

***ARMSTRONG***

*Community Development District*

*SEPTEMBER 10, 2020*

# *Armstrong*

## *Community Development District*

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

September 3, 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, September 10, 2020 at 3:30 p.m. via Zoom. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the August 13, 2020 Meeting
- IV. Consideration of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer – Consideration of Requisition 48-49 (2019A Construction Account)
  - C. District Manager
  - D. Facility Manager – Report
- VI. Consideration of 2019 Deficit Funding Request No. 4
- VII. Supervisor's Requests and Audience Comments
- VIII. Financial Reports
  - A. Financial Statements as of July 31, 2020
  - B. Check Register
- IX. Next Scheduled Meeting – 10/08/20 @ 3:30 p.m. at Plantation Oaks Amenity Center
- X. Adjournment

Enclosed for your review and approval are a copy of the minutes from the August 13, 2020 meeting.

The fourth order of business is consideration of audit engagement letter, which is enclosed for your review.

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

A copy of the Facility Manager's report will be sent under separate cover.

The sixth order of business is consideration of Deficit Funding Request No. 4, which is enclosed for your review.

Enclosed are the financials and check register.

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

Sincerely,

*James Perry*

James Perry  
Manager

cc: Katie Buchanan      Katie Ibarra      Gabriel McKee

## *AGENDA*

# *Armstrong Community Development District Agenda*

Thursday  
September 10, 2020  
3:30 p.m.

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

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the August 13, 2020 Meeting
- IV. Consideration of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer – Consideration of Requisition 48-49 (2019A Construction Account)
  - C. District Manager
  - D. Facility Manager – Report
- VI. Consideration of 2019 Deficit Funding Request No. 4
- VII. Supervisor’s Requests and Audience Comments
- VIII. Financial Reports
  - A. Financial Statements as of July 31, 2020
  - B. Check Register
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- X. Adjournment

## *MINUTES*

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, August 13, 2020 at 3:30 p.m. via Zoom.

Present and constituting a quorum were:

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

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel
Zach Brecht	District Engineer
Lynzie Chambers	Greyhawk HOA Community Manager
David Freeman	Evergreen
Sherry McNees	Evergreen
Alex Boyer	Evergreen

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Affidavit of Publication**

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

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 9, 2020 Meeting**

Mr. Perry stated on page 1 there is a correction, we have David Freeman listed as a Greenpointe and we will change that to Evergreen.

Mr. Weatherly joined the meeting at this time via Zoom.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the minutes of the July 9, 2020 meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the June 11, 2020 and July 9, 2020 Audit Committee Meetings**

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the minutes of the June 11<sup>th</sup> and July 9<sup>th</sup> audit committee meetings were accepted.

**SIXTH ORDER OF BUSINESS**

**Public Hearing Adopting the Budget for Fiscal Year 2021**

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor the public hearing was opened.

**A. Consideration of Resolution 2020-09 Relating to the Annual Appropriations and Adopting the Budget for fiscal Year 2021**

Mr. Perry stated we went through the budget process about two months ago approving a budget and this is the final one for adoption. The budget is set up in a columnar format with the first column being the adopted budget for 2020, actual financials through June 30, what we project for the next three months, the total projected for this fiscal year and what we are looking for adoption today in the last column. The biggest change under revenues is, last year we had 200 platted lots, this year we have 368 platted lots and those will all be on the assessment roll. In last year's approved budget we initially set the assessment levels at \$800 per unit and they were dropped down to \$695 per unit and this fiscal year they are going back up to \$800. We have a provision for cost sharing of Tynes Boulevard, which is an addition this year and that is the major items in the revenue section. With the addition of platted lots, the developer contribution amount anticipated for this year will be going down.

Under the administrative section the costs and expenditures are relatively flat and they usually are from year to year. Under field services for this coming fiscal year versus the budget



for last year, the largest increases are related to security, which we didn't have in place last year, then some additional landscaping that has been added for this year.

In regard to the amenity center, a few items related to janitorial went up considerably. The level of service for janitorial was a minimal level then we upped that for cleaning of the facilities. Other than that most of the items are pretty standard and there hasn't been any changes from the approved budget you looked at a couple months ago.

After that we have a short narrative on each of the line items, then the amortization schedules and the debt service funds for the 2017 and 2019 bonds.

There being no questions or comments on the budget, the board took the following action.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2020-09 was approved.
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**B. Consideration of Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021**

Mr. Perry stated this resolution provides the assessments and the collection of those assessments through the tax roll and direct bills. All the platted lots will be on the tax roll, the only direct bill will be related to the 115 unplatted lots of the developer. Attached to the resolution is the assessment roll and the budget.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2020-10 was approved.
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**C. Consideration of Fiscal Year 2020/2021 Funding Agreements**

Mr. Perry stated next is the funding agreement with Greyhawk Venture, LLC and we will insert some numbers, it is a standard form agreement put in place a few years ago and this will be a little different now that we are doing the assessments, but it is a standard form agreement that Greyhawk is familiar with and have previously approved.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the fiscal year 2020/2021 funding agreements were approved.
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On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the public hearing was closed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Buchanan stated I have circulated the cost share agreement to East West for signature, I think we have agreed on the terms it is just a matter of getting pen to paper.

Is the pond done that is going to be maintained by Eagle Landing? Are we at a point where we want to put in service for South Village?

Mr. O'Reilly stated the pond is done, the lots in Phase 3 are not complete but the pond excavation is complete and it is all one pond. The only thing is the pond itself, that phase is not platted yet. I think the original intent was when it was platted that the pond tract itself would be dedicated to the CDD, but it is not platted.

Ms. Buchanan stated we previously authorized an agreement that gives an easement to South Village CDD or at least South Village has so we can move forward with taking over the maintenance with South Village under that easement agreement and do the conveyance at a later date.

**B. District Engineer – Consideration of Requisitions 45-47 from the 2019A Construction Account**

Mr. Brecht stated in the package you have a requisition summary for requisitions 45-47 to be considered at today's meeting. The total amount to be approved is \$362,489.60.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor requisitions 45-47 from the 2019 A construction account were approved.

**C. District Manager – Discussion of Proposed Meeting Schedule for Fiscal Year 2021**

Mr. Perry stated the proposed meeting schedule for fiscal year 2021 is pretty much the same schedule we have now. We can approve the meeting schedule and we can change meeting dates with about 10 days notice or we can cancel meetings.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor the fiscal year 2021 meeting schedule reflecting meetings on the second Thursday of each month was approved.

Mr. Perry stated the governor has extended the ability to conduct Zoom meetings and we can conduct our meetings via Zoom until October 1.

**D. Facility Manager**

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

Ms. Chambers stated we did have Alex start with us this past Monday. David is going to be primarily over the HOA side and Alex is going to take over the CDD side and make sure everything is running properly at the amenity center. We did a walk through yesterday and he will be able to go on from there and make sure we continue to keep everything up to date and working. We have found that outdoor movie nights work as long as we mark out social distancing where they are allowed to set up, trivia nights same thing, only certain tables are available and being outdoors. We would like to start bingo and do something at the dog park.

**EIGHTH ORDER OF BUSINESS**

**Consideration of 2019 Deficit Funding Request No. 3**

Mr. Perry stated deficit funding agreement no. 3 is in the amount of \$255,658.30 and is comprised of the previously approved requisitions 45-47 net of the funds available of \$106,831.30.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor deficit funding request no. 3 in the amount of \$255,658.30 was approved.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. O'Reilly stated I want to confirm that you received the check from Clay Electric for the reimbursement of the contribution in aid from Phase 1.

Mr. Perry responded I don't believe we have.

Mr. O'Reilly stated that should be forthcoming and that should be about \$150,00 back into the capital.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of June 30, 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.
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**C. O&M Funding Request**

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the O&M funding request in the amount of \$68,000 was approved.
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**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 03/17/20 at 3:30 p.m. at the Plantation Oaks Amenity Center**

The meeting adjourned at 4:00 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FOURTH ORDER OF BUSINESS*



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

July 15, 2020

Armstrong Community Development District  
Governmental Management Services, LLC  
475 W Town Place, Suite 114  
St. Augustine, FL 32092

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Armstrong Community Development District, which comprise governmental activities and each major fund for the General Fund as of and for the year ended September 30, 2020, 2021, 2022, 2023, and 2024 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2020, 2021, 2022, 2023, and 2024.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

## **The Responsibilities of the Auditor**

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

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Private Companies practice Section

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Armstrong Community Development District  
July 15, 2020  
Page 2

In making our risk assessments, we consider internal control relevant to Armstrong Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Armstrong Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund



Armstrong Community Development District  
July 15, 2020  
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### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and;
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.





Armstrong Community Development District  
July 15, 2020  
Page 4

Management is responsible for identifying and ensuring that Armstrong Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Armstrong Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Armstrong Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Armstrong Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Armstrong Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Armstrong Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

### **Records and Assistance**

If circumstances arise relating to the condition of the Armstrong Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Armstrong Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.



Armstrong Community Development District  
July 15, 2020  
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The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with James Perry. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the years ending September 30, 2020 and 2021 will not exceed \$3,910, the fee for the year ending September 30, 2022 will not exceed \$4,050, and the fee for the years ending September 30, 2023 and 2024 will not exceed \$4,300, unless the scope of the engagement is changed, the assistance which Armstrong Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Armstrong Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Armstrong Community Development District, Armstrong Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.



