

***ARMSTRONG***

*Community Development District*

*JULY 8, 2021*

# *Armstrong*

## *Community Development District*

---

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

July 1, 2021

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, July 8, 2021 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida, 32065. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the June 10, 2021 Meeting
- IV. Acceptance of the Minutes of the November 11, 2020 Landowner Meeting
- V. Acceptance of the Draft Audit Report for Fiscal Year 2020
- VI. Discussion of Fiscal Year 2022 Approved Budget
- VII. Consideration of Video Surveillance Policy, Resolution 2021-05
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Ratification of Requisitions 91 (2019A Construction Account)
    - 2. Consideration of Requisitions 92-93 (2019A Construction Account)
  - C. District Manager
  - D. Facility Manager - Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
  - A. Financial Statements as of June 30, 2021
  - B. Check Register
- XI. Next Scheduled Meeting – 08/12/21 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XII. Adjournment

Enclosed for your review and approval are a copy of the minutes from the June 10, 2021 meeting.

The fourth order of business is acceptance of the minutes of the November 11, 2020 Landowner Meeting.

The fifth order of business is acceptance of the draft audit for Fiscal Year 2020, which is enclosed for your review.

The sixth order of business is discussion of Fiscal Year 2022 approved budget, which is enclosed for your review.

The seventh order of business is consideration of Resolution 2021-05, which is enclosed for your review.

Enclosed under the Engineer's report are the items as outlined above.

Enclosed under the Facility Manager's report is a memorandum.

A copy of the financials and check register are enclosed for your review.

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  
July 8, 2021  
3:30 p.m.

Plantation Oaks Amenity Center  
845 Oakleaf Plantation Parkway  
Orange Park, Florida 32065  
**Call In # 1-719-457-0816 Code 792049**  
**District Website: [www.armstrongcdd.com](http://www.armstrongcdd.com)**

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the June 10, 2021 Meeting
- IV. Acceptance of the Minutes of the November 11, 2020 Landowner Meeting
- V. Acceptance of the Draft Audit Report for Fiscal Year 2020
- VI. Discussion of Fiscal Year 2022 Approved Budget
- VII. Consideration of Video Surveillance Policy, Resolution 2021-05
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer
    - 1. Ratification of Requisitions 91 (2019A Construction Account)
    - 2. Consideration of Requisitions 92-93 (2019A Construction Account)
  - C. District Manager
  - D. Facility Manager - Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
  - A. Financial Statements as of June 30, 2021
  - B. Check Register

XI. Next Scheduled Meeting – 08/12/21 @ 3:30 p.m. at Plantation Oaks Amenity Center

XII. Adjournment

### *THIRD ORDER OF BUSINESS*

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, June 10, 2021 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Liam O'Reilly	Chairman
Blake Weatherly	Supervisor
Rose Bock	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel (by telephone)
Zach Brecht	District Engineer
Alex Boyer	Evergreen

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 14, 2021 Meeting**

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the minutes of the January 14, 2021 meeting were approved as presented.
--

**FOURTH ORDER OF BUSINESS**

**Acceptance of Arbitrage Report and  
Consideration of Proposal Series 2017**

Mr. Perry stated next is acceptance of the arbitrage report for the period ending 10/1/20 and consideration of the proposal for the arbitrage report for this year for the period ending 10/1/21.



This is a requirement of the bonds. We don't have any positive arbitrage, if we did that means we are earning interest above the rate of the tax-exempt interest rate on the bonds.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the arbitrage calculation report for fiscal year 2020 was accepted and the proposal for fiscal year 2021 was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Proposal from Atkins Electric  
for Electric Services in Phase 2**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the proposal for Greyhawk Phase 2 in the amount of \$2,500 was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Services and Goods Order  
Agreement for Video Surveillance System  
with Security Engineering & Design, Inc.**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the Services and Goods Order Agreement with Security Engineering & Design in the amount of \$7,365.00 was ratified.

Mr. Brecht joined the meeting at this time.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Restated Landscape &  
Irrigation Maintenance Services Agreement**

Mr. O'Reilly stated this is really cleaning up the existing contract instead of having several amendments, we combined everything with one revised and restated services agreement.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the restated landscape & irrigation maintenance services agreement with Tree Amigos Outdoor Services, Inc. was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Aquatic Management  
Agreement with Sitex Aquatics**

Mr. Perry stated the agreement is included in your agenda package and is for an annual basis of \$11,9040.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the aquatic management agreement with Sitex Aquatics in the amount of \$11,940 was approved subject to final review by staff verifying correct dollar amount.

**NINTH ORDER OF BUSINESS**

**Consideration of Agreement with Clay County Utility Authority for Reclaimed Irrigation Meter**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the agreement with Clay County Utility Authority for reclaimed irrigation meter was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption**

Mr. Perry stated Resolution 2021-04 approves the proposed fiscal year 2022 budget and sets the public hearing on September 9, 2021 and that will give us a week to get the assessment roll done. We have reviewed this budget with most of you, but the budget for fiscal year 2022 contemplates that there are no developer contributions, this is a fully loaded budget so every lot will be assessed. You will see that in the revenue section, we have a provision for the cost share. The expenses on the administrative side are flat and the field services there is an increase of about \$30,000 and we still have in there for discussion between now and adoption the \$45,000 for security. The landscape contract has been updated to reflect what we just discussed and there is an increase. The amenity section the numbers are somewhat flat and last year we had \$218,000 budgeted and this year we are looking at the same amount. There are some line item changes and we also have establishment of a capital reserve and that is about \$60,000 for this next year. After that is a short synopsis of each of the line items, then the debt service for the different bonds, the 2017A & B Bonds with the amortization schedule and the 2019 Bonds with the amortization schedule. We will be publicly noticing each of the landowners and at this point in time based on this budget we are going from \$800 annual assessment to \$1,045 or 30% increase.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor Resolution 2021-04 approving the proposed fiscal year 2022

budget and setting a public hearing for September 9, 2021 was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Video Surveillance Policy**

This item deferred.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel – E-Verify Memo and Memorandum of Understanding**

Mr. Perry stated in the agenda package is the E-Verify memo and memorandum of understanding.

Ms. Buchanan stated we don't have any employees but going forward we will include the E-Verification provisions in the contracts to ensure that they are in fact complying with this law.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the E-Verify Memorandum of Understanding was approved.

**B. District Engineer**

**1. Ratification of Requisitions 77-87 (2019A Construction Account)**

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor requisitions 77-87 from the 2019A construction account were ratified.

**2. Consideration of Requisitions 88-90 (2019A Construction Account)**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor requisitions 88-90 from the 2019 construction account were approved.

**3. Ratification of Besch & Smith Change Order No. 15, 16 and 17 (Greyhawk Phases 2 & 3)**

**4. Ratification of Besch & Smith Change Order No. 5 (Greyhawk Phases 2 & 3)**

Mr. Brecht outlined the items in each change order, after which the board took the following action.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor Change Order no. 15, 16, 17 and no. 5 with Besch & Smith for Greyhawk Phases 2 & 3 were ratified.

**C. District Manager – Report on Number of Registered Voters (296)**

A copy of the letter from the supervisor of elections indicating that there are 296 registered voters residing within the district was included in the agenda package.

**D. Facility Manager**

**1. Report**

A copy of the facility manager's report was included in the agenda package.

**2. Sitex Aquatics Proposal for Fountain Maintenance**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the proposal from Sitex Aquatics for quarterly maintenance of the fountain in the amount of \$600 annually was approved.

**3. Consideration of Proposal for Pet Waste Removal**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the proposal for once a week pet waste removal for all three stations in the amount of \$1,860 was approved.

**4. Fitness Equipment Maintenance**

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the fitness equipment maintenance proposal for \$374.50 per visit was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's      Requests      and      Audience  
Comments**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Financial Reports**

**A.    Financial Statements as of May 31, 2021**

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

**B.    Check Register**

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

**FIFTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – 07/08/21 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Mr. Perry stated the next scheduled meeting is July 8, 2021 at 3:30 p.m. in the same location.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the meeting adjourned at 3:50 p.m.
---

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

## *FOURTH ORDER OF BUSINESS*

MINUTES OF LANDOWNERS MEETING  
Armstrong COMMUNITY DEVELOPMENT DISTRICT

The Armstrong Community Development District held a landowners' meeting on Thursday, November 12, 2020 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present were:

Rose Bock  
Jim Perry

**SECOND ORDER OF BUSINESS**

**Call to Order**

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

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Mr. Perry stated for Greyhawk Ventures LLC there are 57.96 acres, which represents 57 votes and Greyhawk Phase 2 there are 140 lots that are still owned and that is a total of 197 votes. I have the landowners' proxy signed by Michael Taylor providing for Rose Bock to cast the votes. I do have an official ballot that reflects the 197 votes.

**THIRD ORDER OF BUSINESS**

**Election of a Chairman for the Purpose of Conducting the Landowners Meeting**

**FOURTH ORDER OF BUSINESS**

**Nominations for Position of Supervisor**

There are three seats that are open and they are Blake Weatherly's seat no. 1, seat 3 Rose Bock and seat 5 Liam O'Reilly.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Mr. Perry stated there are 100 votes cast for Mr. O'Reilly, 100 votes cast for Mr. Weatherly and 80 votes for Ms. Bock. Mr. O'Reilly and Mr. Weatherly will serve four-year terms of office and Ms. Bock will serve a two-year term of office.

**SEVENTH ORDER OF BUSINESS**

**Landowners Questions and Comments**

There being none, the landowners meeting adjourned.



## *FIFTH ORDER OF BUSINESS*

**Armstrong Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**Armstrong Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-30
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	31-32
MANAGEMENT LETTER	33-34
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	35

## REPORT OF INDEPENDENT AUDITORS

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

### Report on the Financial Statements

We have audited the accompanying financial statements of Armstrong Community Development District (the "District") as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

To the Board of Supervisors  
Armstrong Community Development District

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Armstrong Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated July XX, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering South Fork Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July XX, 2021

**Armstrong Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

Management's discussion and analysis of Armstrong Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; net investment in capital assets, restricted, and unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Armstrong Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statement is designed to provide the reader with a broad overview of the District's finances, in a manner similar to a private sector business. In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all non-current assets and receivables as well as all non-current debt and obligations. The effect of interfund activity has been eliminated from the government-wide financial statements. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 60 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. A reconciliation of the government-wide and the fund financial statement is provided to illustrate these differences.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets exceeded total liabilities by \$11,806,176, (net position). Unrestricted net position for Governmental Activities was \$38,726. Net investment in capital assets was \$11,596,235. Restricted net position was \$171,215.
- ◆ Governmental activities revenues totaled \$2,509,519 while governmental activities expenses totaled \$1,191,194.

**Armstrong Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current assets	\$ 80,272	\$ 403,682
Restricted assets	1,208,379	1,312,495
Capital assets	22,290,021	17,235,509
Total Assets	<u>23,578,672</u>	<u>18,951,686</u>
Current liabilities	463,221	1,205,719
Non-current liabilities	11,309,275	7,258,116
Total Liabilities	<u>11,772,496</u>	<u>8,463,835</u>
Net position - net investment in capital assets	11,596,235	9,308,761
Net position - restricted	171,215	1,145,459
Net position - unrestricted	38,726	33,631
Total Net Position	<u>\$ 11,806,176</u>	<u>\$ 10,487,851</u>

The decrease in current assets is mainly the result of the decrease in due from developer in the current year.

The increase in capital assets is primarily the result of the capital project activity in the current year.

The increase in non-current liabilities is the result of the issuance of long-term debt in the current year.



**Armstrong Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Program Revenues		
Charges for services	\$ 452,593	\$ 2,713,922
Operating grants and contributions	250,508	774,344
Capital grants and contributions	1,640,299	2,102,718
General Revenues		
Investment earnings	2,381	-
Miscellaneous revenues	163,738	34,814
Total Revenues	<u>2,509,519</u>	<u>5,625,798</u>
Expenses		
General government	111,294	118,724
Physical environment	150,383	57,368
Culture/recreation	117,012	12,028
Interest and other costs	812,505	297,613
Total Expenses	<u>1,191,194</u>	<u>485,733</u>
Change in Net Position	1,318,325	5,140,065
Net Position - Beginning of Year	<u>10,487,851</u>	<u>5,347,784</u>
Net Position - End of Year	<u><u>\$ 11,806,176</u></u>	<u><u>\$ 10,487,849</u></u>

The increase in physical environment is related to the increase in landscape maintenance expenses in the current year.

The increase in culture/recreation is related to the construction of the amenity center in the current year.

The increase in interest and other costs is related to the cost of issuance of long-term debt in the current year.

**Armstrong Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of 2020 and 2019.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Construction in progress	\$ 22,216,930	\$ 17,154,297
Equipment	81,212	81,212
Accumulated depreciation	(8,121)	-
Total Capital Assets (Net)	<u>\$ 22,290,021</u>	<u>\$ 17,235,509</u>

During the year, \$5,062,633 was added to construction in progress and depreciation was \$8,121.

**General Fund Budgetary Highlights**

The budget exceeded actual expenditures for the year primarily because utility and landscape costs were less than anticipated.

The budget was not amended for the year ended September 30, 2020.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In September 2017, the District issued \$4,035,000 Series 2017A Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping certain assessable improvements. The balance outstanding at September 30, 2020 was \$3,970,000.
- ◆ In September 2017, the District issued \$2,890,000 Series 2017B Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping certain assessable improvements. The balance outstanding was paid off during the year.
- ◆ In October 2019, the District issued \$7,500,000 Series 2019A Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of the Series 2019A Project. The balance outstanding at September 30, 2020 was \$7,500,000.

**Armstrong Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Armstrong Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Request for Information**

The financial report is designed to provide a general overview of Armstrong Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Armstrong Community Development District, Governmental Management Services LLC, 475 W Town Place, Suite 114, St. Augustine, Florida 32092.

**Armstrong Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 43,151
Due from developer	26,688
Prepaid expenses	10,433
Total Current Assets	<u>80,272</u>
Non-Current Assets	
Restricted:	
Investments	1,208,379
Capital Assets Not Being Depreciated	
Construction in progress	22,216,930
Capital Assets Being Depreciated:	
Equipment	81,212
Less: accumulated depreciation	<u>(8,121)</u>
Total Non-Current Assets	<u>23,498,400</u>
Total Assets	<u>23,578,672</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	17,299
Due to others	24,247
Contracts/retainage payable	135,576
Accrued interest	202,169
Leases payable-current	13,930
Bonds payable-current	70,000
Total Current Liabilities	<u>463,221</u>
Non-Current Liabilities	
Bonds payable, net	11,283,086
Leases payable	26,189
Total Non-Current Liabilities	<u>11,309,275</u>
Total Liabilities	<u>11,772,496</u>
<b>NET POSITION</b>	
Net investment in capital assets	11,596,235
Restricted for debt service	131,829
Restricted for capital projects	39,386
Unrestricted	38,726
Total Net Position	<u>\$ 11,806,176</u>

*See accompanying notes to financial statements.*



**Armstrong Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

	Governmental Funds			Total
ASSETS	General	Debt Service	Capital Projects	Governmental Funds
Cash	\$ 43,151	\$ -	\$ -	\$ 43,151
Due from developer	26,688	-	-	26,688
Prepaid expenses	10,433	-	-	10,433
Restricted assets:				
Investments, at fair value	-	1,033,417	174,962	1,208,379
Total Assets	<u>\$ 80,272</u>	<u>\$ 1,033,417</u>	<u>\$ 174,962</u>	<u>\$ 1,288,651</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 17,299	\$ -	\$ -	\$ 17,299
Due to others	24,247	-	-	24,247
Contracts/retainage payable	-	-	135,576	135,576
Total Liabilities	<u>41,546</u>	<u>-</u>	<u>135,576</u>	<u>177,122</u>
FUND BALANCES				
Nonspendable - prepaid expenses	10,433	-	-	10,433
Restricted for debt service	-	1,033,417	-	1,033,417
Restricted for capital projects	-	-	39,386	39,386
Unassigned	28,293	-	-	28,293
Total Fund Balances	<u>38,726</u>	<u>1,033,417</u>	<u>39,386</u>	<u>1,111,529</u>
Total Liabilities and Fund Balances	<u>\$ 80,272</u>	<u>\$ 1,033,417</u>	<u>\$ 174,962</u>	<u>\$ 1,288,651</u>

See accompanying notes to financial statements.

