross Receipts Tax

0.84

Florida State Sales Tax

2.34

Clay Co Public Ser Utility Tax

1.20

Clay County Sales Tax

0.34

Operation Round Up

0.41

Current Charges Due on 07/02/2020

\$ 38.00

Total Amount Due

\$ 38.00

Non-Taxable Fuel Amount @ .02902/KWH -\$2.90

Government Taxes/Fees are not imposed by Clay Electric

\$ 4.72

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric lines, call 1-800-224-4917 or visit ClayElectric.com to report the problem. Read the June Power Line for more information.

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

100

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.



100195-12A\*1\*100\*\*\*\*\*AUTO\*\*MIXED AADC 350  
 ARMSTRONG CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

Current Charges

\$ 38.00

Due Date 07/02/2020

Total Amount Due

\$ 38.00

09054872 0000038000

00000397

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](http://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](http://www.payithere.com/terms). After successful payment using this barcode, you may retrieve your full detailed receipt at [www.payithere.com/receipt](http://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: 06/11/2020

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	05/07/2020	06/08/2020	07/09/20	514	573	11800	32	369

Previous Statement Balance

777.00

05/26/2020 Payment Received - Thank You

777.00CR

Previous Balance

\$ 0.00

Current Charges Billed 06/11/2020

Energy

959.34

Access Charge

23.00

Power Cost Adjustment .01740 X 11800

205.32

FLA Gross Receipts Tax

30.43

Florida State Sales Tax

84.66

Clay Co Public Ser Utility Tax

33.81

Clay County Sales Tax

12.18

Operation Round Up

0.26

Current Charges Due on 07/02/2020

\$ 1,349.00

Total Amount Due

\$ 1,349.00

Non-Taxable Fuel Amount @ .02902/KWH -\$342.44

Government Taxes/Fees are not imposed by Clay Electric

\$ 161.08

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▼ Tear Here ▼

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When Paying By Mail: Return this portion with your payment.

Clay Electric Cooperative, Inc.

P.O. Box 308

100

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.



100195-12A\*1\*100\*\*\*\*\*AUTO\*\*MIXED AADC 350  
ARMSTRONG CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

Current Charges

\$ 1,349.00

Due Date 07/02/2020

Total Amount Due

\$ 1,349.00

09082120

0001349000

00000399

### What is CheckOut?

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Convenience fee of \$1.95 automatically added at checkout



799366144580006371682135562398



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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: 06/11/2020

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	05/07/2020	06/08/2020	07/09/20	7	9	2	32	0

Previous Statement Balance

27.00

05/26/2020 Payment Received - Thank You

27.00CR

Previous Balance

\$ 0.00

Current Charges Billed 06/11/2020

Energy

0.16

Access Charge

23.00

Power Cost Adjustment .01740 X 2 KWH

0.03

FLA Gross Receipts Tax

0.59

Florida State Sales Tax

1.65

Clay Co Public Ser Utility Tax

0.93

Clay County Sales Tax

0.24

Operation Round Up

0.40

Current Charges Due on 07/02/2020

\$ 27.00

Total Amount Due

\$ 27.00

Non-Taxable Fuel Amount @ .02902/KWH -\$.06

Government Taxes/Fees are not imposed by Clay Electric

\$ 3.41

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▼ Tear Here ▼

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 When Paying By Mail: Return this portion with your payment.

**Clay Electric Cooperative, Inc.**

P.O. Box 308

100

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.
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.



100195-12A\*1\*100\*\*\*\*\*AUTO\*\*MIXED AADC 350  
 ARMSTRONG CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

Current Charges

\$ 27.00

Due Date 07/02/2020

Total Amount Due

\$ 27.00

09082351 0000027003

00000401

### 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](http://www.clayelectric.com)

Convenience fee of \$1.95 automatically added at checkout



799366144580006371682135564709



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

Page: 1 of 3  
Issue Date: Jun 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.



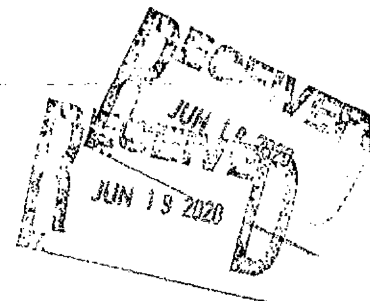
#### Account summary

Your last bill	\$177.30
Payment, May 27 - Thank you!	-\$177.30
Remaining balance	\$0.00

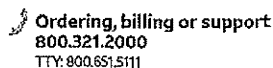
#### Service summary

Internet	Page 2	\$128.40
Phone	Page 2	\$39.65
Total services		\$168.05

**Total due** \$168.05  
Please pay by Jun 28, 2020



#### Ways to pay and manage your account:



Return this portion with your check in the enclosed envelope. Payments may take 7 days to post.

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

**Please pay \$168.05 by Jun 28, 2020**

Account number: 300208593  
Please include account number on your check

Make check payable to:

AT&T  
PO BOX 105251  
ATLANTA GA 30348-5251

☐ CHECK FOR AUTOPAY  
(SEE REVERSE)



410040560003002085931000000017730000000016805000000



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

## Service activity

### Internet

Monthly charges		Jun 08 - Jul 07
1. Internet 100M / 20M (Promotional Offer)		\$105.00
2. Static IP 8		\$15.00
Surcharges & fees		
3. Cost Assessment Charge		\$8.40
Total for Internet		\$128.40

### Phone

Monthly charges		Jun 08 - Jul 07
1. Phone International Plus 904.203.7112 (Promotional Offer)		\$30.00
Surcharges & fees		
2. Cost Assessment Charge		\$0.73
3. FL County 911 Service Fee		\$0.40
4. Federal Universal Service Charge		\$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

## 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-verse<sup>SM</sup> TV, AT&T Internet and AT&T Phone provided by AT&T Florida.

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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: \_\_\_\_\_

3236.8.379.87273 1 AV 0.369 10  
GREYHAWK HOMEOWNERS ASSOCIATION  
3935 N NOB HILL RD  
SUNRISE FL 33351-4761

Viewpoint c/o Business Investment Holdings  
1348 Beach Blvd  
P.O. Box 50041  
FL 32240

# Invoice

Date	Invoice #
6/23/2020	1002

Bill To
Armstrong CDD Jim Perry 475 West Town Place Suite 114 St. Augustine, FL 32092

P.O. No.	Terms	Project
50041	Due on receipt	

Quantity	Description	Rate	Amount
39	7 day extention of 1st Original 30 day agreement ~ June 16th ~ June 22nd	28.75	1,121.25
540	90 Days ~ June 23rd ~ August 23rd	26.75	14,445.00
Total			\$15,566.25

*C.*

**Invoice No.** 08132020

**Bill To** GreenPoint Communities, LLC

**Address** 7807 Baymeadows Road East  
Suite 205  
Jacksonville, FL 32256

**Phone** 904.299.6115

**E-Mail** [LOReilly@greenpointellc.com](mailto:LOReilly@greenpointellc.com)

Invoice Subtotal	\$68,000.00
Invoice #	01012020
Invoice Total	\$68,000.00
Total Amount Due	\$68,000.00

[illegible]