Armstrong Community Development District  
July 15, 2020  
Page 6

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Armstrong Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Armstrong Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Armstrong Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

### **Reporting**

We will issue a written report upon completion of our audit of Armstrong Community Development District's financial statements. Our report will be addressed to the Board of Armstrong Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Armstrong Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Armstrong Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Armstrong Community Development District  
July 15, 2020  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. U.S. 18161 email [jdb@baggettand.com](mailto:jdb@baggettand.com)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED JULY 15, 2020)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-NF, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FL 32092  
TELEPHONE: 904-940-5850  
EMAIL: JPERRY@GMSNF.COM**

**Auditor: J.W. Gaines**

**District: Armstrong CDD**

**By: \_\_\_\_\_**

**By: \_\_\_\_\_**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: July 15, 2020**

**Date: \_\_\_\_\_**

*FIFTH ORDER OF BUSINESS*



*B.*

## **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

September 10, 2020

1. Consideration of Requisition 48 -49  
2019A Construction Account

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

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**2019A BONDS**  
**REQUISITION SUMMARY**  
**September 10, 2020**

2019A REQUISITIONS TO BE APPROVED					Requisition Amount
10-Sept	48	Besch & Smith	Pay App #12	Greyhawk Phases 2 & 3	\$ 178,900.83
10-Sept	49	England Thims & Miller	Construction Document Revisions and Additional Services (WA#2) Invoice 195476		\$ 6,889.75
2019A REQUISITIONS TO BE APPROVED					\$ 185,790.58

## *SIXTH ORDER OF BUSINESS*

# Armstrong

Community Development District

Request #2019-4  
September 11, 2020

**Greyhawk Ventures LLC Deficit Funding**  
**Series 2019A Assesment Area 2 Bonds**

Req	Payee	Amount
48	Besch & Smith Pay App #12	\$ 178,900.83
49	England-Thims & Miller Inv# 195476	\$ 6,889.75
TOTAL TO BE FUNDED		\$ 185,790.58

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

*EIGHTH ORDER OF BUSINESS*

*A.*

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
July 31, 2020

	<u>Governmental Fund Types</u>			Totals (Memorandum Only) 2020
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>ASSETS:</u></b>				
Cash	\$25,184	---	---	\$25,184
Investments:				
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$172,762	---	\$172,762
Acquisition/Construction	---	---	\$17,299	\$17,299
<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	---	\$145,241	---	\$145,241
Acquisition/Construction	---	---	\$106,831	\$106,831
Due from General Fund	---	\$0	\$0	\$0
<b>TOTAL ASSETS</b>	<u>\$25,184</u>	<u>\$1,033,410</u>	<u>\$124,145</u>	<u>\$1,182,739</u>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$24,015	---	---	\$24,015
Due to Construction	\$0	---	---	\$0
Due to Debt Service	\$0	---	---	\$0
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,033,410	---	\$1,033,410
Restricted for Tynes Blvd	---	---	\$0	\$0
Restricted for Capital Projects	---	---	\$124,145	\$124,145
Unassigned	<u>\$1,169</u>	<u>---</u>	<u>---</u>	<u>\$1,169</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$25,184</u>	<u>\$1,033,410</u>	<u>\$124,145</u>	<u>\$1,182,739</u>



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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended July 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b><u>REVENUES:</u></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><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$8,000	\$6,800	\$1,200
FICA Expense	\$734	\$612	\$520	\$92
Engineering Fees	\$10,000	\$8,333	\$5,434	\$2,899
Arbitrage	\$600	\$600	\$1,100	(\$500)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$3,500	\$2,917	\$5,250	(\$2,333)
Attorney Fees	\$30,000	\$25,000	\$13,011	\$11,989
Annual Audit	\$4,200	\$4,200	\$5,700	(\$1,500)
Trustee Fees	\$3,717	\$3,717	\$3,717	\$0
Management Fees	\$45,000	\$37,500	\$37,500	\$0
Computer Time	\$1,500	\$1,250	\$1,250	\$0
Telephone	\$300	\$250	\$109	\$141
Postage	\$300	\$250	\$282	(\$32)
Insurance	\$6,050	\$6,050	\$6,050	\$0
Printing & Binding	\$2,000	\$1,667	\$1,271	\$396
Legal Advertising	\$2,000	\$1,667	\$1,183	\$484
Other Current Charges	\$500	\$417	\$376	\$40
Website Admin	\$1,000	\$833	\$833	\$0
Property Taxes	\$1,200	\$1,000	\$0	\$1,000
Office Supplies	\$150	\$125	\$68	\$57
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$127,527</b>	<b>\$109,563</b>	<b>\$95,630</b>	<b>\$13,933</b>
<b><u>Field</u></b>				
Utilities	\$60,000	\$50,000	\$22,177	\$27,823
Repairs & Maintenance	\$5,000	\$4,167	\$14,265	(\$10,098)
Landscape	\$52,365	\$43,638	\$44,648	(\$1,011)
Landscape - Contingency	\$5,000	\$4,167	\$2,679	\$1,488
Lake Maintenance	\$12,000	\$10,000	\$8,045	\$1,955
Irrigation Repairs	\$10,000	\$8,333	\$4,329	\$4,004
<b>Total Field</b>	<b>\$144,365</b>	<b>\$120,304</b>	<b>\$96,143</b>	<b>\$24,161</b>

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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended July 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b><u>Amenity Center</u></b>				
Insurance	\$19,974	\$19,974	\$20,590	(\$616)
Phone/Internet/Cable	\$5,000	\$4,167	\$1,660	\$2,506
Electric	\$20,000	\$16,667	\$9,924	\$6,743
Water/Irrigation	\$15,000	\$12,500	\$5,569	\$6,931
Gas	\$200	\$167	\$738	(\$572)
Refuse Service	\$2,500	\$2,083	\$1,752	\$331
Security Monitoring	\$600	\$500	\$20,741	(\$20,241)
Access Cards	\$2,500	\$2,083	\$878	\$1,205
Field Mgmt/Admin	\$15,000	\$12,500	\$0	\$12,500
Amenity Landscaping	\$30,631	\$25,526	\$26,117	(\$591)
Fitness Equipment Lease (Sofitco)	\$23,196	\$19,330	\$14,152	\$5,178
Janitorial	\$7,000	\$5,833	\$18,659	(\$12,826)
Janitorial Supplies	\$3,450	\$2,875	\$2,174	\$701
Facility Maintenance	\$7,500	\$6,250	\$0	\$6,250
Pool Maintenance	\$0	\$0	\$10,643	(\$10,643)
Repairs & Maintenance	\$4,310	\$3,592	\$1,920	\$1,672
Special Events	\$5,000	\$4,167	\$1,667	\$2,499
Holiday Decorations	\$1,500	\$1,500	\$2,245	(\$745)
Fitness Center Repairs/Supplies	\$900	\$750	\$190	\$560
Office Supplies	\$1,500	\$1,250	\$0	\$1,250
ASCAP/BMI License Fees	\$500	\$417	\$256	\$161
Pest Control	\$1,200	\$1,000	\$180	\$820
Total Amenity Center	<u>\$167,461</u>	<u>\$143,130</u>	<u>\$140,057</u>	<u>\$3,073</u>
<b>TOTAL EXPENDITURES</b>	<u>\$439,353</u>	<u>\$372,997</u>	<u>\$331,830</u>	<u>\$41,167</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>(\$73,854)</u>	<u>(\$32,463)</u>	<u>\$41,391</u>
Net change in Fund Balance	<u>\$0</u>	<u>(\$73,854)</u>	<u>(\$32,463)</u>	<u>\$41,391</u>
Fund Balance - Beginning	\$0		\$33,632	
Fund Balance - Ending	<u>\$0</u>		<u>\$1,169</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 July 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 07/31/20</u>	<u>ACTUAL THRU 07/31/20</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,241	\$422
Assessments - Series 2017B	\$50,663	\$0	\$0	\$0
Interest Income	\$0	\$0	\$513	\$513
Direct Assessments	\$0	\$0	\$10,327	\$10,327
<b>TOTAL REVENUES</b>	<b>\$316,481</b>	<b>\$265,819</b>	<b>\$277,081</b>	<b>\$11,262</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017A</u></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><u>Series 2017B</u></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)	(\$790,298)	(\$769,013)
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$243)	(\$243)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$243)</b>	<b>(\$243)</b>
Net change in Fund Balance	\$4,047	(\$21,285)	(\$790,540)	(\$769,256)
FUND BALANCE - Beginning	\$189,082		\$1,245,109	
FUND BALANCE - Ending	<b>\$193,128</b>		<b>\$454,569</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 July 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 07/31/20</u>	<u>ACTUAL THRU 07/31/20</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$435	\$435
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$435</b>	<b>\$435</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2019</u></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)	(\$152,416)	\$435
<b><u>Other Financing Sources/(Uses):</u></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	\$578,841	\$435
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<b>\$578,406</b>		<b>\$578,841</b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS - TYNES BLVD PROJECT**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended July 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 07/31/20</u>	<u>ACTUAL THRU 07/31/20</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Developer Contributions	\$0	\$0	\$474,266	\$474,266
<b><i>TOTAL REVENUES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$474,266</u></b>	<b><u>\$474,266</u></b>
<b><u>EXPENDITURES:</u></b>				
<i>Administrative</i>				
Other Current Charges	\$0	\$0	\$927	(\$927)
<i>Capital Outlay</i>				
Improvements	\$0	\$0	\$474,266	(\$474,266)
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$475,193</u></b>	<b><u>(\$475,193)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>(\$927)</u>	<u>(\$927)</u>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$608,876	\$608,876
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$608,876</u></b>	<b><u>\$608,876</u></b>
Net change in Fund Balance	<u>\$0</u>	<u>\$0</u>	<u>\$607,949</u>	<u>\$607,949</u>
FUND BALANCE - Beginning	<b><u>\$0</u></b>		<b><u>(\$607,949)</u></b>	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$0</u></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 July 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b>REVENUES:</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>EXPENDITURES:</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	<b>\$0</b>	<b>\$0</b>	<b>\$21</b>	<b>\$21</b>
<b>Other Financing Sources/(Uses):</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$243	\$243
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$243</b>	<b>\$243</b>
Net change in Fund Balance	\$0	\$0	\$264	\$264
FUND BALANCE - Beginning	\$0		\$17,050	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$17,314</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 July 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 07/31/20</u>	<u>ACTUAL THRU 07/31/20</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1,403	\$1,403
Developer Subsidy	\$0	\$0	\$658,661	\$658,661
Prepaid CEC Fees	\$0	\$0	\$106,831	\$106,831
<b><i>TOTAL REVENUES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$766,895</u></b>	<b><u>\$766,895</u></b>
<b><u>EXPENDITURES:</u></b>				
Improvements	\$0	\$0	\$6,422,622	(\$6,422,622)
Cost of Issuance	\$0	\$0	\$397,308	(\$397,308)
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$6,819,930</u></b>	<b><u>(\$6,819,930)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$6,053,036)</u></b>	<b><u>(\$6,053,036)</u></b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Bond Proceeds	\$0	\$0	\$6,768,743	\$6,768,743
Interfund Transfer Out	\$0	\$0	(\$608,876)	(\$608,876)
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$6,159,867</u></b>	<b><u>\$6,159,867</u></b>
Net change in Fund Balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$106,831</u></b>	<b><u>\$106,831</u></b>
FUND BALANCE - Beginning	<b><u>\$0</u></b>		<b><u>\$0</u></b>	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$106,831</u></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	(\$365,000)
	2/1/19	(\$185,000)
	5/1/19	(\$1,375,000)
	8/1/19	(\$180,000)
	11/1/19	<u>(\$785,000)</u>
Current Bonds Outstanding:		<u><u>\$0</u></u>