**Armstrong Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2020**

Total Governmental Fund Balances	\$ 1,111,529
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$22,216,930, equipment, \$81,212, and net of accumulated depreciation, \$(8,121), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	22,290,021
Long-term liabilities, including bonds payable, \$(11,470,000), net of bond discounts, \$116,914, and leases payables, \$(40,119), are not due and payable in the current period, and therefore, are not reported at the fund level.	(11,393,205)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(202,169)</u>
Net Position of Governmental Activities	<u><u>\$ 11,806,176</u></u>

*See accompanying notes to financial statements.*

**Armstrong Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2020**

	Governmental Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
Revenues				
Special assessments	\$ 176,025	\$ 276,568	\$ -	\$ 452,593
Developer contributions	250,508	-	1,640,299	1,890,807
Miscellaneous revenues	-	-	163,738	163,738
Investment earnings	-	956	1,425	2,381
Total Revenues	<u>426,533</u>	<u>277,524</u>	<u>1,805,462</u>	<u>2,509,519</u>
Expenditures				
Current				
General government	110,367	-	927	111,294
Physical environment	142,262	-	-	142,262
Culture/recreation	117,012	-	-	117,012
Capital outlay	-	-	5,062,633	5,062,633
Debt service				
Principal	12,733	3,368,111	-	3,380,844
Interest	4,250	370,229	-	374,479
Other debt service	-	-	331,384	331,384
Total Expenditures	<u>386,624</u>	<u>3,738,340</u>	<u>5,394,944</u>	<u>9,519,908</u>
Revenues over/(under) expenditures	39,909	(3,460,816)	(3,589,482)	(7,010,389)
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	3,249,368	4,250,632	7,500,000
Bond discount	-	-	(65,924)	(65,924)
Transfers in	-	-	35,059	35,059
Transfers out	(34,814)	(245)	-	(35,059)
Total Other Financing Sources/(Uses)	<u>(34,814)</u>	<u>3,249,123</u>	<u>4,219,767</u>	<u>7,434,076</u>
Net change in fund balances	5,095	(211,693)	630,285	423,687
Fund Balances - October 1, 2019	<u>33,631</u>	<u>1,245,110</u>	<u>(590,899)</u>	<u>687,842</u>
Fund Balances - September 30, 2020	<u>\$ 38,726</u>	<u>\$ 1,033,417</u>	<u>\$ 39,386</u>	<u>\$ 1,111,529</u>

See accompanying notes to financial statements.



**Armstrong Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ 423,687
--	------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(8,121), was exceeded by capital outlay, \$5,062,633, in the current year.	5,054,512
---	-----------

Repayments of bond principal are expenditures in the governmental funds and reduce long-term liabilities in the Statement of Net Position.	3,380,844
--	-----------

The issuance of long-term debt, \$(7,500,000) net of bond discount, \$65,924, is recognized as an other financing source/(use) at the fund level. At the government-wide level it is reflected as an increase in long-term liabilities.	(7,434,076)
---	-------------

Amortization of bond discount reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level.	(4,124)
---	---------

In the Statement of Activities, interest is accrued on outstanding and matured bonds; whereas in governmental funds, interest expenditures are reported when due. This is the increase in accrued interest from the prior year.	(102,518)
---	-----------

Change in Net Position of Governmental Activities	\$ 1,318,325
---	--------------

*See accompanying notes to financial statements.*

**Armstrong Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**  
**For the Year Ended September 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 175,800	\$ 175,800	\$ 176,025	\$ 225
Developer contributions	263,553	263,553	250,508	(13,045)
Total Revenues	<u>439,353</u>	<u>439,353</u>	<u>426,533</u>	<u>(12,820)</u>
Expenditures				
Current				
General government	127,527	127,527	110,367	17,160
Physical environment	144,365	144,365	142,262	2,103
Culture/recreation	167,461	167,461	117,012	50,449
Debt service				
Principal	-	-	12,733	(12,733)
Interest	-	-	4,250	(4,250)
Total Expenditures	<u>439,353</u>	<u>439,353</u>	<u>386,624</u>	<u>52,729</u>
Revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>39,909</u>	<u>39,909</u>
Other Financing Sources/(Uses)				
Transfers out	<u>-</u>	<u>-</u>	<u>(34,814)</u>	<u>(34,814)</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>5,095</u>	<u>5,095</u>
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>33,631</u>	<u>33,631</u>
Fund Balances - September 30, 2020	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,726</u>	<u>\$ 38,726</u>

See accompanying notes to financial statements.

**Armstrong Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on July 12, 2016 pursuant to Clay County, Florida Ordinance 2016-03 and amended by Clay County, Florida Ordinance 2018-40 and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Armstrong Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Armstrong Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has no component units.

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the special assessment revenue bonds which were used, among other things, to retire the debt of the bond anticipation notes and to finance the acquisition and construction of certain master infrastructure improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for construction of certain infrastructure improvements within the boundaries of the District.

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**b. Restricted Assets**

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors.

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**c. Capital Assets**

Capital assets, which include equipment and construction in progress, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

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

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	5-10 years
-----------	------------

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget variance columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**e. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.



**Armstrong Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

"Total fund balances" of the District's governmental funds, \$1,111,529, differs from "net position" of governmental activities, \$11,806,176, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 22,216,930
Equipment	81,212
Accumulated depreciation	(8,121)
Total	<u>\$ 22,290,021</u>

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (11,470,000)
Leases payable	(40,119)
Bond discount	116,914
Total	<u>\$ (11,393,205)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (202,169)</u>
------------------	---------------------

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds, \$423,687, differs from the "change in net position" for governmental activities, \$1,318,325, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation expense charged for the year.

Capital outlay	\$ 5,062,633
Depreciation	(8,121)
Total	<u>\$ 5,054,512</u>

**Long-term debt transactions**

Repayments of bond principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ 3,380,844
Issuance of long-term debt	(7,500,000)
Bond discount	65,924
Total	<u>\$ 4,053,232</u>

Amortization of bond discount	<u>\$ (4,124)</u>
-------------------------------	-------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ (102,518)</u>
--	---------------------

**Armstrong Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$45,813 and the carrying value was \$43,151. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U S Bank Money Market Account	N/A	<u>\$ 1,208,379</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 investment.

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The formal investment policy of the District conforms with State statutory requirements and bond indentures for investment maturities as a means of managing its exposure to increasing interest rates.

Credit Risk

The District's investments in treasury funds, money markets, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investments government loans are limited by state statutory requirements and bond compliance.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the managed money market represent 100% of the district's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Armstrong Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental Activities:</u>				
Capital Assets, Not Depreciated				
Construction in progress	\$ 17,154,297	\$ 5,062,633	\$ -	\$ 22,216,930
Capital Assets, Depreciated:				
Equipment	81,212	-	-	81,212
Less Accumulated Depreciation for:				
Equipment	-	(8,121)	-	(8,121)
Total Capital Assets Depreciated, Net	81,212	(8,121)	-	73,091
total Capital Assets, net	<u>\$ 17,235,509</u>	<u>\$ 5,054,512</u>	<u>\$ -</u>	<u>\$ 22,290,021</u>

Depreciation of \$8,121 was charged to physical environment.

**NOTE E – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the year ended September 30, 2020:

Bonds payable at October 1, 2019	\$ 4,820,000
Issuance of long-term debt	7,500,000
Principal payments	<u>(850,000)</u>
Bonds payable at September 30, 2020	\$ 11,470,000
Less: bond discount	<u>(116,914)</u>
Bonds payable, net	<u>\$ 11,353,086</u>

**Armstrong Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Long-term debt is comprised of the following at September 30, 2020:

**Special Assessment Debt**

\$4,035,000 Special Assessment Revenue Bonds, Series 2017A due in annual principal installments, beginning November 1, 2017. Interest is due annually on November 1, beginning November 1, 2017 at rates between 3.625% and 5.125% with a maturity date of November 1, 2048. \$ 3,970,000

\$7,500,000 Special Assessment Revenue Bonds, Series 2019A due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at rates between 3.125% and 4% with a final maturity date of November 1, 2050. 7,500,000

Bonds Payable at September 30, 2020 \$ 11,470,000

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 70,000	\$ 483,938	\$ 553,938
2022	210,000	479,213	689,213
2023	220,000	472,131	692,131
2024	225,000	462,381	687,381
2025	235,000	454,456	689,456
2026-2030	1,305,000	2,121,994	3,426,994
2031-2035	1,590,000	1,859,681	3,449,681
2036-2040	1,975,000	1,458,103	3,433,103
2041-2045	2,445,000	971,181	3,416,181
2046-2050	2,780,000	372,400	3,152,400
2051	415,000	8,300	423,300
Totals	<u>\$ 11,470,000</u>	<u>\$ 9,143,778</u>	<u>\$ 20,613,778</u>

**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2017A Bonds may, at the option of the District, be called for redemption prior to maturity in whole or in part on any date on or after November 1, 2027. The Series 2017A Bonds are subject to mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2019A Bonds may, at the option of the District, be called for redemption prior to maturity in whole or in part on any date on or after November 1, 2029. The Series 2019A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2017A and 2019A Reserve Accounts were funded from the proceeds of the Series 2017A and 2019A Bonds in amounts equal to the maximum annual debt service of the Series 2017A and 2019A Bonds.

The following is a schedule of required reserve balances as of September 30, 2020:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Bonds, Series 2017A	\$ 265,819	\$ 265,819
Special Assessment Bonds, Series 2019A	\$ 433,600	\$ 433,600

**Armstrong Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE F – CAPITAL LEASE**

The District entered into a lease agreement for fitness equipment during the year ended September 30, 2019. The total acquisition cost of the equipment was \$81,212. The District paid \$24,364 initially and recognized the remaining \$56,848 as a capital lease obligation. The term of the lease is from May 20, 2019 to May 20, 2023 and is payable in monthly installments of \$1,415.

The future minimum lease payments and net present value of minimum lease payments at September 30, 2020 were as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2021	\$ 16,983
2022	16,983
2023	<u>11,322</u>
Total minimum lease payments	45,288
Less: amount representing interest	<u>(5,169)</u>
Present value of minimum lease payments	<u>\$ 40,119</u>

**NOTE G – DEVELOPER ADVANCE**

The Developer advanced the District a total of \$2,518,111 in order to fund the construction project deficit in the prior fiscal year. On October 31, 2019, the District repaid the Developer with proceeds from Series 2019 bonds.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims during the past three years.

**NOTE I – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. At September 30, 2020, four of five board members are affiliated with the Developer.



**Armstrong Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE J – RELATED PARTY TRANSACTIONS**

All of the voting members of the Board of Supervisors are employed by the Developer or a related entity. The District received \$250,508 in operating contributions and \$1,640,299 in capital contributions from the Developer for the year ended September 30, 2020.

**NOTE K – INTERLOCAL AGREEMENTS**

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

In November 2017, the District entered into an interlocal agreement with Clay County Utility Authority (CCUA) relating to its utility systems. Under the agreement, CCUA agreed to reimburse the District for \$140,000 in construction costs of completing the off-site water and reclaimed water systems once accepted by CCUA.

**NOTE L – SUBSEQUENT EVENT**

On February 1, 2021 the District made prepayments totaling \$140,000 on the Series 2019A bond. On May 1, 2021, the District made prepayments totaling \$10,000 on the Series 2019A bond.

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Armstrong Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated July XX, 2021.

**Internal Control Over Financial Reporting**

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

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

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

Board of Supervisors  
Armstrong Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Armstrong Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

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

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July XX, 2021

## MANAGEMENT LETTER

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

### Report on the Financial Statements

We have audited the financial statements of the Armstrong Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated July XX, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July XX, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report:

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Armstrong Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Armstrong Community Development District did not meet one of the conditions described in Section 218.503(1), Florida.

To the Board of Supervisors  
Armstrong Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures for Armstrong Community Development District. It is management's responsibility to monitor Armstrong Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any findings.

#### **Purpose of this Letter**

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

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July XX, 2021

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Armstrong Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Armstrong Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Armstrong Community Development District's compliance based on our examination.

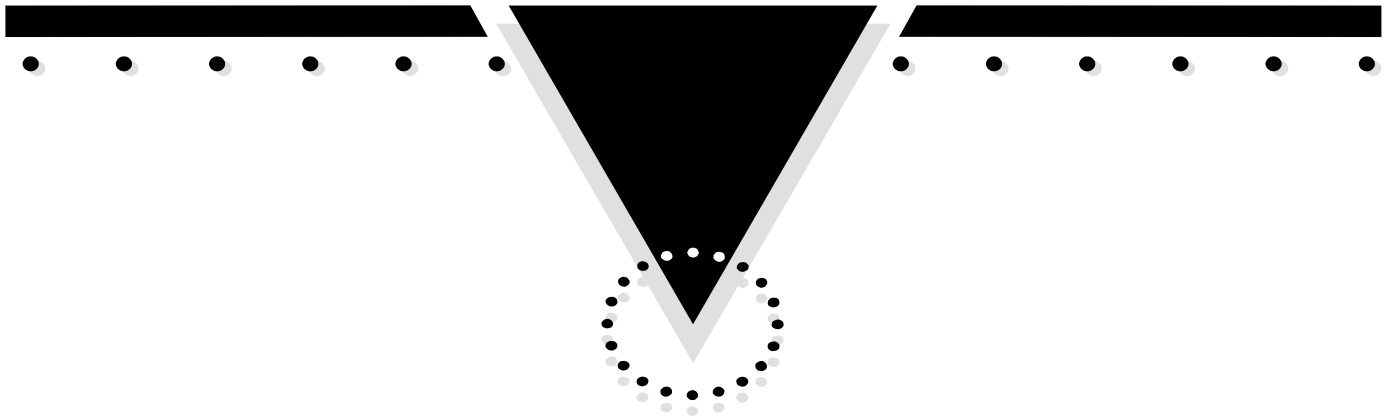
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Armstrong Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Armstrong Community Development District's compliance with the specified requirements.