Reserve Requirement:	\$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 July 31, 2020**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,417.06
Developer Contributions	\$2,606,577.92
Transfer from Debt Service	\$1,206.82
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)
<b>Adjusted Balance in Construction Account at July 31, 2020</b>	<b><u><u>\$17,314.14</u></u></b>

**2. Funds Available For Construction at July 31, 2020**

Book Balance of Construction Fund at July 31, 2020	\$17,314.14
Contracts in place at July 31, 2020	

**3. Investments - US Bank**

<u>July 31, 2020</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$17,314.14
			Due from Developer		\$0.00
			ADJ: Outstanding Requisitions		\$0.00
					<b><u><u>\$17,314.14</u></u></b>

# Armstrong Community Development District Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUESTION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Const	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$35,000.00	\$35,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwritten Discount	\$138,500.00	\$138,500.00													
		Orig Issue Discount	\$59,050.00	\$59,050.00													
1	10/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	10/18	Grayhawk Ventures	\$99,000.00		\$99,000.00												\$99,000.00
3	10/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$35,168.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$20,734.16	\$185,121.50	\$177,865.48									\$0.00
6	3/27/18	JR Davis Construction	\$895,421.48		\$895,421.48	\$15,164.94	\$388,471.37	\$269,168.75	\$1,876.67	\$10,770.72							
7	4/12/18	Basham & Lucas	\$46,500.00		\$46,500.00							\$46,500.00					
8	3/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	3/4/18	JR Davis Construction	\$599,365.74		\$599,365.74	\$33,691.71	\$182,705.60	\$182,002.14									\$0.00
10	3/14/18	JR Davis Construction	\$107,585.42		\$107,585.42	\$51,363.46	\$553,469.30	\$264,743.41	\$5,630.00	\$32,359.25							\$0.00
11	3/14/18	Clay Electric	\$273,600.00		\$273,600.00												
12	3/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,561.42	\$291,904.25	\$31,065.74									
13	5/25/18	Basham & Lucas	\$6,440.00		\$6,440.00							\$6,440.00					
14	6/13/18	Hadden Eng	\$700.00		\$700.00						\$700.00						
15	7/17/18	Basham & Lucas	\$1,630.00		\$1,630.00									\$1,630.00			
16	7/13/18	JR Davis Construction	\$384,226.41		\$384,226.41	\$147,736.14	\$192,396.38	\$13,081.89									
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73												
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39												
22	8/21/18	Hadden Eng	\$1,543.02		\$1,543.02						\$1,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$178,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/27/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,899.84		\$2,899.84							\$2,899.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$81,401.65	\$46,589.08	\$8,051.67	\$30,432.13								
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68						\$8,107.68						
32	9/26/18	Hadden Eng	\$7,589.01		\$7,589.01						\$7,589.01						
33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00							\$2,200.00					
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00							\$4,400.00					
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$18,200.00								\$29,034.00
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00										\$9,000.00		
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00									\$1,285.00			
39	1/16/19	Basham & Lucas	\$3,832.70		\$3,832.70							\$3,832.70					
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,006.11		\$482,006.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,543.62								
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	2/28/19	JR Davis Construction	\$18,254.18		\$18,254.18						\$18,254.18						
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57						\$316,090.57						
47	2/28/19	Gemini Engineering	\$500.00		\$500.00										\$500.00		
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,448.36		\$90,448.36	\$3,727.55		\$84,201.61					\$2,000.00				
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	BulkRate 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	Soilco	\$24,363.58		\$24,363.58					\$24,363.58							
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78							\$43,149.06	
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00									\$325.00			
66	6/20/19	Basham & Lucas	\$3,930.20		\$3,930.20							\$3,930.20					
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81							\$38,072.70	
69	8/21/19	Basham & Lucas	\$3,238.20		\$3,238.20							\$3,238.20					
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00						\$1,000.00						
71	7/24/19	Hadden Engineering	\$450.00		\$450.00						\$450.00						
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92						\$49,761.92						
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18						\$327,079.18						
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72						\$5,297.72						
75	8/21/19	Hadden Engineering	\$825.00		\$825.00						\$825.00						
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40							\$1,604.40					
77	8/21/19	Scherer Construction	\$148,892.52		\$148,892.52						\$148,892.52						
78	10/21/19	JR Davis Construction	\$25,344.44		\$25,344.44						\$25,344.44						
79	10/21/19	Micamy Design	\$23,190.73		\$23,190.73						\$23,190.73						
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00												\$1,800.00
Grand Total			\$8,792,930.41	\$409,225.50	\$8,383,704.91	\$1,745,453.37	\$2,181,215.35	\$1,370,377.54	\$2,457,555.82	\$68,494.30	\$79,180.75	\$202,477.88	\$40,838.35	\$5,110.00	\$12,500.00	\$10,255.76	\$101,253.80

Armstrong Community Development District  
Series 2017

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,111,818.56
DEVELOPER CONTRIBUTIONS	\$2,606,577.92
INT REC'D TO DATE	\$3,417.05
TRANS FROM DEBT SERVICE	\$1,206.82
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,936.41)
<b>BALANCE</b>	<b>\$17,314.14</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$17,314.14
C/S REQ.	\$0.00
ADJ BALANCE	\$17,314.14
DEVELOPER CONTRIBUTIONS REC'D	\$0.00
<b>VARIANCE</b>	<b>\$0.00</b>

<b>Developer Contributions:</b>			
2/29/19	\$186,863.26		\$73,848.09
3/29/19	\$258,768.56		\$135,915.16
4/29/19	\$224,378.94		\$186,737.87
5/13/19	\$337,241.90		\$244,209.64
6/19/19	\$216,938.82		\$157,063.62
7/24/19	\$386,918.02		
8/15/19	\$210,143.02		
9/17/19	\$7,591.10		
<b>\$2,606,577.92</b>	<b>\$1,828,813.54</b>		<b>\$777,764.38</b>

INT REC'D	A	B	CDI	
Oct-17	\$54.56	\$39.18	\$2.28	
Nov-17	\$563.76	\$404.90	\$9.57	
Dec-17	\$545.56	\$391.84	\$0.01	Prepaid CEC Fees:
Jan-18	\$563.84	\$405.03	\$0.01	\$16,826.67
Feb-18	\$528.11	\$379.09	\$0.01	\$23,789.43
Mar-18	\$468.85	\$335.05	\$0.01	\$40,616.10
Apr-18	\$468.11	\$335.83	\$0.01	
May-18	\$492.70	\$352.76	\$0.00	
Jun-18	\$370.12	\$263.83		\$81,232.20
Jul-18	\$260.98	\$184.94		
Aug-18	\$256.31	\$180.61		
Sep-18	\$209.82	\$146.91		
	<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	\$105.85		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.00	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$39.26
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$106.38
Jun-19	\$14.41	\$0.02		\$95.03
Jul-19	\$1.97	\$1.32		\$95.83
Aug-19	\$0.27	\$0.03		\$82.52
Sep-19	\$8.96	\$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 July 31, 2020**

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,403.37
Developer Contributions/Due from Developer	\$765,491.33
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)
<b>Adjusted Balance in Construction Account at July 31, 2020</b>	<b><u>\$106,831.21</u></b>

**2. Funds Available For Construction at July 31, 2020**

Book Balance of Construction Fund at July 31, 2020	\$106,831.21
Contracts in place at July 31, 2020	

**3. Investments - US Bank**

July 31, 2020	Type	Yield	Maturity	Principal
Construction Fund:	Overnight			\$106,831.21
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<b><u>\$106,831.21</u></b>

**Armstrong Community Development District  
Series 2019**

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GAAS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Murman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		Harvey Miller	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
COI		Underwriters Discount	\$150,000.00	\$150,000.00								
COI		Orig Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Grayhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$367,219.60		\$367,219.60	\$262,219.60		\$145,000.00				
4	11/19/19	CCUA	\$65,630.75		\$65,630.75	\$65,630.75						
5	11/19/19	Elisman & Russo	\$2,334.90		\$2,334.90							\$2,334.90
6	11/20/19	Besch and Smith	\$383,774.60		\$383,774.60	\$383,774.60		\$54,000.00				
7	12/4/19	Grayhawk 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	Hartline Engineering	\$3,150.00		\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$620,868.78		\$620,868.78		\$87,500.00	\$533,368.78				
13	1/14/20	Elisman & Russo	\$5,285.64		\$5,285.64							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20		\$544,336.20		\$310,500.00	\$86,400.00	\$147,436.20			
15	2/29/20	England Thims & Miller	\$7,710.68		\$7,710.68							\$7,710.68
16	2/29/20	Elisman & Russo	\$1,430.72		\$1,430.72							\$1,430.72
17	2/29/20	Elisman & Russo	\$7,153.58		\$7,153.58							\$7,153.58
18	2/29/20	England Thims & Miller	\$9,965.73		\$9,965.73							\$9,965.73
19	2/29/20	Hopping Green	\$1,420.00		\$1,420.00							\$1,420.00
20	2/29/20	Besch and Smith	\$658,766.60		\$658,766.60	\$82,666.60	\$234,000.00	\$351,900.00				
21	3/20/20	Elisman & Russo	\$4,256.46		\$4,256.46							\$4,256.46
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	\$6,151.95		\$6,151.95							\$6,151.95
24	3/20/20	England Thims & Miller	\$450.00		\$450.00							\$450.00
25	3/20/20	Elisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
26	6/24/20	Clay Electric	\$143,385.44		\$143,385.44		\$143,385.44					
27	5/29/20	England Thims & Miller	\$13,460.28		\$13,460.28							\$13,460.28
28	5/29/20	England Thims & Miller	\$1,582.04		\$1,582.04							\$1,582.04
29	5/29/20	England Thims & Miller	\$3,750.00		\$3,750.00							\$3,750.00
30	5/29/20	England Thims & Miller	\$2,650.00		\$2,650.00							\$2,650.00
31	5/29/20	Besch and Smith	\$184,270.26		\$184,270.26		\$184,270.26					
32	5/29/20	Elisman & Russo	\$8,584.29		\$8,584.29							\$8,584.29
33	5/29/20	CCUA	\$4,237.64		\$4,237.64		\$4,237.64					
34	5/29/20	CCUA	\$6,866.92		\$6,866.92		\$6,866.92					
35	6/24/20	Besch and Smith	\$285,108.40		\$285,108.40			\$285,108.40				
36	6/15/20	Elisman & Russo	\$7,483.74		\$7,483.74							\$7,483.74
37	6/15/20	England Thims & Miller	\$225.00		\$225.00							\$225.00
38	6/15/20	England Thims & Miller	\$3,250.00		\$3,250.00							\$3,250.00
39	7/29/20	Elisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
40	7/29/20	Besch and Smith	\$109,339.24		\$109,339.24	\$109,339.24						
41	7/29/20	Scherer Construction	\$108,415.79		\$108,415.79					\$108,415.79		
42	7/29/20	Elisman & Russo	\$5,869.60		\$5,869.60							\$5,869.60
43	7/29/20	England Thims & Miller	\$7,272.39		\$7,272.39							\$7,272.39
44	7/29/20	England Thims & Miller	\$3,150.00		\$3,150.00							\$3,150.00
<b>Grand Total</b>			<b>\$7,428,806.20</b>	<b>\$397,208.14</b>	<b>\$7,031,499.06</b>	<b>\$1,114,541.88</b>	<b>\$1,216,290.26</b>	<b>\$1,543,752.82</b>	<b>\$2,065,547.84</b>	<b>\$108,415.79</b>	<b>\$0.00</b>	<b>\$381,949.47</b>

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,788,742.71
DEVELOPER CONTRIBUTIONS	\$785,491.33
INT REC'D TO DATE	\$1,403.35
TRANS FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$7,428,806.20)
<b>BALANCE</b>	<b>\$108,831.21</b>

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$108,831.21
ONS REQ.	\$0.00
ADJ BALANCE	\$108,831.21
<b>VARIANCE</b>	<b>(\$0.00)</b>

INT REC'D	A	COI	Add'l Revenue/Developer Contributions:
Oct-19	\$0.00	\$0.00	
Nov-19	\$184.83	\$1.42	6/29/20 \$328,037.36
Dec-19	\$401.21	\$0.44	7/27/20 \$330,623.14
Jan-20	\$345.21	\$0.16	7/29/20 \$34,813.80 Prepaid CEC Fees from FY 19
Feb-20	\$276.32	\$0.00	7/29/20 \$65,154.00 Agmt# 19 - Media
Mar-20	\$137.19	\$0.00	7/29/20 \$6,863.03 Trans from Acq 2019 A1
Apr-20	\$38.48	\$0.00	
May-20	\$4.78	\$0.00	
Jun-20	\$1.95	\$0.00	
Jul-20	\$0.38	\$0.00	
Aug-20	\$0.00	\$0.00	
Sep-20	\$0.00	\$0.00	
<b>Total</b>	<b>\$1,401.35</b>	<b>\$2.02</b>	<b>\$785,491.33</b>

## Fiscal Year Ending September 30, 2020

\$	139,000.00	\$	265,811.23	\$	404,811.23	NET
\$	147,872.34	\$	282,777.90	\$	430,650.24	GROSS

Transfer to Trustee: 001.300.20700.10000 V# 14

\$	266,240.82
Balance due to DS	\$ 0.00

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	\$ 9,200.00	6/12/20
		\$ 36,800.00	\$ 36,800.00	

*B.*

# Armstrong Community Development District

## Summary of Invoices

September 11, 2020

Fund	Date	Check No.s	Amount
<i>General Fund</i>	7/1-7/31	274-292	\$ 138,283.49
Total Invoices for Approval			\$ 138,283.49



ARMSTRONG CDD - GENERAL FUND  
BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... IRMO DPT ACCT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/21/20	00023	6/30/20	1000775	202006 330-57200-43300			*	167.37	
			JUN 20 - REFUSE SERVICE						167.37 000274
7/21/20	00031	6/30/20	496617	202006 330-57200-46700			*	45.00	
			JUL 20 - PEST CONTROL						
7/21/20	00014	7/21/20	TAX REC	202007 300-20700-10000		APEX PEST CONTROL, INC.	*	1,606.35	45.00 000275
			TRANSFER OF TAX RECEIPTS						
7/21/20	00024	7/07/20	30020859	202007 330-57200-41500		ARMSTRONG CDD	*	169.57	1,606.35 000276
			JUL 20 - INTERNET						
7/21/20	00016	6/30/20	JUN 20	202006 320-53800-43100		AT&T	*	2,537.27	169.57 000277
			JUN 20 - WATER						
7/21/20		6/30/20	JUN 20	202006 330-57200-43100			*	644.26	
			JUN 20 - WATER						
7/21/20	00010	7/13/20	9082351	202006 320-53800-43000		CLAY COUNTY UTILITY AUTHORITY	*	27.00	3,181.53 000278
			705 TYNES BLVD IRR						
7/21/20		7/13/20	9082351	202006 320-53800-43000			V	27.00-	
			705 TYNES BLVD IRR						
7/21/20	00100	7/13/20	9054872	202006 320-53800-43000		CLAY COUNTY CLERK OF COURTS	*	37.00	.00 000279
			3599 ROYAL PINES DR IRR						
7/21/20		7/13/20	9082120	202006 330-57200-43000			*	1,532.00	
			3645 ROYAL PINES #AMENITY						
7/21/20	00001	7/01/20	56	202007 310-51300-34000		CLAY ELECTRIC COOPERATIVE, INC.	*	3,750.00	1,569.00 000280
			JUL 20 - MGMT FEES						
7/21/20		7/01/20	56	202007 310-51300-49500			*	83.33	
			JUL 20 - WEBSITE ADMIN						
7/21/20		7/01/20	56	202007 310-51300-35100			*	125.00	
			JUL 20 - IT						
7/21/20		7/01/20	56	202007 310-51300-31300			*	583.33	
			JUL 20 - DISSEMINATION						
7/21/20		7/01/20	56	202007 310-51300-51000			*	12.65	
			JUL 20 - SUPPLIES						
7/21/20		7/01/20	56	202007 310-51300-42000			*	33.01	
			JUL 20 - POSTAGE						

ARMS ARMSTRONG PPOWERS



\*\*\* CHECK DATES 07/01/2020 - 07/31/2020 \*\*\*  
 ARMSTRONG CDD - GENERAL FUND  
 BANK A ARMSTRONG GENERAL

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DFT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
7/27/20	00035	7/20/20	AAA05034	202007	330-57200-34600	*	439.00	439.00
			KEY FOBS					
			COMMUNITY CONTROLS					439.00 000290
7/27/20	00021	4/29/20	13021	202004	320-53800-46200	*	6,916.33	6,916.33
			APR 20 - LANDSCAPE MAINT					
			TREE AMIGOS OUTDOOR SERVICES					6,916.33 000291
7/27/20	00014	7/27/20	MEDIA AG	202007	300-20700-10000	*	65,154.00	65,154.00
			PER AGMT #69					
			ARMSTRONG CDD					65,154.00 000292
			TOTAL FOR BANK A				138,283.49	
			TOTAL FOR REGISTER				138,283.49	

ARMS ARMSTRONG PPWERS



#### 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 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 requests, whether paid or not.

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

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

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

#### Change of Address

Please print correct address below:

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (Home) \_\_\_\_\_ Phone (Mobile) \_\_\_\_\_ Phone (Work) \_\_\_\_\_

Email \_\_\_\_\_



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

PB200622/001.txt-1305-000000045

### Account Information

Account Number	PB122617
Site Number	0000
Invoice Date	June 30, 2020
Invoice Number	PB0001000775

Page 3 of 3

### Current Charges (Continued)



2

Current Charges	\$167.37
Amount Due	\$167.37

00000 0 0017

Apex Pest Control

1180 US Highway 1, STE 105

Rockledge, FL 32955

1-800-929-2847

**Billing Account Information**



Account #: 155407  
Grey Hawk Community  
1090 Oakleaf Plantation Pkwy  
Orange Park, FL 32065

Statement Details							
DATE	DESCRIPTION	INVOICE #	PO#	TAX	TOTAL	ADJUSTMENT	DAYS OLD
For service at 3645 Royal Pines Dr Middleburg, FL 32068							
6/30/2020	Pest Control - Monthly Service	496617		\$0.00	\$45.00	\$0.00	2
					\$0.00		\$45.00
PLEASE REMIT: \$45.00							

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

3.33 462

Fiscal Year Ending September 30, 2020

Tax Roll[illegible]

Transfer to Trustee: 001.300.20700.10000 V# 14

Transfer to Trustee: 001.300.20700.10000

列数

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

## Direct Billed

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

Balance due to DS	\$ 1,606.35
	\$ 264,634.47





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

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



Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at [att.com/paperless](http://att.com/paperless)

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

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



#### Account summary

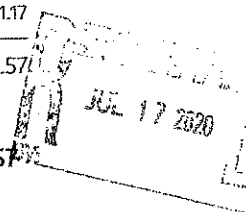
Your last bill	\$168.05
Payment, Jun 23 - Thank you!	-\$168.05
Remaining balance	\$0.00

#### Service summary

Internet	Page 2	\$128.40
Phone	Page 2	\$41.17
Total services		\$169.57

**Total due**  
Please pay by Jul 29, 2020

\$169.57



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

myAT&T app  
iPhone and Android

[att.com/pay](http://att.com/pay)

Ordering, billing or support  
800.321.2000  
TTY: 800.651.5111



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 \$169.57 by Jul 29, 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)

410040560003002085931000000016805000000016957000000



## Service activity

### Internet

Monthly charges	Jul 08 - Aug 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	Jul 08 - Aug 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		\$5.15
Government taxes & fees		
5. FL Gross Receipts Tax		\$0.83
6. FL Local Communications Tax		\$2.29
7. FL State Communications Tax		\$1.77
Total for Phone		\$41.17

## 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](http://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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8121.009.082576.01.02.0000000 NNNNNNNY 013435.013435

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](http://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.