In our opinion, Armstrong Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

July XX, 2021

## *SIXTH ORDER OF BUSINESS*



# **Armstrong Community Development District**

**Approved Budget  
FY 2022**





# Table of Contents

<b>1-2</b>	<b>General Fund</b>
<b>3-9</b>	<b>General Fund Narrative</b>
<b>10</b>	<b>Debt Service Fund Series 2017A/B</b>
<b>11</b>	<b>Amortization Schedule Series 2017A/B</b>
<b>12</b>	<b>Debt Service Fund Series 2019</b>
<b>13-14</b>	<b>Amortization Schedule Series 2019</b>

# Armstrong

## Community Development District

### Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected at 9/30/21	Approved Budget FY2022
-----------------------------	---------------------------	-------------------------------	----------------------------------	------------------------------

#### Revenues

Special Assessments - Platted Lots	\$294,400	\$295,461	\$0	\$295,461	\$504,612
Cost Share - Tynes Blvd	\$36,000	\$14,638	\$21,362	\$36,000	\$36,000
Developer Assessment - Unplatted Lots	\$29,440	\$29,440	\$0	\$29,440	\$0
Developer Contributions	\$154,137	\$115,603	\$38,534	\$154,137	\$0
Miscellaneous Income	\$0	\$43	\$0	\$43	\$0

<b>Total Revenues</b>	<b>\$513,977</b>	<b>\$455,185</b>	<b>\$59,896</b>	<b>\$515,081</b>	<b>\$540,612</b>
-----------------------	------------------	------------------	-----------------	------------------	------------------

#### Expenditures

##### Administrative

Supervisors Fees	\$9,600	\$2,400	\$2,400	\$4,800	\$9,600
FICA Expense	\$734	\$184	\$184	\$367	\$734
Engineering	\$10,000	\$3,012	\$1,488	\$4,500	\$6,000
Arbitrage	\$600	\$1,100	\$0	\$1,100	\$1,100
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$7,000	\$5,350	\$1,750	\$7,100	\$7,000
Attorney	\$20,000	\$3,531	\$4,469	\$8,000	\$12,000
Annual Audit	\$5,800	\$0	\$3,910	\$3,910	\$3,910
Trustee Fees	\$3,717	\$7,758	\$0	\$7,758	\$7,800
Management Fees	\$45,000	\$33,750	\$11,250	\$45,000	\$45,000
Information Technology	\$1,500	\$1,125	\$375	\$1,500	\$1,800
Website Maintenance	\$1,000	\$750	\$250	\$1,000	\$1,250
Telephone	\$300	\$83	\$32	\$115	\$200
Postage	\$300	\$405	\$145	\$550	\$600
Insurance	\$6,484	\$6,484	\$0	\$6,484	\$6,550
Printing & Binding	\$2,000	\$837	\$463	\$1,300	\$1,500
Legal Advertising	\$2,500	\$778	\$1,722	\$2,500	\$2,500
Other Current Charges	\$500	\$240	\$120	\$360	\$500
Property Taxes	\$1,200	\$0	\$0	\$0	\$0
Office Supplies	\$100	\$129	\$36	\$165	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$123,511</b>	<b>\$73,090</b>	<b>\$28,594</b>	<b>\$101,684</b>	<b>\$113,319</b>
-----------------------------	------------------	-----------------	-----------------	------------------	------------------

##### Field

Security	\$30,000	\$34,923	\$10,077	\$45,000	\$45,000
Electric	\$1,500	\$850	\$400	\$1,250	\$1,500
Water & Sewer/Irrigation	\$48,500	\$17,103	\$9,677	\$26,780	\$30,000
Repairs & Maintenance	\$5,000	\$513	\$122	\$635	\$5,000
Landscape - Contract	\$61,977	\$53,453	\$22,194	\$75,647	\$88,778
Landscape - Contingency	\$5,000	\$3,080	\$920	\$4,000	\$5,000
Landscape - Pond Banks	\$0	\$5,801	\$3,481	\$9,282	\$13,922
Lake Maintenance	\$10,000	\$7,020	\$2,340	\$9,360	\$10,000
Irrigation Repairs	\$10,000	\$1,126	\$1,374	\$2,500	\$10,000

<b>Total Field</b>	<b>\$171,977</b>	<b>\$123,869</b>	<b>\$50,585</b>	<b>\$174,454</b>	<b>\$209,200</b>
--------------------	------------------	------------------	-----------------	------------------	------------------

# Armstrong

## Community Development District

### Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected at 9/30/21	Approved Budget FY2022
-----------------------------	---------------------------	-------------------------------	----------------------------------	------------------------------

#### Amenity Center

Insurance	\$23,102	\$22,536	\$0	\$22,536	\$25,410
Phone/Internet/Cable	\$5,000	\$1,554	\$516	\$2,070	\$3,000
Electric	\$20,000	\$8,833	\$4,307	\$13,140	\$16,000
Water/Irrigation	\$15,000	\$3,457	\$1,698	\$5,155	\$6,000
Gas	\$1,000	\$747	\$388	\$1,135	\$1,500
Reuse Service	\$2,500	\$1,533	\$602	\$2,135	\$2,500
Security Monitoring	\$600	\$0	\$0	\$0	\$0
Access Cards	\$2,500	\$439	\$439	\$878	\$2,500
Field Mgmt/Admin	\$15,000	\$0	\$0	\$0	\$0
Landscape - Contract	\$30,631	\$22,703	\$7,658	\$30,361	\$30,631
Fitness Equipment Lease (Sofitco)	\$17,500	\$12,737	\$4,246	\$16,983	\$17,500
Janitorial Services	\$43,646	\$16,108	\$4,676	\$20,784	\$20,000
Janitorial Supplies	\$6,500	\$593	\$407	\$1,000	\$4,000
Pool Maintenance	\$12,600	\$9,233	\$3,450	\$12,683	\$15,100
Repairs & Maintenance	\$11,810	\$2,089	\$1,411	\$3,500	\$9,000
Special Events	\$4,000	\$3,218	\$782	\$4,000	\$0
Holiday Decorations	\$3,000	\$807	\$693	\$1,500	\$0
Fitness Center Repairs/Supplies	\$900	\$285	\$285	\$570	\$2,500
Office Supplies	\$1,500	\$104	\$96	\$200	\$1,000
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$1,200	\$360	\$180	\$540	\$800
Operating Reserve	\$0	\$0	\$0	\$0	\$60,152

#### Total Amenity Center

<b>\$218,489</b>	<b>\$107,337</b>	<b>\$32,333</b>	<b>\$139,670</b>	<b>\$218,093</b>
------------------	------------------	-----------------	------------------	------------------

#### **Total Expenditures**

<b>\$513,977</b>	<b>\$304,295</b>	<b>\$111,512</b>	<b>\$415,807</b>	<b>\$540,612</b>
------------------	------------------	------------------	------------------	------------------

#### **Excess Revenues/(Expenditures)**

<b>\$0</b>	<b>\$150,889</b>	<b>(\$51,616)</b>	<b>\$99,274</b>	<b>\$0</b>
------------	------------------	-------------------	-----------------	------------

#### Platted Lots:

	<u>FY 2021</u>	<u>FY 2022</u>
<u>Assessments - On Roll</u>	368	483
Net Assessment - Per Unit	\$800	\$1,045
Total Net Assessments	\$294,400	\$504,612
Gross Assessment (6% Discount)	\$312,064	\$534,889
Gross Assessment - Per Unit	\$851	\$1,112

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

**REVENUES:**

*Special Assessments*

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

*Cost Share – Tynes Blvd*

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

---

**EXPENDITURES:**

**Administrative:**

*Supervisors Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 4 supervisors attending 12 meetings during the fiscal year.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

*Engineering*

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

*Arbitrage*

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

*Assessment Administration*

The District has contracted with Governmental Management Services, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Dissemination*

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

*Attorney*

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

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

**Annual Audit**

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

**Trustee Fees**

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

**Management Fees**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

**Information Technology**

Represents costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

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

**Insurance**

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**Printing & Binding**

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

**Legal Advertising**

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

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

Other Current Charges

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

Property Taxes

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

**Field:**

Security

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

Electric

The District will open electric accounts to serve the common areas. The District currently has 2 accounts with Clay Electric Cooperative Inc.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
9054872	3599 Royal Pines Drive Irrigation	\$ 50	\$ 600
9082351	705 Tynes Boulevard Irrigation	\$ 35	\$ 420
	Contingency		\$ 480
	<b>TOTAL</b>		<b>\$ 1,500</b>

Water & Sewer

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

<b>Account #</b>	<b>Description</b>
567729	3518 Royal Pines Drive Reclaimed Irrigation
568411	3682 Royal Pines Drive Reclaimed Irrigation
574048	3645 Royal Pines Drive Reclaimed Irrigation
577060	875 Tynes Boulevard Reclaimed Irrigation
577061	705 Tynes Boulevard Reclaimed Irrigation
586607	3976 Heatherbrook Pl. Reclaimed Irrigation
586608	4121 Heatherbrook Pl. Reclaimed Irrigation
588041	3846 Sunberry Lane Reclaimed Irrigation

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

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

Landscape – Contract

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the common area and Tynes area of the District.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape - Common Areas	\$ 4,364	\$ 52,365
Landscape - Tynes	\$ 801	\$ 9,612
Landscape - Phase 2	\$ 2,233	\$ 26,801
		<b>\$ 88,778</b>

Landscape - Contingency

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

Landscape – Pond Banks

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape - Lakes	\$ 1,160	\$ 13,922
		<b>\$ 13,922</b>

Lake Maintenance

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Lake Bank Maintenance - 6 Ponds	\$ 780	\$ 9,360
Contingency		\$ 640
		<b>\$ 10,000</b>

Irrigation Repairs

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

**Amenity Center:**

Insurance

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

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

Phone/Internet/Cable

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

Account #	Description		Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$	175	\$ 2,100
	Contingency			\$ 900
	<b>TOTAL</b>			<b>\$ 3,000</b>

Electric

Represents electric service the clubhouse. The District has 1 account with Clay Electric Cooperative Inc.

Account #	Description		Monthly	Annually
9082120	3645 Royal Pines Drive Amenity Center	\$	1,250	\$ 15,000
	Contingency			\$ 1,000
	<b>TOTAL</b>			<b>\$ 16,000</b>

Water/Irrigation

Represents water service to the clubhouse and pool. The District has 2 accounts with Clay County Utility Authority.

Account #	Description
574046	3645 Royal Pines Drive Pool
574047	3645 Royal Pines Drive Clubhouse

Gas

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

Account #	Description		Monthly	Annually
221007627575	3645 Royal Pines Drive Amenity Center	\$	100	\$ 1,200
	Contingency			\$ 300
	<b>TOTAL</b>			<b>\$ 1,500</b>

Reuse Service

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

Account #	Description		Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$	200	\$ 2,400
	Contingency			\$ 100
	<b>TOTAL</b>			<b>\$ 2,500</b>



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

Access Cards

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

Landscape – Contract

The District has contracted with Tree Amigos Outdoor Services, Inc. to furnish all supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system for the Amenity Center area of the District.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscape - Amenity Center	\$ 2,553	\$ 30,631
		<b>\$ 30,631</b>

Fitness Equipment Lease

The District is leasing equipment from Municipal Asset Management for the Fitness Center. District entered into agreement on 5/20/19 and term set to expire on 6/12/23.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Fitness Center Equipment	\$ 1,415	\$ 16,983
Contingency		\$ 517
		<b>\$ 17,500</b>

Janitorial Services

The District has contracted with Summit Facility Solutions for janitorial services for the Amenity Center.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Janitorial Services	\$ 1,559	\$ 18,706
Contingency		\$ 1,294
		<b>\$ 20,000</b>

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

The District has entered into an agreement on 6/6/19 with Crown Pools Inc. for the monthly service of the pool at the rate of \$1050 monthly. Services include three (3) weekly visits to complete cleaning of pool, brushing of tile, walls, floor, skim and deep netting vacuum when needed. Will check all equipment and water levels.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pool Maintenance	\$ 1,050	\$ 12,600
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$ 1,500
Contingency - Repairs		\$ 1,000
		<b>\$ 15,100</b>

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

Repairs & Maintenance

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

Fitness Center Repairs/Supplies

Represents costs of regular maintenance and any necessary repairs to the Fitness equipment.

<b>Description</b>	<b>Quarterly</b>	<b>Annually</b>
Maintenance Contract	\$ 300	\$ 1,200
Contingency - Equipment Repair		\$ 1,300
		<b>\$ 2,500</b>

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

ASCAP/BMI License Fees

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

Pest Control

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Pest Control Services	\$ 45	\$ 540
Contingency		\$ 260
		<b>\$ 800</b>

Operating Reserves

Represents reserve funds allocated for operating expenses.

# Armstrong

## Community Development District

Fiscal Year 2022  
Debt Service Fund  
Series 2017A

Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected at 9/30/21	Approved Budget FY2022
-----------------------------	---------------------------	-------------------------------	----------------------------------	------------------------------

### Revenues

Assessments - Series 2017A On Roll	\$265,819	\$266,777	\$0	\$266,777	\$265,819
Interest Income	\$0	\$16	\$6	\$22	\$0
Carry Forward Surplus	\$171,155	\$172,862	\$0	\$172,862	\$171,155

<b>Total Revenues</b>	<b>\$436,974</b>	<b>\$439,656</b>	<b>\$6</b>	<b>\$439,662</b>	<b>\$436,974</b>
-----------------------	------------------	------------------	------------	------------------	------------------

### Expenditures

#### Series 2017A

Interest 11/1	\$97,797	\$97,797	\$0	\$97,797	\$96,528
Interest 11/1	\$70,000	\$70,000	\$0	\$70,000	\$70,000
Principal 5/1	\$96,528	\$96,528	\$0	\$96,528	\$95,259
Transfer Out	\$0	\$11	\$4	\$15	\$0

<b>Total Expenditures</b>	<b>\$264,325</b>	<b>\$264,336</b>	<b>\$4</b>	<b>\$264,340</b>	<b>\$261,788</b>
---------------------------	------------------	------------------	------------	------------------	------------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$172,649</b>	<b>\$175,320</b>	<b>2</b>	<b>175,322</b>	<b>175,186</b>
---------------------------------------	------------------	------------------	----------	----------------	----------------

	Series 2017A
11/1/22 Interest	\$ 95,259
11/1/22 Principal	\$ 75,000
	\$ 170,259

<b>Assessments - Platted Lots on Tax Roll</b>			
<b>2017A</b>			
Product Type	# Units	Per Unit	Total
43' Lot	51	\$1,053	\$53,703
53' Lot	73	\$1,299	\$94,827
63' Lot	76	\$1,543	\$117,268
<b>Total</b>			<b>\$265,798</b>