Date: \_\_\_\_\_

Bank Account Holder Signature: \_\_\_\_\_

8121.9443.82576 1 AV 0.389 rc  
GREYHAWK HOMEOWNERS ASSOCIATIO  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

## Armstrong

### Utility Schedule

#### Clay County Utility Authority

Account #	Service Address		Jun-20
00567729	3518 Royal Pines Dr Reclaimed	\$	508.40
00568411	3682 Royal Pines Dr Irrigation	\$	480.20
00574046	3645 Royal Pines Dr Pool	\$	307.48
00574047	3645 Royal Pines Dr Clubhouse	\$	336.78
00574048	3645 Royal Pines Dr Irrigation	\$	618.82
00577060	875 Tynes Blvd	\$	515.45
00577061	705 Tynes Blvd	\$	414.40
		\$	3,181.53
	Vendor #16		
	001.320.53800.43100	\$	2,537.27
	001.330.57200.43100	\$	644.26
		\$	3,181.53

## Armstrong

### Utility Schedule

#### Clay County Utility Authority

Account #	Service Address		Jun-20
00567729	3518 Royal Pines Dr Reclaimed	\$	508.40
00568411	3682 Royal Pines Dr Irrigation	\$	480.20
00574046	3645 Royal Pines Dr Pool	\$	307.48
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00577061	705 Tynes Blvd	\$	414.40
		\$	3,181.53
	Vendor #16		
	001.320.53800.43100	\$	2,537.27
	001.330.57200.43100	\$	644.26
		\$	3,181.53



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: 07/08/2020

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)	07/08/20 to 08/05/20					\$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
------------------------------------	--	--	--	--	--	--------

**IMPORTANT NOTICE:** Service disruptions will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have active extensions to avoid service disruption.

Please call our customer service department to arrange payments before Friday, July 24, 2020 to avoid a scheduled disruption and additional fees. Call our Customer Service department at 904-272-5999.

Need assistance with your bill? Visit our website for a list of agencies available to assist you with your utility bill at [https://www.clayutility.org/myservice/customer\\_assistance\\_program.aspx](https://www.clayutility.org/myservice/customer_assistance_program.aspx)

Please pay \$508.40 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$507.98 was posted to your account on 06/15/2020.

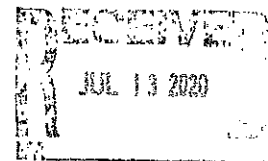
### Reuse

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

Base Charges (Prepaid)						\$40.25
Consumption Charges	Tier 1	41.9	X	0.79		\$33.10
Proration Factor: 1.1333	Tier 2	14.8	X	1.56		\$23.09
	Tier 3	175.3	X	2.35		\$411.96

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$508.40
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$508.40</b>



Please return this portion with payment

### Bill Summary



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

Bill Date	07/08/20
Current Charges	\$508.40
Current Charges Past Due After	07/29/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$508.40

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed

Route #:MC05533398

Route Group:27

### ADDRESSES

AYC0707B 30298 1 MB 0.439  
7000030608 00.0074.0369 30298/1



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



### MAIL PAYMENT TO:



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



CCUA-1170-4

00567729 7 MC05533398 0000050840 00000000 07292020 0 0

#### **ABOUT OUR 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.

#### **Account 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.

For more information, visit us online at [www.clayutility.org](http://www.clayutility.org) or call us at 1-877-476-CCUA.

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

Please include any mailing address changes on a separate enclosure and return with your bill stub and payment or visit us at [www.clayutility.org](http://www.clayutility.org).

All payments are automatically processed.

Noting changes on this bill stub will not ensure proper changes are made to your account.



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

Customer Name: ARMSTRONG CDD  
Service Address: 3682 Royal Pines Drive Irrigation

Bill Date: 07/08/2020

Customer #: 00568411  
Route #: MC05530006

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 07/08/20 to 08/05/20						
Consumption Charges Tier 1 0.0 X 0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00						
Tier 3 0.0 X 0.00						
Tier 4 0.0 X 0.00						
Alternative Water Supply Surcharge						\$0.00

Base Charges (Prepaid)						
Consumption Charges 0.0 X 0.00						

Reuse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
83801396	1	07/06/20	34	3339	3559	220
Base Charges (Prepaid)						
Consumption Charges Tier 1 41.9 X 0.79						
Proration Factor: 1.1333 Tier 2 14.8 X 1.66						
Tier 3 163.3 X 2.35						

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$480.20
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$480.20</b>

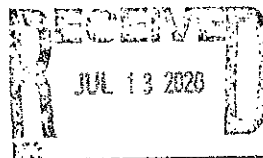
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Please pay \$480.20 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$406.93 was posted to your account on 06/15/2020.



Please return this portion with payment



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

ARMSTRONG CDD  
3682 Royal Pines Drive Irrigation

Customer #: 00568411  
Route #: MC05530006  
Route Group: 26

AYC0707B 30299 1 MB 0.439  
7000030609 00.0074.0370 30299/1



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



#### Bill Summary

Bill Date	07/08/20
Current Charges	\$480.20
Current Charges Past Due After	07/29/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$480.20

#### MAIL PAYMENT TO:



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

CCUA-1170-4

00568411 4 MC05530006 0000048020 0000000 07292020 0 0

#### **About your Bill**

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For information on how to change your mailing address, please visit our website at <https://www.dayutility.org/ocua>

Please include any mailing address changes on a separate enclosure and return with your bill stub and payment or visit us at [www.dayutility.org](http://www.dayutility.org).

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





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

[1/3]

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Bill Date: 07/08/2020

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 07/06/20 34 1301 1443 142

Base Charges (Prepaid) 07/08/20 to 08/05/20 \$26.68

Consumption Charges Tier 1 142.0 X 1.97 \$279.74

Proration Factor: 1.1333 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

### Base Charges

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 \$307.48

Previous Balance \$0.00

Late Charge (If Applicable) \$0.00

TOTAL AMOUNT DUE \$307.48

**IMPORTANT NOTICE: Service disruptions will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have active extensions to avoid service disruption.**

Please call our customer service department to arrange payments before Friday, July 24, 2020 to avoid a scheduled disruption and additional fees. Call our Customer Service department at 904-272-5999.

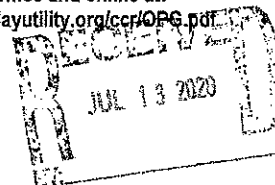
Need assistance with your bill? Visit our website for a list of agencies available to assist you with your utility bill at [https://www.clayutility.org/myservice/customer\\_assistance\\_program.aspx](https://www.clayutility.org/myservice/customer_assistance_program.aspx)

Please pay \$307.48 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$279.90 was posted to your account on 06/15/2020.

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



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

AJC0707B 30295 1 MB 0.439

7000030601 00.0074.0366 30295/1



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



### Bill Summary

Bill Date	07/08/20
Current Charges	\$307.48
Current Charges Past Due After	07/29/20
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$307.48

### MAIL PAYMENT TO



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

CCUA-1170-4

00574046 1 MC05560400 0000030746 0000000 07292020 0 0

#### **About Your 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.

#### **Collection**

Payments are due upon receipt. Any previous balances 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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#### **About Employees**

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#### **About Information Changes**

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

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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 07/08/2020

Customer #: 00574047

Service Address: 3645 Royal Pines Drive Clubhouse

Route #: MC05560402

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86276213	2	07/06/20	34	81	90	9
Base Charges (Prepaid) 07/06/20 to 06/05/20 \$85.30						
Consumption Charges Tier 1 9.0 X 1.97 \$17.73						
Proration Factor: 1.1333 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

**IMPORTANT NOTICE:** Service disruptions will resume Tuesday, July 28, 2020. Delinquent balances must be paid or have active extensions to avoid service disruption.

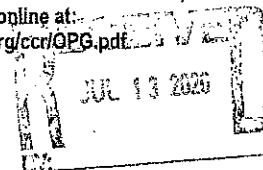
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Need assistance with your bill? Visit our website for a list of agencies available to assist you with your utility bill at [https://www.clayutility.org/myservice/customer\\_assistance\\_program.aspx](https://www.clayutility.org/myservice/customer_assistance_program.aspx)

Please pay \$336.78 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$292.26 was posted to your account on 06/15/2020.

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)



### 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	\$336.78
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$336.78</b>

Please return this portion with payment



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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
 3645 Royal Pines Drive Clubhouse

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

### Bill Summary

Bill Date	07/08/20
Current Charges	\$336.78
Current Charges Past Due After	07/29/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$336.78

### ADDRESSEE

AYC0707B 30295 1 MB 0.439  
 7000030602 00.0074.0366 30295/2

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

00574047 7 MC05560402 0000033678 0000000 07292020 0 0

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#### **About Deposits**

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#### **Collections**

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#### **Service Charges**

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#### **Tax**

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Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 07/08/2020  
Service Address: 3645 Royal Pines Drive Irrigation

Customer #: 00574048  
Route #: MC05560404

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						
07/08/20 to 08/05/20						\$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

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
76205390	1.5	07/06/20	34	2355	2650	295
Base Charges (Prepaid)						
			Tier 1	85.0 X	0.79	\$80.52
Consumption Charges			Tier 2	28.3 X	1.66	\$67.15
Proration Factor: 1.1333			Tier 3	181.7 X	2.35	\$44.15
						\$427.00

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$618.82
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$618.82</b>

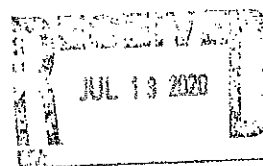
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Need assistance with your bill? Visit our website for a list of agencies available to assist you with your utility bill at [https://www.clayutility.org/my-service/customer\\_assistance\\_program.aspx](https://www.clayutility.org/my-service/customer_assistance_program.aspx)

Please pay \$618.82 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$453.56 was posted to your account on 06/15/2020.



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

AXC0707B 30295 1 MB 0.439  
7000030603 00.0074.0366 30295/3

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



#### Bill Summary

Bill Date	07/08/20
Current Charges	\$618.82
Current Charges Past Due After	07/29/20
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$618.82

#### MAIL PAYMENT TO



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

CCUA-1170-4

00574048 7 MC05560404 0000061882 0000000 07292020 0 0

#### **Accounting Rules**

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#### **Account Disconnection**

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#### **Delinquencies**

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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For Service Information, please visit our website at <https://www.clayutility.org/cor>

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

[1/2]

Customer Name: ARMSTRONG CDD

Bill Date: 07/08/2020

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)						
07/08/20 to 08/05/20						\$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

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	07/06/20	34	1437	1629	192
Base Charges (Prepaid)						
						\$40.25
Consumption Charges			Tier 1	41.9 X	0.79	\$33.10
Proration Factor: 1.1333			Tier 2	14.8 X	1.56	\$23.09
			Tier 3	135.3 X	2.35	\$317.96

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$414.40
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$414.40</b>

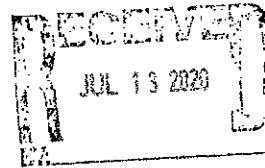
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Please pay \$414.40 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$524.43 was posted to your account on 06/15/2020.



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd

Route #:MC05560361

Route Group:26

AYC0707B 30296 1 MB 0.439  
7000030604 00.0074.0367 30296/1



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



#### Bill Summary

Bill Date	07/08/20
Current Charges	\$414.40
Current Charges Past Due After	07/29/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$414.40

#### MAIL PAYMENT TO:



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

CCUA-1170-4

00577061 2 MC05560361 0000041440 0000000 07292020 0 0

#### **About your Bill**

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#### **Service Charges**

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<https://www.oajutility.org/ocj>

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

[2/2]

Customer Name: ARMSTRONG CDD

Bill Date: 07/08/2020

Customer #: 00577060

Service Address: 875 Tynes Blvd

Route #: MC05560359

Water						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 07/06/20 to 08/05/20						
Consumption Charges Tier 1 0.0 X 0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00						
Tier 3 0.0 X 0.00						
Tier 4 0.0 X 0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer						
Base Charges (Prepaid)						
Consumption Charges 0.0 X 0.00						

Reuse						
Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278202	1	07/06/20	34	1936	2171	235
Base Charges (Prepaid)						
Consumption Charges Tier 1 41.9 X 0.79						
Proration Factor: 1.1333 Tier 2 14.8 X 1.56						
Tier 3 178.3 X 2.35						

Other Charges	
Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$515.45
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$515.45</b>

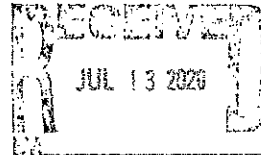
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Please pay \$515.45 by 7/29/2020 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$308.23 was posted to your account on 06/15/2020.



Please return this portion with payment



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

ARMSTRONG CDD

Customer #: 00577060

875 Tynes Blvd

Route #: MC05560359

Route Group: 26

ADDRESSEE  
AYC0707B 30296 1 MB 0.439  
7000030605 00.0074.0367 30296/2

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



### Bill Summary

Bill Date	07/08/20
Current Charges	\$515.45
Current Charges Past Due After	07/29/20
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$515.45



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

CCUA-1170-4

00577060 0 MC05560359 0000051545 00000000 07292020 0 0

#### **About this Bill**

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

#### **About Deposits**

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

#### **Delinquencies**

Payments are due upon receipt. Any previous balances 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**

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.

For more information, please visit our website at <http://www.clayutility.org>

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

Please include any mailing address changes on a separate enclosure and return with your bill stub and payment or visit us at [www.clayutility.org](http://www.clayutility.org).

All payments are automatically processed.

Noting changes on this bill stub will not ensure proper changes are made to your account.



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

Statement Date: 07/13/2020

Trustee Dist 06

Web Address  
clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name	Service Address				Meter No	Multiplier	
*9054872	ARMSTRONG CDD	3599 ROYAL PINES DR IRRIGATION				154530783	1	
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	06/08/2020	07/08/2020	08/07/20	1170	1261 Jul 2019	91 75	30 30	3 3

Previous Statement Balance

38.00

06/22/2020 Payment Received - Thank You

38.00CR

Previous Balance

\$ 0.00

Current Charges Billed 07/13/2020

Energy

7.40

Access Charge

23.00

Power Cost Adjustment .01740 X 91 KWH

1.58

FLA Gross Receipts Tax

0.82

Florida State Sales Tax

2.28

Clay Co Public Ser Utility Tax

1.20

Clay County Sales Tax

0.33

Operation Round Up

0.39

Current Charges Due on 08/03/2020

\$ 37.00

Total Amount Due

\$ 37.00

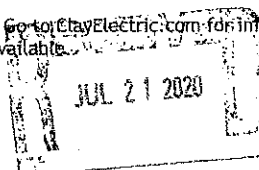
Non-Taxable Fuel Amount @ .02217/KWH -\$2.02

Government Taxes/Fees are not imposed by Clay Electric

\$ 4.63

Florida's summer thunderstorms can damage your expensive electronics. Go to [ClayElectric.com](http://ClayElectric.com) for information about SurgeBlaster. Free installation is available.

100 - 32450



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

121

Keystone Heights, Florida 32656-0308

Mailing Address Correction:

911 Emergency Address:

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



100370-14A\*121\*\*\*\*\*AUTO\*\*MIXED AADC 350  
ARMSTRONG CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

Current Charges  
Due Date 08/03/2020  
Total Amount Due

\$ 37.00

\$ 37.00

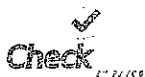
00000449

09054872 0000037002

### 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: 07/13/2020

Trustee Dist 06

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name		Service Address			Meter No		Multiplier
9082120	ARMSTRONG CDD		3645 ROYAL PINES DR AMENITY CENTER			151835709		200
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	06/08/2020	07/08/2020	08/07/20	573	640	13400	30	447

Previous Statement Balance

1,349.00

06/22/2020 Payment Received - Thank You

1,349.00CR

Previous Balance

\$ 0.00

Current Charges Billed 07/13/2020

Energy

1,089.42

Access Charge

23.00

Power Cost Adjustment .01740 X 13400

233.16

FLA Gross Receipts Tax

34.48

Florida State Sales Tax

95.91

Clay Co Public Ser Utility Tax

41.94

Clay County Sales Tax

13.80

Operation Round Up

0.29

Current Charges Due on 08/03/2020

\$ 1,532.00

Total Amount Due

\$ 1,532.00

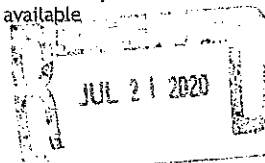
Non-Taxable Fuel Amount @ .02217/KWH -\$297.08

Government Taxes/Fees are not imposed by Clay Electric

\$ 186.13

Florida's summer thunderstorms can damage your expensive electronics. Go to ClayElectric.com for information about SurgeBlaster. Free installation is available

100-33.430



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

121

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.



100370-14A\*\*121\*\*\*\*\*AUTO\*\*MIXED AADC 350  
 ARMSTRONG CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

Current Charges  
 Due Date 08/03/2020  
 Total Amount Due

\$ 1,532.00

\$ 1,532.00

09082120 0001532001

00000451

#### 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



799366144580006371682135562398



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

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

## Invoice

Invoice #: 56  
Invoice Date: 7/1/20  
Due Date: 7/1/20  
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 - July 2020		3,750.00	3,750.00
Website Administration - July 2020		83.33	83.33
Information Technology - July 2020		125.00	125.00
Dissemination Agent Services - July 2020		583.33	583.33
Office Supplies		12.65	12.65
Postage		33.01	33.01
Copies		162.45	162.45
Telephone		12.38	12.38
		Total	\$4,762.15
		Payments/Credits	\$0.00
		Balance Due	\$4,762.15

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

June 30, 2020

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

Bill Number 115664  
Billed through 05/31/2020

### General Counsel

ARMCDD 00001 KSB

3

### FOR PROFESSIONAL SERVICES RENDERED

03/17/20	LMG	Research and analyze impact of federal, state, and local orders regarding amenity closures and reopenings.	0.50 hrs
05/01/20	WSH	Confer with Kern and GMS regarding re-opening facilities; review and revise proposed plan for same.	0.20 hrs
05/01/20	JLK	Continued research on phase 1 and 2 opening regulations and issues; review summer camp and youth sports program parameters and ADA questions.	0.50 hrs
05/04/20	KEM	Prepare general election resolution and budget approval resolution.	0.50 hrs
05/05/20	KSB	Review landowner election issues.	0.20 hrs
05/12/20	KSB	Prepare cost share agreement for right of way landscaping.	0.40 hrs
05/13/20	KSB	Prepare amendment to landscape maintenance agreement; review open items; confer with district manager regarding extension of virtual meeting deadline.	1.00 hrs
05/14/20	KSB	Prepare for and attend board meeting; perform meeting follow up; prepare trespass enforcement letter to CCSO.	2.40 hrs
05/15/20	KSB	Perform meeting follow up; prepare addendum to security agreement.	1.20 hrs
05/18/20	KSB	Follow up on security contract; prepare correspondence to general counsel to Clay County Sheriff's Office regarding trespass enforcement.	0.60 hrs
05/19/20	WSH	Review and revise reopening policies; confer with Kern regarding same.	0.30 hrs
05/19/20	KSB	Review proposed amenity facility reopening issues; review regulations relating to fitness center reopening; review insurance recommendations regarding same; confer with district managers; review meeting minutes; confer with district manager.	0.40 hrs
05/26/20	KSB	Review landscape installation proposal and confer with Kern.	0.20 hrs
05/29/20	KEM	Confer with district manager regarding landowner election resolution.	0.10 hrs
Total fees for this matter			\$2,478.50