**Armstrong  
Community Development District  
Series 2017A, Special Assessment Revenue Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 3,900,000	\$ 70,000	\$ 96,528.13	\$ 166,528.13
5/1/22	\$ 3,830,000	\$ -	\$ 95,259.38	\$ -
11/1/22	\$ 3,830,000	\$ 75,000	\$ 95,259.38	\$ 265,518.75
5/1/23	\$ 3,755,000	\$ -	\$ 93,900.00	\$ -
11/1/23	\$ 3,755,000	\$ 75,000	\$ 93,900.00	\$ 262,800.00
5/1/24	\$ 3,680,000	\$ -	\$ 92,540.63	\$ -
11/1/24	\$ 3,680,000	\$ 80,000	\$ 92,540.63	\$ 265,081.25
5/1/25	\$ 3,600,000	\$ -	\$ 90,740.63	\$ -
11/1/25	\$ 3,600,000	\$ 80,000	\$ 90,740.63	\$ 261,481.25
5/1/26	\$ 3,520,000	\$ -	\$ 88,940.63	\$ -
11/1/26	\$ 3,520,000	\$ 85,000	\$ 88,940.63	\$ 262,881.25
5/1/27	\$ 3,435,000	\$ -	\$ 87,028.13	\$ -
11/1/27	\$ 3,435,000	\$ 90,000	\$ 87,028.13	\$ 264,056.25
5/1/28	\$ 3,345,000	\$ -	\$ 85,003.13	\$ -
11/1/28	\$ 3,345,000	\$ 95,000	\$ 85,003.13	\$ 265,006.25
5/1/29	\$ 3,250,000	\$ -	\$ 82,865.63	\$ -
11/1/29	\$ 3,250,000	\$ 100,000	\$ 82,865.63	\$ 265,731.25
5/1/30	\$ 3,150,000	\$ -	\$ 80,365.63	\$ -
11/1/30	\$ 3,150,000	\$ 100,000	\$ 80,365.63	\$ 260,731.25
5/1/31	\$ 3,050,000	\$ -	\$ 77,865.63	\$ -
11/1/31	\$ 3,050,000	\$ 105,000	\$ 77,865.63	\$ 260,731.25
5/1/32	\$ 2,945,000	\$ -	\$ 75,240.63	\$ -
11/1/32	\$ 2,945,000	\$ 115,000	\$ 75,240.63	\$ 265,481.25
5/1/33	\$ 2,830,000	\$ -	\$ 72,365.63	\$ -
11/1/33	\$ 2,830,000	\$ 120,000	\$ 72,365.63	\$ 264,731.25
5/1/34	\$ 2,710,000	\$ -	\$ 69,365.63	\$ -
11/1/34	\$ 2,710,000	\$ 125,000	\$ 69,365.63	\$ 263,731.25
5/1/35	\$ 2,585,000	\$ -	\$ 66,240.63	\$ -
11/1/35	\$ 2,585,000	\$ 130,000	\$ 66,240.63	\$ 262,481.25
5/1/36	\$ 2,455,000	\$ -	\$ 62,909.38	\$ -
11/1/36	\$ 2,455,000	\$ 140,000	\$ 62,909.38	\$ 265,818.75
5/1/37	\$ 2,315,000	\$ -	\$ 59,321.88	\$ -
11/1/37	\$ 2,315,000	\$ 145,000	\$ 59,321.88	\$ 263,643.75
5/1/38	\$ 2,170,000	\$ -	\$ 55,606.25	\$ -
11/1/38	\$ 2,170,000	\$ 150,000	\$ 55,606.25	\$ 261,212.50
5/1/39	\$ 2,020,000	\$ -	\$ 51,762.50	\$ -
11/1/39	\$ 2,020,000	\$ 160,000	\$ 51,762.50	\$ 263,525.00
5/1/40	\$ 1,860,000	\$ -	\$ 47,662.50	\$ -
11/1/40	\$ 1,860,000	\$ 170,000	\$ 47,662.50	\$ 265,325.00
5/1/41	\$ 1,690,000	\$ -	\$ 43,306.25	\$ -
11/1/41	\$ 1,690,000	\$ 175,000	\$ 43,306.25	\$ 261,612.50
5/1/42	\$ 1,515,000	\$ -	\$ 38,821.88	\$ -
11/1/42	\$ 1,515,000	\$ 185,000	\$ 38,821.88	\$ 262,643.75
5/1/43	\$ 1,330,000	\$ -	\$ 34,081.25	\$ -
11/1/43	\$ 1,330,000	\$ 195,000	\$ 34,081.25	\$ 263,162.50
5/1/44	\$ 1,135,000	\$ -	\$ 29,084.38	\$ -
11/1/44	\$ 1,135,000	\$ 205,000	\$ 29,084.38	\$ 263,168.75
5/1/45	\$ 930,000	\$ -	\$ 23,831.25	\$ -
11/1/45	\$ 930,000	\$ 215,000	\$ 23,831.25	\$ 262,662.50
5/1/46	\$ 715,000	\$ -	\$ 18,321.88	\$ -
11/1/46	\$ 715,000	\$ 225,000	\$ 18,321.88	\$ 261,643.75
5/1/47	\$ 490,000	\$ -	\$ 12,556.25	\$ -
11/1/47	\$ 490,000	\$ 240,000	\$ 12,556.25	\$ 265,112.50
5/1/48	\$ 250,000	\$ -	\$ 6,406.25	\$ -
11/1/48	\$ 250,000	\$ 250,000	\$ 6,406.25	\$ 262,812.50
<b>Totals</b>		<b>\$ 3,900,000</b>	<b>\$ 3,379,315.63</b>	<b>\$ 14,558,631.25</b>

# Armstrong

## Community Development District

Fiscal Year 2022  
Debt Service Fund  
Series 2019

Proposed Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected at 9/30/21	Approved Budget FY2022
------------------------------	---------------------------	-------------------------------	----------------------------------	------------------------------

### Revenues

Assessments - Series 2019	\$433,600	\$406,542	\$27,058	\$433,600	\$433,600
Assessments - Prepayments	\$0	\$356,178	\$0	\$356,178	\$0
Interest Income	\$0	\$23	\$7	\$30	\$0
Carry Forward Surplus	\$145,432	\$145,246	\$0	\$145,246	\$406,812

<b>Total Revenues</b>	<b>\$579,032</b>	<b>\$907,990</b>	<b>\$27,065</b>	<b>\$935,055</b>	<b>\$840,412</b>
-----------------------	------------------	------------------	-----------------	------------------	------------------

### Expenditures

#### Series 2019

Interest 11/1	\$144,806	\$146,177	\$0	\$146,177	\$140,147
Special Call 11/1	\$0	\$140,000	\$0	\$140,000	\$125,000
Principal 11/1	\$0	\$0	\$0	\$0	\$140,000
Interest 5/1	\$144,806	\$142,066	\$0	\$142,066	\$137,959
Special Call 5/1	\$0	\$10,000	\$0	\$10,000	\$0
Special Call 8/1	\$0	\$0	\$90,000	\$90,000	\$0

<b>Total Expenditures</b>	<b>\$289,612</b>	<b>\$438,242</b>	<b>\$90,000</b>	<b>\$528,242</b>	<b>\$543,106</b>
---------------------------	------------------	------------------	-----------------	------------------	------------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$289,420</b>	<b>\$469,748</b>	<b>(\$62,935)</b>	<b>\$406,812</b>	<b>297,306</b>
---------------------------------------	------------------	------------------	-------------------	------------------	----------------

11/1/22 Interest	\$	137,959
11/1/22 Principal	\$	140,000
	\$	277,959

**Armstrong**  
**Community Development District**  
**Series 2019A, Special Assessment Bonds (Assessment Area 2)**  
**(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 7,260,000	\$ 140,000	\$ 140,146.88	\$ 280,146.88
5/1/22	\$ 7,120,000	\$ -	\$ 137,959.38	\$ -
11/1/22	\$ 7,120,000	\$ 140,000	\$ 137,959.38	\$ 415,918.75
5/1/23	\$ 6,980,000	\$ -	\$ 135,771.88	\$ -
11/1/23	\$ 6,980,000	\$ 145,000	\$ 135,771.88	\$ 416,543.75
5/1/24	\$ 6,835,000	\$ -	\$ 133,506.25	\$ -
11/1/24	\$ 6,835,000	\$ 150,000	\$ 133,506.25	\$ 417,012.50
5/1/25	\$ 6,685,000	\$ -	\$ 131,162.50	\$ -
11/1/25	\$ 6,685,000	\$ 155,000	\$ 131,162.50	\$ 417,325.00
5/1/26	\$ 6,530,000	\$ -	\$ 128,450.00	\$ -
11/1/26	\$ 6,530,000	\$ 160,000	\$ 128,450.00	\$ 416,900.00
5/1/27	\$ 6,370,000	\$ -	\$ 125,650.00	\$ -
11/1/27	\$ 6,370,000	\$ 165,000	\$ 125,650.00	\$ 416,300.00
5/1/28	\$ 6,205,000	\$ -	\$ 122,762.50	\$ -
11/1/28	\$ 6,205,000	\$ 170,000	\$ 122,762.50	\$ 415,525.00
5/1/29	\$ 6,035,000	\$ -	\$ 119,787.50	\$ -
11/1/29	\$ 6,035,000	\$ 180,000	\$ 119,787.50	\$ 419,575.00
5/1/30	\$ 5,855,000	\$ -	\$ 116,637.50	\$ -
11/1/30	\$ 5,855,000	\$ 185,000	\$ 116,637.50	\$ 418,275.00
5/1/31	\$ 5,670,000	\$ -	\$ 113,400.00	\$ -
11/1/31	\$ 5,670,000	\$ 190,000	\$ 113,400.00	\$ 416,800.00
5/1/32	\$ 5,480,000	\$ -	\$ 109,600.00	\$ -
11/1/32	\$ 5,480,000	\$ 200,000	\$ 109,600.00	\$ 419,200.00
5/1/33	\$ 5,280,000	\$ -	\$ 105,600.00	\$ -
11/1/33	\$ 5,280,000	\$ 205,000	\$ 105,600.00	\$ 416,200.00
5/1/34	\$ 5,075,000	\$ -	\$ 101,500.00	\$ -
11/1/34	\$ 5,075,000	\$ 215,000	\$ 101,500.00	\$ 418,000.00
5/1/35	\$ 4,860,000	\$ -	\$ 97,200.00	\$ -
11/1/35	\$ 4,860,000	\$ 225,000	\$ 97,200.00	\$ 419,400.00
5/1/36	\$ 4,635,000	\$ -	\$ 92,700.00	\$ -
11/1/36	\$ 4,635,000	\$ 230,000	\$ 92,700.00	\$ 415,400.00
5/1/37	\$ 4,405,000	\$ -	\$ 88,100.00	\$ -
11/1/37	\$ 4,405,000	\$ 240,000	\$ 88,100.00	\$ 416,200.00
5/1/38	\$ 4,165,000	\$ -	\$ 83,300.00	\$ -
11/1/38	\$ 4,165,000	\$ 250,000	\$ 83,300.00	\$ 416,600.00
5/1/39	\$ 3,915,000	\$ -	\$ 78,300.00	\$ -
11/1/39	\$ 3,915,000	\$ 260,000	\$ 78,300.00	\$ 416,600.00
5/1/40	\$ 3,655,000	\$ -	\$ 73,100.00	\$ -
11/1/40	\$ 3,655,000	\$ 270,000	\$ 73,100.00	\$ 416,200.00
5/1/41	\$ 3,385,000	\$ -	\$ 67,700.00	\$ -
11/1/41	\$ 3,385,000	\$ 280,000	\$ 67,700.00	\$ 415,400.00
5/1/42	\$ 3,105,000	\$ -	\$ 62,100.00	\$ -
11/1/42	\$ 3,105,000	\$ 295,000	\$ 62,100.00	\$ 419,200.00
5/1/43	\$ 2,810,000	\$ -	\$ 56,200.00	\$ -
11/1/43	\$ 2,810,000	\$ 305,000	\$ 56,200.00	\$ 417,400.00

**Armstrong**  
**Community Development District**  
**Series 2019A, Special Assessment Bonds (Assessment Area 2)**  
**(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/44	\$ 2,505,000	\$ -	\$ 50,100.00	\$ -
11/1/44	\$ 2,505,000	\$ 320,000	\$ 50,100.00	\$ 420,200.00
5/1/45	\$ 2,185,000	\$ -	\$ 43,700.00	\$ -
11/1/45	\$ 2,185,000	\$ 330,000	\$ 43,700.00	\$ 417,400.00
5/1/46	\$ 1,855,000	\$ -	\$ 37,100.00	\$ -
11/1/46	\$ 1,855,000	\$ 345,000	\$ 37,100.00	\$ 419,200.00
5/1/47	\$ 1,510,000	\$ -	\$ 30,200.00	\$ -
11/1/47	\$ 1,510,000	\$ 355,000	\$ 30,200.00	\$ 415,400.00
5/1/48	\$ 1,155,000	\$ -	\$ 23,100.00	\$ -
11/1/48	\$ 1,155,000	\$ 370,000	\$ 23,100.00	\$ 416,200.00
5/1/49	\$ 785,000	\$ -	\$ 15,700.00	\$ -
11/1/49	\$ 785,000	\$ 385,000	\$ 15,700.00	\$ 416,400.00
5/1/50	\$ 400,000	\$ -	\$ 8,000.00	\$ -
11/1/50	\$ 400,000	\$ 400,000	\$ 8,000.00	\$ 416,000.00
<b>Totals</b>		<b>\$ 7,260,000</b>	<b>\$ 5,116,922</b>	<b>\$ 12,376,921.88</b>

## *SEVENTH ORDER OF BUSINESS*



## **RESOLUTION 2021-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR THE USE OF VIDEO SURVEILLANCE WITHIN THE DISTRICT'S AMENITIES AND FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Armstrong Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Clay County, Florida ("**County**"); and

**WHEREAS**, the District's amenities and facilities ("**Amenities**"), have been constructed in accordance with the District's purpose and improvement plan; and

**WHEREAS**, the District was required to obtain the consent of the local general purpose government prior to the exercise of powers related to the provision of security facilities or services, as provided in Section 190.012(2)(d), Florida Statutes; and

**WHEREAS**, effective July 12, 2016, the County adopted Ordinance No. 2016-23, granting certain special powers to the District related to security; and

**WHEREAS**, pursuant to Sections 119.071(3)(a) and 281.301, Florida Statutes, security system plans including "all records, information, photographs, audio and visual presentations, schematic diagrams . . . or portions thereof relating directly to the physical security of the facility or revealing security systems" are classified as confidential and exempt from the Public Records Act; and

**WHEREAS**, the Board of Supervisors ("**Board**") finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution a video surveillance policy, attached hereto as **Exhibit A** and incorporated herein by this reference ("**Video Surveillance Policy**"), for immediate use and application.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.

**SECTION 2.** The attached Video Surveillance Policy is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Video Surveillance Policy shall stay in full force and effect until such time as the Board may amend them. The Board reserves the right to approve such amendments by motion.

**SECTION 3.** The District's surveillance videos are confidential and exempt from disclosure to the public. Consequently, the District will deny any public records requests for District surveillance videos. However, the District may disclose the videos in accordance with the provisions of Section 119.071, Florida Statutes. Finally, the District will strictly follow this policy since the Public Records Act imposes punishments for violations, which are enforced by Florida's Criminal Code.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of July, 2021.

ATTEST:

**ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Video Surveillance Policy

## Exhibit A

### **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT** **VIDEO SURVEILLANCE POLICY**

#### 1. Purpose of Security Cameras

This policy sets out the framework within which the Armstrong Community Development District (“District”) will use security cameras. The District will use security cameras to enhance the safety and security of District residents, guests, staff and property, while protecting the individuals’ right to privacy.

The security camera installation consists of dedicated cameras providing real-time surveillance. The primary use of security cameras is to discourage inappropriate and illegal behavior and to enhance the opportunity to apprehend offenders.

Video monitoring of public areas will be limited to uses that do not violate the reasonable expectation of privacy as defined by law. Information obtained will be used exclusively for law and/or policy enforcement.

#### 2. Signage

The District will post signs in relevant areas to read: **“Attention: This area is under video surveillance. All activity is recorded.”**

The cameras are positioned only to record those areas specified by the District Manager which will complement other measures to maintain a safe and secure environment.

#### 3. Camera Locations

In general, cameras are located to view areas prone to vandalism or activity in violation of the District’s *Amenity Policies*.

#### 4. Use/Disclosure of Video Records:

Video data is recorded and stored on a secure Digital Video Recorder equipped with onboard hard drive storage. Normal retention period for recordings is up to thirty calendar days, per Florida Department of State Record Retention Schedule for Surveillance Recordings, then automatically erased by recording over unless required for evidence. Records required for evidence are saved to CD and stored in a secure environment. Such records will be destroyed when no longer required for evidence.

Access to camera monitoring is limited to the Amenity Manager, the District Manager, and those authorized by the District Manager. Only the Amenity Manager, the District Manager or appointees designated by the District Manager are authorized to operate the video security system.

Access to video records shall be limited to authorized District appointees, who shall only access such records during the course of their regular duties to:

- a. Identify the person or persons responsible for District *Amenity Policies* violations, criminal activity, or actions considered disruptive to normal District operations.
- b. Assist law enforcement agencies in accordance with applicable state and federal laws.

Any such review of video recordings will be with the knowledge and approval of the District Manager or his/her designee. Only the District Manager shall be authorized to release any video record to anyone other than an authorized employee, including but not limited to, law enforcement personnel, media, patrons and other persons.

#### 5. Public Records Requests:

The District's surveillance videos are confidential and exempt from disclosure to the public. Consequently, the District will deny any public records requests for District surveillance videos. However, the District may—but is not required to—disclose the videos to (1) itself; (2) in furtherance of the official duties and responsibilities of the District; (3) to another agency in furtherance of that agency's official duties and responsibilities; and (4) upon a showing of good cause before a court of competent jurisdiction. The District will also comply with any court orders that require disclosure of surveillance videos. Finally, the District will strictly follow this policy since the Public Records Act imposes punishments for violations, which are enforced by Florida's Criminal Code.

*EIGHTH ORDER OF BUSINESS*

*B.*

## **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

July 8, 2021

1. Ratification of Requisitions 91  
2019A Construction Account
2. Consideration of Requisition 92 - 93  
2019A Construction Account

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

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**2019A BONDS**  
**REQUISITION SUMMARY**  
**July 8, 2021**

<b>2019A REQUISITIONS TO BE RATIFIED</b>					<b>Requisition Amount</b>
17-Jun	91	Besch & Smith	Pay App #21 (Retainage)	Greyhawk Phases 2 & 3	\$ 319,589.71
<b>REQUISITIONS TO BE RATIFIED</b>					<b>\$ 319,589.71</b>
<b>2019A REQUISITIONS TO BE APPROVED</b>					<b>Requisition Amount</b>
8-Jul	92	England Thims & Miller	CEI Services - May 2021 (WA#6) - Invoices 198331	Greyhawk Phases 3A and 3B	\$ 155.25
8-Jul	93	Eisman & Russo	CEI Services- April 2021 - Invoice 2338-20	Greyhawk Phases 2 & 3	\$ 143.74
<b>REQUISITIONS TO BE APPROVED</b>					<b>\$ 298.99</b>

**TOTAL REQUISITIONS TO BE APPROVED JULY 8, 2021    \$            319,888.70**



## **FORM OF REQUISITION**

### **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A**

The undersigned, a Responsible Officer of Armstrong Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2017, as supplemented by a Third Supplemental Trust Indenture, dated as of October 1, 2019 (collectively, the “Indenture”; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- (a) Requisition Number: 93
- (b) Name of Payee: Eisman & Russo  
6455 Powers Avenue  
Jacksonville, FL 32217
- (c) Amount Payable: \$ 143.74
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable): Greyhawk Phases 2&3 CEI Services – (April 2021)  
Invoices 2338.20
- (e) Fund or Account from which disbursement to be made:  
\$ 143.74 from the Series 2019A Acquisition and Construction Account.  
\$\_\_\_\_\_ from the Series 2019A Cost of Issuance Account.

The undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,  
or  
☐ this requisition is for Costs of issuance that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund or the 2019A Cost of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project; and
- 4. each disbursement represents a Cost of the Project which has not previously been paid.

5. The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

If this requisition is for a disbursement from other than Costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019A Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

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



6455 Powers Avenue  
Jacksonville, FL 32217  
904-733-1478

Governmental Management Services, LLC  
Town Center 1 at World Golf Village  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
Jim Perry

Invoice number 2338-20  
Date 05/12/2021

Project **2338 Grey Hawk Phases 2 & 3 CEI**

Professional Services through 04/30/2021.

#### CEI SERVICES

	Hours	Rate	Billed Amount
<b>Sr. Inspector</b>			
Leonel J. Diaz	2.00	73.37	146.74
Invoice total			146.74
Prepayment applied			-3.00
Amount due this invoice			<b>143.74</b>

#### Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
<b>CEI SERVICES</b>	102,057.68	101,910.94	146.74
<b>Total</b>	<b>102,057.68</b>	<b>101,910.94</b>	<b>146.74</b>

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2338-19	03/30/2021	953.81		953.81			
2338-20	05/12/2021	143.74	143.74				
	<b>Total</b>	<b>1,097.55</b>	<b>143.74</b>	<b>953.81</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

## **FORM OF REQUISITION**

### **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019A**

The undersigned, a Responsible Officer of Armstrong Community Development District (the “Issuer”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2017, as supplemented by a Third Supplemental Trust Indenture, dated as of October 1, 2019 (collectively, the “Indenture”; all capitalized terms used herein shall have the meaning ascribed to such terms in the Indenture):

- (a) Requisition Number: 92
- (b) Name of Payee: England-Thims & Miller, Inc.
- (c) Amount Payable: \$ 155.25
- (d) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of issuance, if applicable): Greyhawk Phases 3A and 3B-CEI Services (May 2021) WA#6 -Invoice 198331
- (e) Fund or Account from which disbursement to be made:

\$ 155.25 from the Series 2019A Acquisition and Construction Account.

\$ \_\_\_\_\_ from the Series 2019A Cost of Issuance Account. The

undersigned hereby certifies that:

- 1. ☒ obligations in the stated amount set forth above have been incurred by the Issuer,  
or  
☐ this requisition is for Costs of issuance that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund or the 2019A Cost of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project; and
- 4. each disbursement represents a Cost of the Project which has not previously been paid.
- 5. The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim

affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Responsible Officer

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

If this requisition is for a disbursement from other than Costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019A Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

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



Teresa Viscarra  
 Armstrong Community Development District  
 1408 Hamlin Avenue, Unit E  
 c/o Teresa Viscarra  
 tviscarra@gmscfl.com  
 St. Cloud, FL 34771

June 7, 2021  
 Project No: 21014.00000  
 Invoice No: 0198331

Project 21014.00000 Greyhawk Phases 3A and 3B - CEI Services (WA#6)

**Professional Services rendered through May 31, 2021**

Task	01	CEI Services-Phase 3A			
			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			0.00	6,812.50	6,812.50
Contract Limit					7,278.00
Remaining					465.50
<b>Total this Task</b>					<b>0.00</b>

Task	02	CEI Services-Phase 3B			
			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			0.00	7,572.50	7,572.50
Contract Limit					9,704.00
Remaining					2,131.50
<b>Total this Task</b>					<b>0.00</b>

Task	03	Progress Meetings			
			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			0.00	2,168.50	2,168.50
Contract Limit					4,632.00
Remaining					2,463.50
<b>Total this Task</b>					<b>0.00</b>

Task	04	Reimbursable Expenses			
<b>Expenses</b>					
Other Taxes & Licenses					155.25
<b>Total Expenses</b>				<b>1.0 times</b>	<b>155.25</b>
			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			155.25	155.25	310.50
Contract Limit					3,000.00
Remaining					2,689.50

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-842-9590 • fax 904-646-9485  
 CA-00002584 LC-0000316

**Total this Task                      \$155.25**

-----  
Task                      05                      Plat Coordination

**Total this Task                      0.00**

**Invoice Total this Period                      \$155.25**

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
0197875	5/6/2021	5,791.00
<b>Total</b>		<b>5,791.00</b>

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32256 • tel 904-642-8990 • fax 904-646-9485  
CA-00002584 LC-0000316

*D.*



# Armstrong CDD



**EVERGREEN**

LIFESTYLES MANAGEMENT

Alex Boyer

July 2021

Facility Manager Report

## **Amenities**

### **Overview**

- Armstrong Amenities are running smoothly. Monthly Facility inspections have been completed.

### **Facility Usage & Updates**

### **Amenity Pool/ Covered Patio**

### **Fitness Center**

### **Outdoor Amenities**

### **New Project/Proposals**

**Maintenance  
Projects  
Completed**

- The Pool stairs have been serviced and fixed
- Partial areas of the pool deck have been fixed. Vendor is scheduled to come back at a later date.

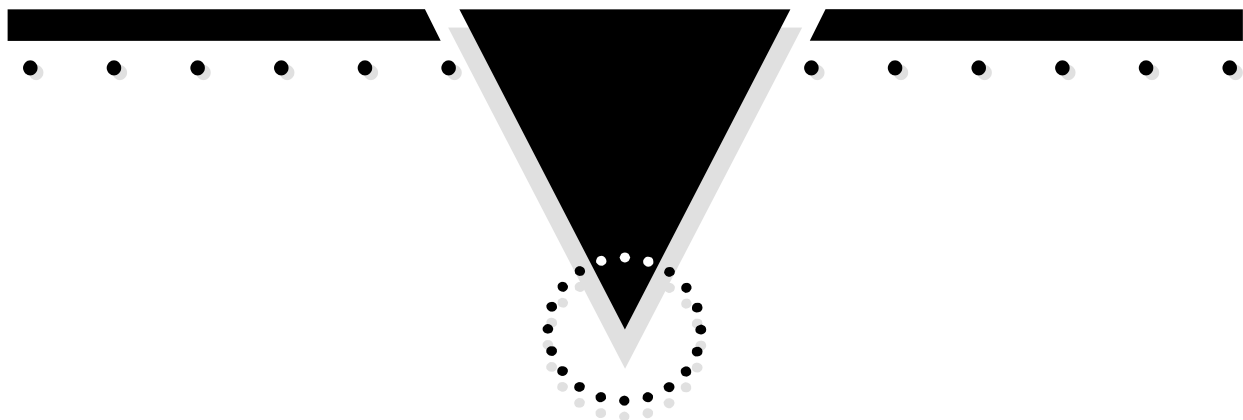
**Lifestyles**

**Events Updates**

***Other:***  
Attachments

## *TENTH ORDER OF BUSINESS*

*A.*



# **Armstrong Community Development District**

**Unaudited Financial Reporting  
June 30, 2021**



**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
June 30, 2021

	<b>Governmental Fund Types</b>			<b>Totals (Memorandum Only) 2021</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
<b><u>ASSETS:</u></b>				
Cash	\$120,720	---	---	\$120,720
Investments:				
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$174,554	---	\$174,554
Acquisition/Construction	---	---	\$9,751	\$9,751
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$16	\$16
<u>Series 2019</u>				
Reserve	---	\$425,425	---	\$425,425
Capitalized Interest	---	\$4	---	\$4
Revenue	---	\$261,950	---	\$261,950
Prepayment	---	\$215,343	---	\$215,343
Acquisition/Construction	---	---	\$74,919	\$74,919
Prepaid Expenses	\$2,729	---	---	\$2,729
Due from Developer	\$77,069	---	---	\$77,069
Due from General Fund	---	\$1,294	---	\$1,294
Due from Other	\$14,638	---	---	\$14,638
<b>TOTAL ASSETS</b>	<b>\$215,155</b>	<b>\$1,360,376</b>	<b>\$84,686</b>	<b>\$1,660,217</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	---	---	---	\$0
Due to Construction	\$24,247	---	---	\$24,247
Due to Debt Service 2017A	\$668	---	---	\$668
Due to Debt Service 2019	\$626	---	---	\$626
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,360,376	---	\$1,360,376
Restricted for Capital Projects	---	---	\$84,686	\$84,686
Unassigned	\$189,615	---	---	\$189,615
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$215,155</b>	<b>\$1,360,376</b>	<b>\$84,686</b>	<b>\$1,660,217</b>

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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended June 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 06/30/21</b>	<b>ACTUAL THRU 06/30/21</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - Net	\$294,400	\$294,400	\$324,901	\$30,501
Cost Share - Tynes Blvd.	\$36,000	\$24,000	\$14,638	(\$9,362)
Developer Subsidy - Net	\$29,440	\$19,627	\$0	(\$19,627)
Developer Contributions	\$154,137	\$115,603	\$115,603	\$0
Miscellaneous Income	\$0	\$0	\$43	\$43
<b>TOTAL REVENUES</b>	<b>\$513,977</b>	<b>\$453,629</b>	<b>\$455,185</b>	<b>\$1,555</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$6,400	\$2,400	\$4,000
FICA Expense	\$734	\$490	\$184	\$306
Engineering Fees	\$10,000	\$6,667	\$3,012	\$3,654
Arbitrage	\$600	\$600	\$1,100	(\$500)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$4,667	\$5,350	(\$683)
Attorney Fees	\$20,000	\$13,333	\$3,531	\$9,802
Annual Audit	\$5,800	\$0	\$0	\$0
Trustee Fees	\$3,717	\$7,758	\$7,758	\$0
Management Fees	\$45,000	\$30,000	\$33,750	(\$3,750)
Information Technology	\$1,500	\$1,000	\$1,125	(\$125)
Telephone	\$300	\$200	\$83	\$117
Postage	\$300	\$200	\$405	(\$205)
Insurance	\$6,484	\$6,484	\$6,484	\$0
Printing & Binding	\$2,000	\$1,333	\$837	\$497
Legal Advertising	\$2,500	\$1,667	\$778	\$889
Other Current Charges	\$500	\$333	\$240	\$93
Website Administration	\$1,000	\$667	\$750	(\$83)
Property Taxes	\$1,200	\$0	\$0	\$0
Office Supplies	\$100	\$67	\$129	(\$62)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	<b>\$123,511</b>	<b>\$87,040</b>	<b>\$73,090</b>	<b>\$13,950</b>
<b><u>Field</u></b>				
Security	\$30,000	\$10,000	\$34,923	(\$24,923)
Electric	\$1,500	\$1,000	\$850	\$150
Water & Sewer/Irrigation	\$48,500	\$32,333	\$17,103	\$15,230
Repairs & Maintenance	\$5,000	\$3,333	\$513	\$2,821
Landscape Contract	\$61,977	\$41,318	\$53,453	(\$12,135)
Landscape Contingency	\$5,000	\$3,333	\$3,080	\$253
Landscape Pond Banks	\$0	\$0	\$5,801	(\$5,801)
Lake Maintenance	\$10,000	\$6,667	\$7,020	(\$353)
Irrigation Repairs	\$10,000	\$6,667	\$1,126	\$5,541
Total Field	<b>\$171,977</b>	<b>\$104,651</b>	<b>\$123,869</b>	<b>(\$19,217)</b>



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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended June 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 06/30/21</b>	<b>ACTUAL THRU 06/30/21</b>	<b>VARIANCE</b>
<b><u>Amenity Center</u></b>				
Insurance	\$23,102	\$23,102	\$22,536	\$566
Phone/Internet/Cable	\$5,000	\$3,333	\$1,554	\$1,779
Electric	\$20,000	\$13,333	\$8,833	\$4,500
Water/Irrigation	\$15,000	\$10,000	\$3,457	\$6,543
Gas	\$1,000	\$667	\$747	(\$81)
Refuse Service	\$2,500	\$1,667	\$1,533	\$134
Security Monitoring	\$600	\$400	\$0	\$400
Access Cards	\$2,500	\$1,667	\$439	\$1,228
Field Mgmt/Admin	\$15,000	\$10,000	\$0	\$10,000
Landscape Contract	\$30,631	\$20,421	\$22,703	(\$2,282)
Fitness Equipment Lease	\$17,500	\$11,667	\$12,737	(\$1,070)
Janitorial Services	\$43,646	\$29,097	\$16,108	\$12,990
Janitorial Supplies	\$6,500	\$4,333	\$593	\$3,740
Pool Maintenance	\$12,600	\$8,400	\$9,233	(\$833)
Repairs & Maintenance	\$11,810	\$7,873	\$2,089	\$5,785
Special Events	\$4,000	\$2,667	\$3,218	(\$552)
Holiday Decorations	\$3,000	\$2,000	\$807	\$1,193
Fitness Center Repairs/Supplies	\$900	\$600	\$285	\$315
Office Supplies	\$1,500	\$1,000	\$104	\$896
ASCAP/BMI License Fees	\$500	\$333	\$0	\$333
Pest Control	\$1,200	\$800	\$360	\$440
Total Amenity Center	<b>\$218,489</b>	<b>\$153,360</b>	<b>\$107,337</b>	<b>\$46,023</b>
<b>TOTAL EXPENDITURES</b>	<b>\$513,977</b>	<b>\$345,051</b>	<b>\$304,295</b>	<b>\$40,756</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$108,578</b>	<b>\$150,889</b>	<b>\$42,311</b>
Net change in Fund Balance	<b>\$0</b>	<b>\$108,578</b>	<b>\$150,889</b>	<b>\$42,311</b>
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$38,726</b>	
<b>Fund Blance - Ending</b>	<b>\$0</b>		<b>\$189,615</b>	