**MATTER SUMMARY**

Kilinski, Jennifer L.	0.50 hrs	295 /hr	\$147.50
Ibarra, Katherine E. - Paralegal	0.60 hrs	140 /hr	\$84.00
Buchanan, Katie S.	6.40 hrs	305 /hr	\$1,952.00
Gentry, Lauren M.	0.50 hrs	250 /hr	\$125.00
Haber, Wesley S.	0.50 hrs	340 /hr	\$170.00

TOTAL FEES	\$2,478.50
------------	------------

TOTAL CHARGES FOR THIS MATTER	<b>\$2,478.50</b>
-------------------------------	-------------------

**BILLING SUMMARY**

Kilinski, Jennifer L.	0.50 hrs	295 /hr	\$147.50
Ibarra, Katherine E. - Paralegal	0.60 hrs	140 /hr	\$84.00
Buchanan, Katie S.	6.40 hrs	305 /hr	\$1,952.00
Gentry, Lauren M.	0.50 hrs	250 /hr	\$125.00
Haber, Wesley S.	0.50 hrs	340 /hr	\$170.00

TOTAL FEES	\$2,478.50
------------	------------

TOTAL CHARGES FOR THIS BILL	<b>\$2,478.50</b>
-----------------------------	-------------------

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



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: liscott@listax.com

## INVOICE

**BILL TO:**

Armstrong Community Development District  
c/o Governmental Management Services-SF, LLC  
5385 N. Nob Hill Road  
Sunrise, Florida 33351

DATE: 06/25/2020

INVOICE # 002018

DESCRIPTION	AMOUNT
Total billing in connection with the Armstrong Community Development District (Clay County, Florida) \$4,035,000 Special Assessment Revenue Bonds, Series 2017A and \$2,890,000 Special Assessment Revenue Bonds, Series 2017B -- Rebatale Arbitrage Calculation for the period beginning September 28, 2017 through the period ended November 1, 2019.	\$1,100.00
36	

**PAYMENT TERMS**

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

Total \$1,100.00

*Thank You For Your Business!*



Invoice

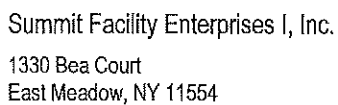
7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
7/1/2020	3777B

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
1932.468			
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
Total			\$780.00



Date	Invoice #
6/1/2020	1912

Bill To

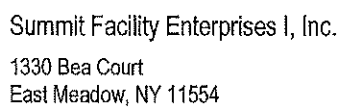
Armstrong CDD  
c/o GMS-SF, LLC  
Attn: Patti Powers  
5385 N Nob Hill Road  
Sunrise, FL 33351

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

Due Date	P.O. No.	Terms
7/1/2020		Net 30

28.33.463

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



Date	Invoice #
7/1/2020	1913

888 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

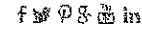
Due Date	P.O. No.	Terms
7/31/2020		Net 30

Description	Quantity	Rate	Amount
General Cleaning Services (7x/week) Service Month: July 2020	1	3,637.20	3,637.20
Residential Cleaning / Non Taxable			
28.33.463			
<b>Total</b>			<b>\$3,637.20</b>

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

# ACCOUNT NOVOCE

peoplesgas.com



Statement Date: 07/06/2020  
Account: 221007627575

ARMSTRONG CDD  
3645 ROYAL PINES DR  
MIDDLEBURG, FL 32068

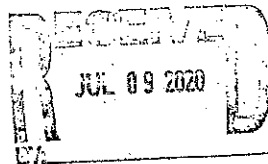
Current month's charges:	\$82.19
Total amount due:	\$82.19
Payment Due By:	07/27/2020

## Your Account Summary

Previous Amount Due	\$74.56
Payment(s) Received Since Last Statement	-\$74.56
Current Month's Charges	<u>\$82.19</u>
<b>Total Amount Due</b>	<b>\$82.19</b>

000002249-0010025-Page 1 of 6

27.33. 432



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

## PLAN MORE AND STRESS LESS.



Our free Budget Billing program eases out your bill so you pay about the same amount every month.

Visit [peoplesgas.com/budgetforbusiness](http://peoplesgas.com/budgetforbusiness) to learn more and sign up.

# SCAM ALERT

**Avoid Scams. Don't be a victim.**

**During the pandemic don't be tricked by urgent threats.**  
If anyone calls to demand immediate utility bill payment with a pre-paid card, or threatens to turn off your service on the same day, hang up!

**Questions? Call us at 888.223.0800**



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:	\$82.19
Total amount due:	\$82.19
Payment Due By:	07/27/2020
Amount Enclosed	\$

619284638463

00003249 01 AB 0.41 33351 FTECO107062022384410 00000 05 01000050 004 05 22816 003



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

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

6192846384632210076275750000000082193

Page 1 of 5



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)  
954-453-0777 (Broward)  
305-940-0139 (Miami)  
727-826-3333 (St. Petersburg)  
407-425-4662 (Orlando)  
904-739-1211 (Jacksonville)  
877-832-6747 (All other counties)

**Commercial Customer Care**  
866-832-6249  
**Hearing Impaired/TTY**  
711  
**Natural Gas Outage**  
877-832-6747  
**Natural Gas Energy Conservation Rebates**  
877-832-6747

**Mail Payments to**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
**All Other Correspondence**  
Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Natural Gas Charges

00012649-0010035-Page 2 of 6

**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 Modification** – 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) This 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 usage 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 866-832-6469.  
(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.



# ACCOUNT INVOICE

f 9 P 8- 0 in

Account: 221007627575  
 Statement Date: 07/06/2020  
 Current month's charges due 07/27/2020

## Details of Current Month's Charges -- Service from - 05/29/2020 to 06/26/2020

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

Rate Schedule: General Service 1 (GS1)

Mefer Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AHX50502	06/26/2020	19	7	12 CCF	1,047	1.0000	12.6 Therms	29 Days
Customer Charge								Peoples Gas Usage History
Distribution Charge								Therms Per Day (Average)
PGA								JUL 2020 0.4
Florida Gross Receipts Tax								JUN 0.2
Natural Gas Service Cost								MAY 0.0
Municipal Public Service Tax								APR 0.0
State Tax								MAR 0.0
Total Natural Gas Cost, Local Fees and Taxes								FEB 0.0
								JAN 0.0
								DEC 0.0
Miscellaneous Charges								
Gas Management								
Total Miscellaneous Charges								
Total Current Month's Charges								

00003249-0510020-Page 3 of 8







## We're always working to keep our system safe for you

Safety is our #1 priority, and our team members and trusted contractors are always working to maintain our system and ensure all aspects are functioning properly and safely. We regularly conduct inspections of meters and other equipment, and this work may require us to be on or near your property. During the coronavirus pandemic, we're taking extra precautions to keep our customers, our workers, and our communities safe.

We have implemented increased safety measures to ensure we are meeting the latest CDC guidelines to slow the spread of COVID-19. Our technicians have completed comprehensive health safety training and are required to wear proper personal protective equipment. We're also performing additional sanitation procedures and practicing social distancing. And all of our workers carry a photo ID, so you can be sure they're part of our team.

We'll let you know if we have trouble gaining access to any equipment or if we identify any necessary follow-up work. If you have any questions about your service or if you ever smell gas in your area, please call us at 877-832-6747.

We're here 24/7 to help.



### **Storm season is here and we're ready.**

As we enter hurricane season, rest assured that at Peoples Gas, we are prepared to respond if a major storm impacts the state. We participate in annual drills and exercises and work with suppliers to ensure adequate supplies are available.

We continue to follow CDC-recommended guidelines to help stop the spread of COVID-19, including working from home when possible and wearing appropriate safety gear when we are in the community.

### **We are extending the suspension of disconnects for non-payment through end of July.**

We know the pandemic has created challenges for our community, which is why we have teamed up with nonprofits, government and businesses to help those in need. Peoples Gas and Tampa Electric donated \$1 million to local organizations providing relief efforts and joined forces with community partners, like the Tampa Bay Lightning, to create new initiatives that will help our customers further.

In addition, we have extended our temporary suspension of disconnects for non-payment through the end of July. This allows extra time for customers who are financially impacted to contact us about their options, including flexible, interest-free payment extensions. We also encourage customers to visit our COVID-19 response page at [peoplesgas.com/](http://peoplesgas.com/) updates to learn about assistance from community partners like 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.

We're here to help. Our representatives are available at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m. to talk through the options available. Thank you for allowing us to provide your current and future energy needs.





## Invoice

Invoice#: 13385

Date: 06/29/2020

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

**Project:** 20104  
Armstrong CDD Maintenance

---

Description	Quantity	Price	Ext Price
June Monthly Landscape Maintenance	1.00	6,916.33	6,916.33
<b>Notes:</b>			<b>Invoice Total: \$6,916.33</b>

21.32.462



## Invoice

Invoice#: 13397

Date: 06/30/2020

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

**Project:** 20104  
Armstrong CDD Maintenance

Description	Quantity	Price	Ext Price
June Maintenance on New Tynes Blvd Extension	1.00	800.97	800.97

**Notes:**

**Invoice Total:** \$800.97

21.32.462



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

Statement Date: 07/13/2020

Trustee Dist 06

Web Address  
 clayelectric.com

Automated Outage Reporting Line: (888) 434-9844

Account	Name		Service Address			Meter No	Multiplier	
9082351	ARMSTRONG CDD		705 TYNES BLVD IRRIGATION			152055950	1	
Rate - GS	From	To	Approx Next Read Date	Previous	Present	KWH	Days	Daily KWH
GS Non-Demand	06/08/2020	07/08/2020	08/07/20	9	10	1	30	0

Previous Statement Balance

27.00

06/22/2020 Payment Received - Thank You

27.00CR

Previous Balance

\$ 0.00

Current Charges Billed 07/13/2020

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

Current Charges Due on 08/03/2020

\$ 27.00

Total Amount Due

\$ 27.00

Non-Taxable Fuel Amount @ .02217/KWH -\$.02

Government Taxes/Fees are not imposed by Clay Electric

\$ 3.40

Florida's summer thunderstorms can damage your expensive electronics. Go to [ClayElectric.com](http://ClayElectric.com) for information about SurgeBlaster. Free installation is available.

100-32.430

JUL 21 2020

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

121

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.