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

**DEBT SERVICE FUND**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended June 30, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 06/30/21</u>	<u>ACTUAL THRU 06/30/21</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,777	\$958
Interest Income	\$0	\$0	\$16	\$16
<b><i>TOTAL REVENUES</i></b>	<b><u>\$265,819</u></b>	<b><u>\$265,819</u></b>	<b><u>\$266,793</u></b>	<b><u>\$975</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017A</u></b>				
Interest Expense - 11/1	\$97,797	\$97,797	\$97,797	\$0
Principal Expense - 11/1	\$70,000	\$70,000	\$70,000	\$0
Interest Expense - 5/1	\$96,528	\$96,528	\$96,528	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$264,325</u></b>	<b><u>\$264,325</u></b>	<b><u>\$264,325</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$1,494</u>	<u>\$1,494</u>	<u>\$2,468</u>	<u>\$975</u>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$11)	(\$11)
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$11)</u></b>	<b><u>(\$11)</u></b>
Net change in Fund Balance	<u>\$1,494</u>	<u><u>\$1,494</u></u>	<u>\$2,458</u>	<u><u>\$964</u></u>
FUND BALANCE - Beginning	<b>\$171,155</b>		<b>\$454,570</b>	
FUND BALANCE - Ending	<b><u>\$172,649</u></b>		<b><u>\$457,028</u></b>	

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

**DEBT SERVICE FUND**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended June 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 06/30/21</b>	<b>ACTUAL THRU 06/30/21</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - 2019	\$433,600	\$406,542	\$406,542	\$0
Assessments - Prepayment	\$0	\$0	\$356,178	\$356,178
Interest Income	\$0	\$0	\$23	\$23
<b><i>TOTAL REVENUES</i></b>	<b><u>\$433,600</u></b>	<b><u>\$406,542</u></b>	<b><u>\$762,744</u></b>	<b><u>\$356,202</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2019</u></b>				
Interest Expense - 11/1	\$144,806	\$144,806	\$144,806	\$0
Interest Expense - 2/1	\$0	\$0	\$1,370	(\$1,370)
Special Call - 2/1	\$0	\$0	\$140,000	(\$140,000)
Special Call - 5/1	\$0	\$0	\$10,000	(\$10,000)
Interest Expense - 5/1	\$144,806	\$144,806	\$142,066	\$2,741
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$289,613</u></b>	<b><u>\$289,613</u></b>	<b><u>\$438,242</u></b>	<b><u>(\$148,630)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$143,988</u>	<u>\$116,930</u>	<u>\$324,502</u>	<u>\$207,572</u>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in Fund Balance	<u>\$143,988</u>	<u>\$116,930</u>	<u>\$324,502</u>	<u>\$207,572</u>
FUND BALANCE - Beginning	<b><u>\$145,432</u></b>		<b><u>\$578,846</u></b>	
FUND BALANCE - Ending	<b><u>\$289,420</u></b>		<b><u>\$903,348</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 June 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 06/30/21</b>	<b>ACTUAL THRU 06/30/21</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1	\$1
Miscellaneous Income	\$0	\$0	(\$7,561)	(\$7,561)
<b><i>TOTAL REVENUES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$7,560)</u></b>	<b><u>(\$7,560)</u></b>
<b><u>EXPENDITURES:</u></b>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(7,560)</u></b>	<b><u>(7,560)</u></b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$11	\$11
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$11</u></b>	<b><u>\$11</u></b>
Net change in Fund Balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$7,550)</u></b>	<b><u>(\$7,550)</u></b>
FUND BALANCE - Beginning	<b><u>\$0</u></b>		<b><u>\$17,317</u></b>	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$9,767</u></b>	

**ARMSTRONG**  
COMMUNITY DEVELOPMENT DISTRICT

**CAPITAL PROJECTS**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended June 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 06/30/21</b>	<b>ACTUAL THRU 06/30/21</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$2	\$2
Developer Subsidy	\$0	\$0	\$1,605,865	\$1,605,865
Miscellaneous Income	\$0	\$0	\$181,593	\$181,593
<b><i>TOTAL REVENUES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$1,787,459</u></b>	<b><u>\$1,787,459</u></b>
<b><u>EXPENDITURES:</u></b>				
Improvements	\$0	\$0	\$1,870,186	(\$1,870,186)
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$1,870,186</u></b>	<b><u>(\$1,870,186)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$82,727)</u></b>	<b><u>(\$82,727)</u></b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in Fund Balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$82,727)</u></b>	<b><u>(\$82,727)</u></b>
FUND BALANCE - Beginning	<b><u>\$0</u></b>		<b><u>\$157,646</u></b>	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$74,919</u></b>	

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b><u>Revenues:</u></b>													
Special Assessments - Net	\$0	\$1,526	\$290,099	\$16,329	\$8,050	\$0	\$7,197	\$960	\$740	\$0	\$0	\$0	\$324,901
Cost Share - Tynes Blvd.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,096	\$1,542	\$0	\$0	\$0	\$14,638
Developer Subsidy - Net	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$38,534	\$38,534	\$0	\$0	\$38,534	\$0	\$0	\$0	\$0	\$0	\$115,603
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$43
Total Revenues	\$0	\$1,526	\$328,633	\$54,864	\$8,050	\$0	\$45,775	\$14,056	\$2,282	\$0	\$0	\$0	\$455,185

**Expenditures:**

***Administrative***

Supervisor Fees	\$800	\$200	\$0	\$0	\$0	\$800	\$0	\$0	\$600	\$0	\$0	\$0	\$2,400
FICA Expense	\$61	\$15	\$0	\$0	\$0	\$61	\$0	\$0	\$46	\$0	\$0	\$0	\$184
Engineering Fees	\$316	\$231	\$810	\$1,152	\$126	\$252	\$126	\$0	\$0	\$0	\$0	\$0	\$3,012
Arbitrage	\$0	\$550	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination Agent	\$583	\$583	\$583	\$583	\$583	\$683	\$583	\$583	\$583	\$0	\$0	\$0	\$5,350
Attorney Fees	\$360	\$228	\$146	\$455	\$239	\$564	\$1,540	\$0	\$0	\$0	\$0	\$0	\$3,531
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$1,125
Telephone	\$0	\$0	\$13	\$11	\$0	\$22	\$13	\$13	\$10	\$0	\$0	\$0	\$83
Postage	\$0	\$99	\$91	\$0	\$61	\$23	\$11	\$6	\$115	\$0	\$0	\$0	\$405
Insurance	\$6,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,484
Printing & Binding	\$117	\$78	\$29	\$35	\$164	\$11	\$11	\$23	\$369	\$0	\$0	\$0	\$837
Legal Advertising	\$385	\$0	\$153	\$48	\$0	\$48	\$48	\$48	\$48	\$0	\$0	\$0	\$778
Other Current Charges	\$33	\$46	\$31	\$16	\$0	\$50	\$19	\$23	\$22	\$0	\$0	\$0	\$240
Website Administration	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$13	\$13	\$0	\$0	\$13	\$7	\$1	\$0	\$83	\$0	\$0	\$0	\$129
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$22,002	\$10,042	\$6,365	\$6,259	\$5,143	\$6,479	\$6,309	\$4,656	\$5,835	\$0	\$0	\$0	\$73,090

**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b>Field</b>													
Security	\$10,433	\$0	\$1,694	\$9,728	\$0	\$10,754	\$2,314	\$0	\$0	\$0	\$0	\$0	\$34,923
Electric	\$40	\$46	\$70	\$67	\$66	\$67	\$60	\$434	\$0	\$0	\$0	\$0	\$850
Water & Sewer/Irrigation	\$215	\$2,179	\$1,206	\$1,644	\$1,623	\$1,363	\$2,373	\$3,290	\$3,210	\$0	\$0	\$0	\$17,103
Repairs & Maintenance	\$513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$513
Landscape Contract	\$5,435	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$7,398	\$7,398	\$7,398	\$0	\$0	\$0	\$53,453
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875	\$1,205	\$0	\$0	\$0	\$0	\$3,080
Landscape Pond Banks	\$0	\$0	\$0	\$0	\$1,160	\$1,160	\$1,160	\$1,160	\$1,160	\$0	\$0	\$0	\$5,801
Lake Maintenance	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$0	\$0	\$0	\$7,020
Irrigation Repairs	\$0	\$417	\$0	\$0	\$0	\$0	\$709	\$0	\$0	\$0	\$0	\$0	\$1,126
<b>Total Field</b>	<b>\$17,415</b>	<b>\$8,587</b>	<b>\$8,915</b>	<b>\$17,384</b>	<b>\$8,794</b>	<b>\$19,288</b>	<b>\$16,670</b>	<b>\$14,267</b>	<b>\$12,548</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$123,869</b>
<b>Amenity Center</b>													
Property Insurance	\$22,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,536
Phone/Internet/Cable	\$179	\$170	\$170	\$181	\$171	\$171	\$171	\$171	\$171	\$0	\$0	\$0	\$1,554
Electric	\$1,228	\$1,038	\$1,383	\$1,027	\$875	\$1,210	\$1,077	\$995	\$0	\$0	\$0	\$0	\$8,833
Water/Irrigation	\$0	\$403	\$382	\$382	\$368	\$370	\$461	\$529	\$562	\$0	\$0	\$0	\$3,457
Gas	\$113	\$3	\$85	\$115	\$164	\$109	\$85	\$73	\$0	\$0	\$0	\$0	\$747
Refuse Service	\$167	\$0	\$167	\$197	\$198	\$200	\$209	\$198	\$198	\$0	\$0	\$0	\$1,533
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$439
Facility Mgmt/Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$2,282	\$2,553	\$2,553	\$2,553	\$2,553	\$2,553	\$2,553	\$2,553	\$2,553	\$0	\$0	\$0	\$22,703
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$12,737
Janitorial Services	\$3,637	\$0	\$1,559	\$3,118	\$1,559	\$1,559	\$1,559	\$1,559	\$1,559	\$0	\$0	\$0	\$16,108
Janitorial Supplies	\$0	\$120	\$217	\$135	\$65	\$0	\$57	\$0	\$0	\$0	\$0	\$0	\$593
Pool Maintenance	\$1,050	\$1,050	\$1,082	\$1,050	\$1,050	\$1,300	\$1,377	\$1,275	\$0	\$0	\$0	\$0	\$9,233
Repairs & Maintenance	\$288	\$324	\$165	\$157	\$595	\$0	\$488	\$72	\$0	\$0	\$0	\$0	\$2,089
Special Events	\$367	\$444	\$1,446	\$668	\$0	\$243	\$50	\$0	\$0	\$0	\$0	\$0	\$3,218
Holiday Decorations	\$0	\$0	\$762	\$0	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$807
Fitness Center Repairs/Supplies	\$0	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Office Supplies	\$0	\$0	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$0	\$0	\$0	\$0	\$360
<b>Total Amenity Center</b>	<b>\$33,308</b>	<b>\$7,564</b>	<b>\$11,818</b>	<b>\$11,482</b>	<b>\$9,058</b>	<b>\$9,220</b>	<b>\$9,545</b>	<b>\$8,885</b>	<b>\$6,457</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$107,337</b>
<b>Total Expenditures</b>	<b>\$72,725</b>	<b>\$26,193</b>	<b>\$27,098</b>	<b>\$35,125</b>	<b>\$22,994</b>	<b>\$34,987</b>	<b>\$32,525</b>	<b>\$27,808</b>	<b>\$24,840</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$304,295</b>
Excess Revenues (Expenditures)	(\$72,725)	(\$24,666)	\$301,535	\$19,739	(\$14,945)	(\$34,987)	\$13,250	(\$13,752)	(\$22,558)	\$0	\$0	\$0	\$150,889

**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	(\$65,000)
	11/1/20	<u>(\$70,000)</u>
Current Bonds Outstanding:		<b><u>\$3,900,000</u></b>

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:		<b><u>\$0</u></b>

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:	2/1/21	(\$140,000)
	5/1/21	<u>(\$10,000)</u>
Current Bonds Outstanding:		<b><u>\$7,360,000</u></b>

Reserve Requirement:	\$425,425
Reserve Fund Balance:	\$425,425

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



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

-

**1. Recap of Capital Project Fund Activity Through June 30, 2021**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,417.98
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$1,219.74
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 June 30, 2021</b>	<b><u><u>\$9,766.88</u></u></b>

**2. Funds Available For Construction at June 30, 2021**

Book Balance of Construction Fund at June 30, 2021	\$9,766.88
Contracts in place at June 30, 2021	

**3. Investments - US Bank**

May 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$9,766.88
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<b><u><u>\$9,766.88</u></u></b>

Armstrong Community Development District  
Series 2017

						B	C	A	D	F	E	E	E	E	E	E	E
REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74									
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00												
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88									
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		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	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	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$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	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District  
Series 2017

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				\$16,200.00						\$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	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$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	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81				\$2,520.00					
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite 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	Sofitco	\$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	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81						\$38,072.70		
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$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	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	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			\$8,792,939.41	\$409,225.50	\$8,383,713.88	\$1,745,453.37	\$2,181,215.35	\$1,370,377.54	\$2,457,555.82	\$68,494.30	\$79,180.75	\$202,477.88	\$49,839.35	\$5,110.00	\$12,500.00	\$110,255.76	\$101,253.80

# Armstrong Community Development District Series 2017

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,417.97
TRANS FROM DEBT SERVICE	\$1,219.74
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$9,766.88

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$9,766.88
O/S REQ.	\$0.00
ADJ BALANCE	\$9,766.88
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

<b>Developer Contributions:</b>		
2/28/19	\$186,863.26	\$73,848.09
3/20/19	\$258,769.58	\$135,875.16
4/23/19	\$224,376.94	\$166,737.87
5/13/19	\$337,241.90	\$244,209.64
6/19/19	\$216,938.82	\$157,093.62
7/24/19	\$386,918.02	
8/15/19	\$210,143.92	
9/17/19	\$7,561.10	
24-Jun	(\$7,561.10)	
\$2,599,016.82	\$1,821,252.44	\$777,764.38

Prepaid CEC Fees:

\$16,826.67
\$23,789.43
<u>\$40,616.10</u>
\$81,232.20

INT REC'D	A	B	COI
Oct-17	\$54.56	\$39.18	\$2.28
Nov-17	\$563.76	\$404.90	\$9.57
Dec-17	\$545.58	\$391.84	\$0.01
Jan-18	\$563.94	\$405.03	\$0.01
Feb-18	\$528.11	\$379.09	\$0.01
Mar-18	\$466.85	\$335.05	\$0.01
Apr-18	\$468.11	\$335.63	\$0.01
May-18	\$492.70	\$352.76	\$0.00
Jun-18	\$370.12	\$263.83	
Jul-18	\$260.98	\$184.94	
Aug-18	\$256.31	\$180.61	
Sep-18	\$209.82	\$146.91	