100370-14A\*1\*121\*\*\*\*\*AUTO\*\*MIXED AADC 350  
 ARMSTRONG CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

Current Charges \$ 27.00

Due Date 08/03/2020

Total Amount Due \$ 27.00

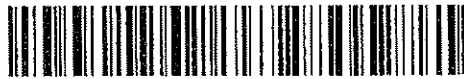
09082351 0000027003

00000453

### 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



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).



07/03/2019 10:29 AM PDT

Express Report with Item  
Images

User Name: PATTI L. POWERS

Commercial Electronic Office®

Desktop Deposit

Effective Date: 07/03/2019 Deposit Name: Armstrong PPD CEC Deposit Amount: \$ 10,444.14

Confirmation Number:	190703286352368	Deposited By:	PATTI L. POWERS
Bag Number:	-	Deposit Status:	Deposit Complete
No of Items:	2	Submission Date:	07/03/2019 10:29:02 AM
Created By:	PATTI L. POWERS	Location ID:	-
Deposit Account:	4281466359(12100 0248-ARMSTRONG-O perating)		

Item ID	Item Type	Check Account Number	RTN	Check No./ Aux-On-Us	Item Status	Item Amount
070319102843870	Check	500237409	063116177	001224	Deposit Complete	\$ 6,962.76
070319102843874	Check	500237409	063116177	001204	Deposit Complete	\$ 3,481.38

14.

WELDMAN & MARONEY, P.A.  
NOTA TRUST ACCOUNT-FAIRFC  
200 WILLIAMS RD STE 210  
CLEARWATER, FL 34704  
(727) 536-4307

1224  
6/15/19  
8/15/19

MEMO TO THE ORDER OF: Arranging CDO \$ 6,962.76

On Thousand Nine Hundred Sixty-Two and 78/100

Arranging CDO

MEMO  
OP/Grayhawk/DRS/d

1001224# 5003116177# 500237409#

Item ID	Item Type	Check Account#	RTN	Check#/Aux	Item Status	Item Amount
0703191028 43870	Check	500237409	063116177	001224	Deposit Complete	\$ 6,962.76

WELDMAN & MARONEY, P.A.  
NOTA TRUST ACCOUNT-FAIRFC  
200 WILLIAMS RD STE 210  
CLEARWATER, FL 34704  
(727) 536-4307

1204  
6/15/19  
8/15/19

MEMO TO THE ORDER OF: Arranging CDO \$ 3,481.38

Three Thousand Four Hundred Eighty-One and 38/100

Arranging CDO

MEMO  
OP/Grayhawk/DRS/d

1001204# 5003116177# 500237409#

Item ID	Item Type	Check Account#	RTN	Check#/Aux	Item Status	Item Amount
0703191028 43874	Check	500237409	063116177	001204	Deposit Complete	\$ 3,481.38

End of Report

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09/27/2019 11:25 AM PDT

Express Report with Item  
Images

User Name: PATTI L POWERS

Commercial Electronic Office®

Desktop Deposit

Effective Date: 09/27/2019 Deposit Name: PPD CEC Fees Deposit Amount: \$ 24,369.66

Confirmation Number: 190927293139600 Deposited By: PATTI L POWERS  
Bag Number: - Deposit Status: Deposit Complete  
No of Items: 2 Submission Date: 09/27/2019 11:25:39 AM  
Created By: PATTI L POWERS Location ID: -  
Deposit Account: 4281466359(12100  
0248-ARMSTRONG-O  
perating)

Item ID	Item Type	Check Account Number	RTN	Check No./ Aux-On-Us	Item Status	Item Amount
092719171658600	Check	500237409	063116177	001246	Deposit Complete	\$ 19,147.59
092719171658604	Check	500237409	063116177	001235	Deposit Complete	\$ 5,222.07

141.

Item ID	Item Type	Check Account#	RTN	Check#/Aux	Item Status	Item Amount
09271917165600	Check	500237409	063116177	001246	Deposit Complete	\$ 19,147.59

Item ID	Item Type	Check Account#	RTN	Check#/Aux	Item Status	Item Amount
092719171658604	Check	500237408	063116177	001235	Deposit Complete	\$ 5,222.07



# Invoice

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

Date	Invoice #
7/20/2020	AAAO503493

Bill To

Grayhawk  
dfreeman@evergreen-lm.com  
10301 Deerwood Park Blvd #3200  
Jacksonville, FL 32256

## Ship To

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

P.O. Number	Terms	Due Date	Rep	Ship	Via	Fax	Phone
David Freeman	Net 30	8/19/2020	JMK	7/17/2020	FedEx - 2nd...		
Quantity	Item Code	Description	Price Each	Amount			
1	ORDENTJEFF	Order Entered Jeff	0.00	0.00T			
100	CARFOBMANB...	Community Controls Mango Blue Key Fob - HID or EM Format - Additional Print/Programming Line Required CARFOBMANBLU-BLANK	3.25	325.00T			
100	PROSURLAS	Programming and laser etching PROSURLAS	1.00	100.00T			
1	FREIGHT	Shipping	14.00	14.00T			
1	FREIGHT	Shipped On: 7/20/2020 12:00:00 PM Total Shipment Weight: 1.20 Pack: Tracking #: 394968491064	0.00	0.00T			

35.33.3416

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.

<b>Subtotal</b>	\$439.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$439.00

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$439.00

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



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 13021

Date: 04/29/2020

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

**Project:** 20104  
Armstrong CDD Maintenance

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

**Notes:**

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

21.32.462

## COST REIMBURSEMENT AGREEMENT

THIS COST REIMBURSEMENT AGREEMENT ("Agreement") is made and entered into as of this 9th day of January, 2018, by and among [WESTBANK INVESTMENT COMPANY, L.L.C.], a \_\_\_\_\_ limited liability company ("Developer"), whose mailing address is 14700 Village Square Place, Midlothian, Virginia 23112, and ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Clay County, Florida ("District"), whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, with reference to the following facts:

A. Developer owns and is developing into a single-family subdivision Lots 1 and 2, according to the Westbank Plat recorded in Plat Book 59, Pages 65 through 69, inclusive ("Westbank Plat"), of the public records of Clay County, Florida ("Westbank Property").

B. The District has advanced and paid certain sums for the design, engineering, permitting, construction and installation of a sanitary sewer pump station, force main and associated appurtenances ("Improvements"), which will provide service capacity to the Westbank Property, some of which are located within and some of which are located without the District's boundaries.

C. The Developer acknowledges that the Improvements benefit the Westbank Property, and agrees that it is fair and equitable to pay costs related to the Improvements.

D. The parties desire to set forth their agreement regarding the obligation of Developer to reimburse the District for a portion of the sums already paid and advanced for the costs of the Improvements, all as set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**SECTION 1. RECITALS.** The foregoing recitals are true and correct and are incorporated into this Agreement by this reference.

**SECTION 2. DEVELOPER PAYMENTS.** Developer agrees to pay the District the sum of One Hundred Twenty-Four Thousand One Hundred Seventy-Six Dollars (\$124,176.00) for a portion of the cost of the Improvements. Developer shall pay Fifty-Nine Thousand Twenty-Two Dollars and No/100 (\$59,022.00) to the District within sixty (60) days of the recordation of the subdivision plat for the lands within Lot 1 of the Westbank Plat and Sixty-Five Thousand One Hundred Fifty-Four Dollars (\$65,154.00) No/100 to the District within sixty (60) days of the recordation of the subdivision plat for the lands within Lot 2 of the Westbank Plat.

**SECTION 3. COVENANTS RUNNING WITH THE LAND: BINDING EFFECT.** The parties acknowledge and agree that the terms of this Agreement specifically touch and concern the use and development of the Westbank Property, and, therefore, that the provisions of this Agreement shall constitute covenants running with the land, burdening the Westbank Property and binding on any future owner with respect to the Westbank Property or any portion

thereof, provided the obligation set forth in Section 2 shall be deemed satisfied as to any single-family lot platted within the development upon the closing of the sale of such lot improved with a home to a homebuyer ("**Retail Closing**"), and any title examiner or closing agent may insure title to such lot improved with a home and conveyed at a Retail Closing without reference to this Agreement.

**SECTION 4. NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Armstrong Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to Developer: Developer  
14700 Village Square Place  
Midlothian, Virginia 23112  
Attn: \_\_\_\_\_

**SECTION 5. AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 6. AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 7. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described in Section 2 above.

**SECTION 9. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action

shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 10. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Clay County, Florida.

**SECTION 11. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 12. EFFECTIVE DATE.** The Agreement shall take effect as of the date set forth above. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

*[Signatures on following pages.]*

Attest:

ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT

Rose A. Brink

Secretary/Assistant Secretary

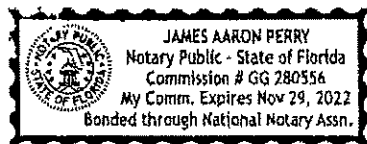
Mike Taylor

Chairperson, Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared MIKE TAYLOR, as Chairperson of Armstrong Community Development District, who executed the foregoing instrument, acknowledged before me that he/she executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of January 2018. JP



NOTARY PUBLIC, STATE OF FLORIDA

James A. Perry

(Name of Notary Public, Print, Stamp or Type as Commissioned)

- ☐ Personally known to me, or  
☐ Produced identification:

\_\_\_\_\_  
(Type of Identification Produced)



**WITNESSES:****DEVELOPER**

[Signature]  
Witness Signature  
Printed Name: Dean G. Vincent

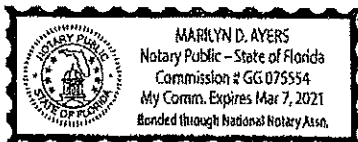
By: [Signature]  
Its: Vice President

[Signature]  
Witness Signature  
Printed Name: KEITH C. JONES

STATE OF Florida  
COUNTY OF Clay

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Rogers Amoveth, VP of Developer \_\_\_\_\_, by \_\_\_\_\_, its \_\_\_\_\_, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entities and was identified in the manner indicated below.

Witness my hand and official seal in the County of Clay and State of Florida this 9 day of January, 2018.



[Signature]  
Marilyn D. Ayers  
(Name of Notary Public, Print, Stamp or Type as Commissioned)

- ☒ Personally known to me, or  
☐ Produced identification:

\_\_\_\_\_  
(Type of Identification Produced)