	\$4,780.84	\$3,419.77	\$11.90	Transfer In
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.85		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.60	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$106.38
Jun-19	\$14.41	\$0.02		\$99.03
Jul-19	\$1.87	\$1.32		\$95.83
Aug-19	\$0.27	\$0.03		\$82.52
Sep-19	\$8.96	\$0.03		\$53.76

	\$699.41	\$475.07		\$972.98
Oct-19	\$9.28	\$0.03		\$46.83
Nov-19	\$2.48	\$0.01		\$40.31
Dec-19	\$2.11	\$1.96		\$32.77
Jan-20	\$2.19	\$2.02		\$33.86
Feb-20	\$2.19	\$2.02		\$33.77
Mar-20	\$1.81	\$1.67		\$27.96
Apr-20	\$0.82	\$0.75		\$12.60
May-20	\$0.14	\$0.13		\$2.18
Jun-20	\$0.15	\$0.13		\$2.25
Jul-20	\$0.09	\$0.08		\$1.31
Aug-20	\$0.08	\$0.07		\$1.23
Sep-20	\$0.07	\$0.07		\$1.13
	\$21.41	\$8.94		\$236.20

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
	\$0.63	\$0.00		\$10.56

**Armstrong**  
Community Development District  
Series 2019 Special Assessment Revenue Bonds

**1. Recap of Capital Project Fund Activity Through June 30, 2021**

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,405.50
Developer Contributions/Add'l Revenue	\$3,152,042.46
Transfer from Debt Service	\$0.00
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$397,308.14)
Roadway Improvements	(\$2,225,024.32)
Water, Sewer, Reuse & Electric	(\$1,728,413.76)
Stormwater Management System	(\$1,925,410.62)
Amenity Area	(\$2,671,439.84)
Neighborhood Parks	(\$419,866.62)
Contingency	\$0.00
Professional Fees	(\$479,808.60)
<b>Adjusted Balance in Construction Account at June 30, 2021</b>	<b><u><u>\$74,918.77</u></u></b>

**2. Funds Available For Construction at June 30, 2021**

Book Balance of Construction Fund at June 30, 2021	\$74,918.77
Contracts in place at June 30, 2021	

**3. Investments - US Bank**

June 30, 2021	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$74,918.77
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<b><u><u>\$74,918.77</u></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		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60		\$387,219.60	\$252,219.60		\$135,000.00				
4	11/15/19	CCUA	\$65,630.75		\$65,630.75	\$65,630.75						
5	11/15/19	Eisman & Russo	\$2,934.80		\$2,934.80							\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60		\$363,774.60	\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43		\$192,478.43							\$192,478.43
8	1/14/20	England Thims & Miller	\$3,000.00		\$3,000.00							\$3,000.00
9	1/14/20	England Thims & Miller	\$7,521.25		\$7,521.25							\$7,521.25
10	1/14/20	Hopping Green	\$111.65		\$111.65							\$111.65
11	12/16/19	Hadden Engineering	\$3,150.00		\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$600,869.78		\$600,869.78		\$67,500.00	\$533,369.78				
13	1/14/20	Eisman & Russo	\$5,285.64		\$5,285.64							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20		\$544,336.20		\$310,500.00	\$86,400.00	\$147,436.20			
15	2/20/20	England Thims & Miller	\$7,710.68		\$7,710.68							\$7,710.68
16	2/20/20	Eisman & Russo	\$1,430.72		\$1,430.72							\$1,430.72
17	2/20/20	Eisman & Russo	\$7,153.58		\$7,153.58							\$7,153.58
18	2/20/20	England Thims & Miller	\$9,965.73		\$9,965.73							\$9,965.73
19	2/20/20	Hopping Green	\$1,420.00		\$1,420.00							\$1,420.00
20	2/20/20	Besch and Smith	\$668,766.60		\$668,766.60	\$82,866.60	\$234,000.00	\$351,900.00				
21	3/20/20	Eisman & Russo	\$4,255.46		\$4,255.46							\$4,255.46
22	4/17/20	Besch and Smith	\$498,794.03		\$498,794.03	\$115,320.39	\$265,500.00	\$117,973.64				
23	3/20/20	England Thims & Miller	\$8,151.95		\$8,151.95							\$8,151.95
24	3/20/20	England Thims & Miller	\$450.00		\$450.00							\$450.00
25	3/20/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
26	6/24/20	Clay Electric	\$143,385.44		\$143,385.44		\$143,385.44					
27	5/20/20	England Thims & Miller	\$13,460.28		\$13,460.28							\$13,460.28
28	5/20/20	England Thims & Miller	\$1,582.04		\$1,582.04							\$1,582.04
29	5/20/20	England Thims & Miller	\$3,750.00		\$3,750.00							\$3,750.00
30	5/20/20	England Thims & Miller	\$2,650.00		\$2,650.00							\$2,650.00
31	5/20/20	Besch and Smith	\$184,270.26		\$184,270.26		\$184,270.26					
32	5/20/20	Eisman & Russo	\$8,584.29		\$8,584.29							\$8,584.29
33	5/20/20	CCUA	\$4,237.64		\$4,237.64		\$4,237.64					
34	5/20/20	CCUA	\$6,896.92		\$6,896.92		\$6,896.92					
35	6/24/20	Besch and Smith	\$265,109.40		\$265,109.40			\$265,109.40				
36	6/16/20	Eisman & Russo	\$7,483.74		\$7,483.74							\$7,483.74
37	6/16/20	England Thims & Miller	\$225.00		\$225.00							\$225.00
38	6/16/20	England Thims & Miller	\$3,250.00		\$3,250.00							\$3,250.00
39	7/28/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
40	7/28/20	Besch and Smith	\$199,339.24		\$199,339.24	\$199,339.24						
41	7/28/20	Scherer Construction	\$109,415.79		\$109,415.79					\$109,415.79		
42	7/28/20	Eisman & Russo	\$5,869.60		\$5,869.60							\$5,869.60
43	7/28/20	England Thims & Miller	\$7,272.39		\$7,272.39							\$7,272.39
44	7/28/20	England Thims & Miller	\$3,150.00		\$3,150.00							\$3,150.00
45	8/25/20	Besch and Smith	\$354,774.60		\$354,774.60	\$354,774.60						
46	8/25/20	England Thims & Miller	\$5,750.00		\$5,750.00							\$5,750.00
47	8/25/20	England Thims & Miller	\$1,965.00		\$1,965.00							\$1,965.00
48	9/23/20	England Thims & Miller	\$6,889.75		\$6,889.75							\$6,889.75
49	9/23/20	Besch and Smith	\$178,900.83		\$178,900.83	\$9,000.00	\$19,000.00			\$150,900.83		

# Armstrong Community Development District Series 2019

50	10/15/20	Eisman & Russo	\$5,576.12		\$5,576.12						\$5,576.12	
51	10/15/20	England Thims & Miller	\$524.00		\$524.00						\$524.00	
52	10/15/20	England Thims & Miller	\$532.00		\$532.00						\$532.00	
53	10/15/20	Besch and Smith	\$98,610.30		\$98,610.30		\$27,000.00	\$68,910.30			\$2,700.00	
54	10/15/20	Eisman & Russo	\$4,989.16		\$4,989.16						\$4,989.16	
55	12/3/20	Clay Electric	\$72,940.00		\$72,940.00		\$72,940.00					
56	12/3/20	Besch and Smith	\$39,470.50		\$39,470.50	\$19,660.31		\$19,155.30			\$654.89	
57	12/3/20	Eisman & Russo	\$7,043.52		\$7,043.52						\$7,043.52	
58	12/3/20	ECS Florida, LLC	\$850.00		\$850.00						\$850.00	
59	12/3/20	Eisman & Russo	\$5,649.49		\$5,649.49						\$5,649.49	
60	12/3/20	England Thims & Miller	\$3,626.20		\$3,626.20						\$3,626.20	
61	12/3/20	England Thims & Miller	\$2,196.34		\$2,196.34						\$2,196.34	
62	1/27/21	Besch and Smith	\$192,841.01		\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00		\$62,283.00					\$62,283.00		
64	1/27/21	ECS Florida, LLC	\$950.00		\$950.00						\$950.00	
65	1/27/21	Eisman & Russo	\$7,630.48		\$7,630.48						\$7,630.48	
66	1/27/21	Eisman & Russo	\$6,750.04		\$6,750.04						\$6,750.04	
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00		\$97,267.00					\$97,267.00		
68	1/27/21	England Thims & Miller	\$2,119.72		\$2,119.72						\$2,119.72	
69	1/27/21	Besch and Smith	\$279,255.93		\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00		\$1,000.00						\$1,000.00	
71	3/1/21	Besch and Smith	\$558,487.01		\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40		\$202.40						\$202.40	
73	3/2/21	England Thims & Miller	\$202.40		\$202.40						\$202.40	
74	4/1/21	England Thims & Miller	\$4,906.50		\$4,906.50						\$4,906.50	
75	4/1/21	England Thims & Miller	\$800.00		\$800.00						\$800.00	
76	4/1/21	Eisman & Russo	\$5,796.23		\$5,796.23						\$5,796.23	
77	4/1/21	Besch and Smith	\$260,102.21		\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61		\$1,933.61						\$1,933.61	
79	4/27/21	Eisman & Russo	\$3,375.02		\$3,375.02						\$3,375.02	
80	4/27/21	Besch and Smith	\$109,490.42		\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50		\$4,726.50						\$4,726.50	
81	5/28/21	Armstrong CDD	\$6,000.08		\$6,000.08		\$6,000.08					
82	5/28/21	England Thims & Miller	\$414.93		\$414.93						\$414.93	
83	5/28/21	England Thims & Miller	\$75.27		\$75.27						\$75.27	
84	5/28/21	England Thims & Miller	\$1,284.75		\$1,284.75						\$1,284.75	
85	5/28/21	Eisman & Russo	\$953.81		\$953.81						\$953.81	
86	6/15/21	Reimbursement - Req.81	(\$1,126.24)		(\$1,126.24)		(\$1,126.24)					
87	6/18/21	Besch and Smith	\$6,272.81		\$6,272.81			\$6,272.81				
88	6/18/21	Armstrong CDD	\$2,500.00		\$2,500.00		\$2,500.00					
89	6/18/21	Armstrong CDD	\$5,892.00		\$5,892.00				\$5,892.00			
90	6/18/21	England Thims & Miller	\$5,791.00		\$5,791.00						\$5,791.00	
Grand Total			\$9,847,271.90	\$397,308.14	\$9,449,964.76	\$2,225,024.32	\$1,728,413.76	\$1,925,410.62	\$2,671,439.84	\$419,866.62	\$0.00	\$479,808.60

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,152,042.46
INT REC'D TO DATE	\$1,405.50
TRANS FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$9,847,271.90)
BALANCE	\$74,918.77

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$74,918.77
O/S REQ.	\$0.00
ADJ BALANCE	\$74,918.77
VARIANCE	(\$0.00)

INT REC'D	A	COI	Add'l Revenue/Developer Contributions:	
Oct-19	\$0.00	\$0.00		
Nov-19	\$194.83	\$1.42	6/23/20	\$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 FY19
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	\$39.48	\$0.00	8/20/20	\$255,658.30
May-20	\$4.78	\$0.00	9/21/20	\$185,790.58
Jun-20	\$1.95	\$0.00	9/28/20	\$157,645.00 Clay Electric
Jul-20	\$0.38	\$0.00	10/22/20	\$12,833.40
Aug-20	\$0.09	\$0.00	12/3/20	\$71,528.16 Greyhawk Venture
Sep-20	\$0.52	\$0.00	12/14/20	\$53,900.28
\$1,401.96		\$2.02	12/16/20	\$41,066.88
Oct-20	\$0.12	\$0.00	1/27/21	\$555,129.53
Nov-20	\$0.43	\$0.00	3/1/21	\$558,891.81
Dec-20	\$0.25	\$0.00	4/1/21	\$273,538.55
Jan-21	\$0.24	\$0.00	4/5/21	\$16,041.75 Feldman & Mahoney Chk#1
Feb-21	\$0.34	\$0.00	4/26/21	\$112,865.44
Mar-21	\$0.00	\$0.00	5/27/21	\$13,455.34 Greyhawk Venture
Apr-21	\$0.00	\$0.00	6/18/21	\$20,455.81
May-21	\$0.07	\$0.00	6/28/21	\$57,750.30
Jun-21	\$0.07	\$0.00		\$3,152,042.46
\$1.52		\$0.00		





*B.*

# Armstrong

## Community Development District

### Summary of Check Register

June 1, 2021 to June 30, 2021

Fund	Date	Check No.'s	Amount
General Fund	6/1/21	471-475	\$ 13,647.58
	6/2/21	476-479	\$ 3,727.46
	6/7/21	480	\$ 4,811.61
	6/14/21	481-488	\$ 10,770.13
	6/16/21	489	\$ 171.17
	6/18/21	490	\$ 1,054.00
	6/28/21	491-493	\$ 11,881.58
			<hr/>
			\$ 46,063.53
			<hr/>
			<b>\$ 46,063.53</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/01/21	00034	4/12/21 1033	202106 330-57200-34500	SECURITY SVC JUN21-SEP21	*	10,753.50	
		4/12/21 1033	202106 330-57200-34500	SECURITY SVC JUN21-SEP21	V	10,753.50-	
				BUSINESS INVESTMENT HOLDINGS DBA			.00 000471
6/01/21	00019	6/01/21 4916B	202106 320-53800-46800	LAKE MAINTENANCE JUN21	*	780.00	
				SITEX AQUATICS			780.00 000472
6/01/21	00043	6/01/21 5667	202106 330-57200-46300	JANITORIAL SERVICES JUN21	*	1,558.80	
				SUMMIT FACILITY SOLUTIONS INC			1,558.80 000473
6/01/21	00021	5/28/21 15357	202105 320-53800-46200	LANDSCAPE MAINT MAY21	*	4,363.75	
		5/28/21 15357	202105 330-57200-46200	AMENITY LANDSCAPE MAY21	*	2,552.58	
		5/28/21 15357	202105 320-53800-46200	TYNES BLVD EXT. MAY21	*	800.97	
		5/28/21 15357	202105 320-53800-46200	GREYHAWK PHASE II MAY21	*	2,233.41	
		5/28/21 15357	202105 320-53800-46400	GREYHAWK LAKE MAINT MAY21	*	1,160.20	
				TREE AMIGOS OUTDOOR SERVICES INC.			11,110.91 000474
6/01/21	00047	5/25/21 28614-40	202106 330-57200-43300	REFUSE SRVC 06/01-06/30	*	197.87	
				WM CORPORATE SERVICES INC			197.87 000475
6/02/21	00045	6/02/21 06022021	202106 300-20700-10000	FY21 DEBT SERV SER 2017A	*	1,342.65	
				ARMSTRONG CDD C/O USBANK			1,342.65 000476
6/02/21	00045	6/02/21 06022021	202106 300-20700-10300	FY21 DEBT SERV SER 2019A	*	1,258.57	
				ARMSTRONG CDD C/O USBANK			1,258.57 000477
6/02/21	00045	6/02/21 06022021	202106 300-13100-10100	CCUA METER SIZE REIMBURSE	*	1,125.84	
		6/02/21 06022021	202106 300-13100-10100	CCUA METER SIZE REIMBURSE	V	1,125.84-	
				ARMSTRONG CDD C/O USBANK			.00 000478
6/02/21	00045	6/02/21 06022021	202106 300-13100-10100	CCUA METER SIZE REIMBURSE	*	1,126.24	
				ARMSTRONG CDD C/O USBANK			1,126.24 000479
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/07/21	00001	6/01/21 68	202106 310-51300-34000	MANAGEMENT FEES JUN21	*	3,750.00	
		6/01/21 68	202106 310-51300-49500	WEBSITE ADMIN JUN21	*	83.33	
		6/01/21 68	202106 310-51300-35100	INFORMATION TECH JUN21	*	125.00	
		6/01/21 68	202106 310-51300-31300	DISSEMINATION FEE JUN21	*	583.33	
		6/01/21 68	202106 310-51300-51000	OFFICE SUPPLIES	*	12.59	
		6/01/21 68	202106 310-51300-42000	POSTAGE	*	1.39	
		6/01/21 68	202106 310-51300-42500	COPIES	*	245.70	
		6/01/21 68	202106 310-51300-41000	TELEPHONE	*	10.27	
GOVERNMENTAL MANAGEMENT SERVICES							4,811.61 000480
6/14/21	00031	5/28/21 562490	202105 330-57200-46500	MTHLY PEST CONTROL MAY21	*	45.00	
APEX PEST CONTROL, INC.							45.00 000481
6/14/21	00034	6/10/21 1033	202106 300-15500-10000	SECURITY SVC JUL21	*	2,728.50	
BUSINESS INVESTMENT HOLDINGS DBA							2,728.50 000482
6/14/21	00016	6/04/21 567729JU	202106 320-53800-43100	3518 ROYAL PINES DR IRRG	*	442.02	
		6/04/21 568411JU	202106 320-53800-43100	3682 ROYAL PINES DR IRRG	*	787.62	
		6/04/21 574046JU	202106 330-57200-43100	3645 ROYAL PINES DR POOL	*	263.47	
		6/04/21 574047JU	202106 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	298.12	
		6/04/21 574048JU	202106 320-53800-43100	3645 ROYAL PINES DR IRRG	*	590.46	
		6/04/21 577060JU	202106 320-53800-43100	875 TYNES BLVD IRRG JUN21	*	511.62	
		6/04/21 577061JU	202106 320-53800-43100	705 TYNES BLVD IRRG JUN21	*	437.22	
		6/04/21 586607JU	202106 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	68.60	
		6/04/21 586608JU	202106 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	110.82	
		6/04/21 588041JU	202106 320-53800-43100	3846 SUNBERRY LANE IRRG	*	79.92	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/07/21 594522	202106 320-53800-43100		*	181.46	
		SVC ORDER#NC860347 APP.					
				CLAY COUNTY UTILITY AUTHORITY			3,771.33 000483
6/14/21 00007		5/19/21 324823	202106 310-51300-48000		*	48.00	
		NOT.OF MEETING 06/10/21					
				CLAY TODAY			48.00 000484
6/14/21 00025		5/31/21 MAY2021-	202105 330-57200-46700		*	1,150.00	
		MAY 21 - POOL MAINTENANCE					
				CROWN POOLS, INC.			1,150.00 000485
6/14/21 00003		5/31/21 122776	202104 310-51300-31500		*	1,539.50	
		LDSCPE MNT/SECURITY AGRMT					
				HOPPING GREEN & SAMS			1,539.50 000486
6/14/21 00018		6/01/21 618146	202105 330-57200-44000		*	1,415.21	
		JUN 21 - FITNESS EQUIP					
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000487
6/14/21 00027		6/04/21 22100762	202105 330-57200-43200		*	72.59	
		3645 ROYAL PINES DR-MAY21					
				TECO			72.59 000488
6/16/21 00024		6/07/21 30020859	202106 330-57200-41500		*	171.17	
		JUN 21 - INTERNET/PHONE					
				AT&T			171.17 000489
6/18/21 00100		6/11/21 9054872M	202105 320-53800-43000		*	34.00	
		3599 ROYAL PINES DR IRRG					
		6/11/21 9082120M	202105 330-57200-43000		*	995.00	
		3645 ROYAL PINES DR AMNTY					
		6/11/21 9082351M	202105 320-53800-43000		*	25.00	
		705 TYNES BLVD IRRG MAY21					
				CLAY ELECTRIC COOPERATIVE, INC.			1,054.00 000490
6/28/21 00053		6/28/21 143934	202106 310-51300-42500		*	35.00	
		LOAD/CVRT/POSTAL DOC/LASR					
		6/28/21 143934	202106 310-51300-42500		*	37.50	
		FORM LAYOUT/PREP MRG IMG					
		6/28/21 143934	202106 310-51300-42500		*	40.64	
		LASER ONE SHEET FRNT&BACK					
		6/28/21 143934	202106 310-51300-42500		*	10.00	
		FOLDER CUSTOMER MATERIALS					
		6/28/21 143934	202106 310-51300-51000		*	35.00	
		CUSTOM #10 WINDOW ENVELOP					

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/28/21		143934	202106 310-51300-51000	INSRT.MAIL SEAL/DELIVER	*	35.00	
6/28/21		143934	202106 310-51300-42000	POSTAGE	*	103.95	
6/28/21		143934	202106 310-51300-42000	AFFIX POSTAGE STAMP	*	10.00	
ADVANCES DIRECT MARKETING SERVICES							307.09 000491
6/28/21	00020	5/30/21	ARMCDD05 202104 330-57200-46000	PLAYGRND SUPPLY-PLAY MATT	*	391.32	
		5/30/21	ARMCDD05 202105 330-57200-46000	HOME DEPOT-ROTARY TOOL KT	*	72.26	
EVERGREEN LIFESTYLES MANAGEMENT LLC							463.58 000492
6/28/21	00021	6/28/21	15553 202106 320-53800-46200	LANDSCAPE MAINT JUN21	*	4,363.75	
		6/28/21	15553 202106 330-57200-46200	AMENITY LANDSCAPE JUN21	*	2,552.58	
		6/28/21	15553 202106 320-53800-46200	TYNES BLVD EXT. JUN21	*	800.97	
		6/28/21	15553 202106 320-53800-46200	GREYHAWK PHASE II JUN21	*	2,233.41	
		6/28/21	15553 202106 320-53800-46400	GREYHAWK LAKE MAINT JUN21	*	1,160.20	
TREE AMIGOS OUTDOOR SERVICES INC.							11,110.91 000493
TOTAL FOR BANK A						46,063.53	
TOTAL FOR REGISTER						46,063.53	

ARMS ARMSTRONG TVISCARRA



## Invoice

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

Date	Invoice #
6/1/2021	4916B

## Bill To

Armstrong CDD  
Governmental Management Services-CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771  
Attn: Teresa Viscarra

**APPROVED***By Alex Boyer at 11:00 am, May 28, 2021*

Field- Pond Maintenance

REC  
MAY 28 2021  
BY: [Signature]

#19  
Jun 21  
320 578 466

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 6 Waterways	780.00	780.00
	Sales Tax	7.00%	0.00
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
		<b>Balance Due</b>	<b>\$780.00</b>



Invoice Date  
06/01/2021

Invoice Number  
5667

21 Janet Drive  
Plainview NY 11803

**APPROVED**

**By Alex Boyer at 11:31 am, Jun 01, 2021**

Amenity- Janitorial

Teresa Viscarra  
Armstrong CDD  
1408 Hamlin Avenue, Unit E  
Saint Cloud, FL 34771

To ensure proper credit, please  
reference this invoice number on your  
remittance advice.

**PLEASE REMIT PAYMENT TO:**

Summit Facility Solutions  
21 Janet Drive  
Plainview, NY 11803

Total Amount Due:

**\$1,558.80**

Terms:

**Net 30 Days**

Service Location: 100119 Customer: 400088 Billing Period: 06/01/2021 - 06/30/2021

**Greyhawk**

1090 Oakleaf Plantation Pkwy  
Orange Park, FL 32065

Description	Quantity	UOM	Price	Amount
June Recurring Services				
General Cleaning Services - 3x/week	1.00	each	1,558.80	1,558.80
<b>Subtotal</b>				<b>1,558.80</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - Greyhawk</b>				<b>1,558.80</b>

<b>Subtotal</b>	
	<b>\$1,558.80</b>
<b>Sales Tax</b>	
	<b>\$0.00</b>
<b>Total Amount Due:</b>	
	<b>\$1,558.80</b>



**APPROVED**

By Alex Boyer at 3:14 pm, May 26, 2021



# Tree Amigos

Outdoor Services

Field-Landscape

**Invoice**

Invoice#: 15357

Date: 05/28/2021



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

**Project:** 20104  
Armstrong CDD Maintenance

Description	Quantity	Price	Ext Price
May Monthly Landscape Maintenance Common Areas <del>320</del> 338.462	1.00	4,363.75	4,363.75
May Monthly Maintenance Amenity Center <del>330</del> 572.462	1.00	2,552.58	2,552.58
May Monthly Maintenance Tynes Blvd Extension 462	1.00	800.97	800.97
May Monthly Maintenance Greyhawk Phase II 462	1.00	2,233.41	2,233.41
May Monthly Maintenance Greyhawk Lakes <del>320</del> 578.464	1.00	1,160.20	1,160.20

**Notes:**

**Invoice Total: \$11,110.91**



# INVOICE

**Customer ID:****2-52706-92375**

Customer Name:

ARMSTRONG CDD

Service Period:

06/01/21-06/30/21

Invoice Date:

05/25/2021

Invoice Number:

0028614-4031-7

**How To Contact Us****Visit [wm.com](http://wm.com)**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:  
**(904) 695-0500**

**Your Payment Is Due****Due Upon Receipt**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$197.87****Previous Balance**

197.87

+

**Payments**

(197.87)

+

**Adjustments**

0.00

+

**Current Invoice Charges**

197.87

=

**Total Account Balance Due****197.87****DETAILS OF SERVICE****Details for Service Location:**

**Grey Hawk Ho Association, 1090 Oakleaf Plantation Pkwy, Orange Park FL 32065**

**Customer ID: 2-52706-92375**

Description	Date	Ticket	Quantity	Amount
8 Yard Dumpster 1X Week	06/01/21		1.00	112.10
Environmental Charge				26.90
Fuel Surcharge				13.04
Compliance and Business Impact Charge				11.10
Administrative Charge				7.00
CLAY CO FRAN FEE 16.3% (ADS)				27.73
<b>Total Current Charges</b>				<b>197.87</b>



Please detach and send the lower portion with payment --- (no cash or staples) ---



ADVANCED DISPOSAL SVCS JACKSONVILLE, LLC  
CLAY COUNTY HAULING  
PO BOX 42930  
PHOENIX, AZ 85080  
(904) 695-0500

**Invoice Date**

05/25/2021

**Invoice Number**

0028614-4031-7

**Customer ID**

(Include with your payment)

**2-52706-92375****Payment Terms**

Due Upon Receipt

**Total Due**

\$197.87

**Amount**

4031000025270692375000286140000001978700000019787 0

0102368 01 AB 0.425 \*\*AUTO T0 0 7146 34771-858877 -C04-P02480-I1

I0290C78



**ARMSTRONG CDD**  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

Remit To:



**WM CORPORATE SERVICES, INC.**  
AS PAYMENT AGENT  
PO BOX 4648  
CAROL STREAM, IL 60197-4648

**THINK GREEN®**

023-0000795-4031-6

## 5 EASY WAYS TO PAY

**Automatic Payment**

Set up recurring payments with us at [wm.com/myaccount](http://wm.com/myaccount).

**Pay Through Your Financial Institution**

Make a payment from your financial institution using your Customer ID.

**One-Time Payment**

At your desk or on the go, use [wm.com](http://wm.com) or our WM mobile app for a quick and easy payment.

**Pay by Phone**

Payable 24/7 using our automated system at 866-964-2729.

**Mail it**

Write it, stuff it, stamp it, mail it. Envelope provided.

## HOW TO READ YOUR INVOICE

How To Contact Us		Your Payment Is Due		Your Total Due	
<b>Visit <a href="http://wm.com">wm.com</a></b> To set up your online profile, sign up for paperless billing, manage your account, view holidays/schedules, pay your bill or schedule a pickup. Customer Service (866) 964-2729		<b>August 19, 2017</b> If full payment of the invoiced amount is not received by the invoice due date, you will be charged a monthly late charge of 2.5% of the unpaid amount, with a maximum charge of \$5.00, or such lesser late charge allowed under applicable law, regulation or contract.		<b>\$124.73</b> If payment is received after 08/19/2017: <b>\$126.60</b> See reverse for important messages.	
<b>2</b> Previous Balance 7.12	<b>+</b> Payments (97.12)	<b>+</b> Adjustments 0.00	<b>+</b> Current Charges 124.73	<b>=</b> Total Due 124.73	
<b>Details for Service Location</b> 311 Jackson Street, Stockton CA 95205 Customer ID: 2-92290-00885 PO Number: 45693					
<b>Description</b>	<b>Date</b>	<b>Ticket</b>	<b>Quantity</b>	<b>Amount</b>	
98 Toner	07/01/17		1.00	90.00	
96 Toner Recycle	07/01/17		1.00	0.00	
Ext. Setup Service	07/01/17	5634	1.00	15.00	
Fuel/Environmental Charge				19.73	
<b>Total Current Charges</b>				<b>124.73</b>	

**1** States the date payment is due to Waste Management. Anything beyond that date may incur additional charges. Your **Total Due** is the total amount of current charges and any previous unpaid balances combined.

**2** Previous balance is the total due from your previous invoice. We subtract any **Payments Received/Adjustments** and add your **Current Charges** from this billing cycle to get a **Total Due** on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire **Total Due** to avoid a late charge or service interruption.

**3** Service location details the total current charges of this invoice.



# Automatic Payments

Don't worry about missing bills or payments. With AutoPay, you can set it once and let us do the rest.

Get started by visiting [wm.com/autopay](http://wm.com/autopay)

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

**CHECK HERE TO CHANGE CONTACT INFO**

List your new billing information below. For a change of service address, please contact Waste Management.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

**CHECK HERE TO SIGN UP FOR AUTOMATIC PAYMENT ENROLLMENT**

If I enroll in Automatic Payment services, I authorize Waste Management to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying Waste Management at [wm.com](http://wm.com) or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email Address	
Date	
Bank Account Holder Signature	

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](mailto:RMCbankruptcy@wm.com) or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

# CHECK REQUEST FORM

---

DISTRICT/ASSOCIATION: Armstrong Community Development District

DATE: 6/2/21

PAYABLE TO: Armstrong CDD c/o USBank #45

AMOUNT REQUESTED: \$1,342.65

REQUESTED BY: T.Viscarra

ACCOUNT # 001-300-20700-10000

DESCRIPTION OF NEED: FY21 Debt Service Assessments Series 2017A

---

---

APPROVED BY: T.Viscarra

SIGNATURE: 

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019A
12/11/20	12/1/20	WIRE	\$ 14,720.00	\$ 14,720.00	\$ 14,720.00	\$ -
2/26/21	2/1/21	WIRE	\$ 7,360.00	\$ 7,360.00	\$ 7,360.00	\$ -
4/5/21 & 4/8/21	4/1/21	1741 & WIRE	\$ 73,771.10	\$ 73,771.10	\$ -	\$ 73,771.10
4/23/2021 & 5/28/21	5/1/21	1742 & 300	\$ 7,360.00	\$ 7,360.00	\$ 7,360.00	\$ -
	9/1/21		\$ 110,656.65	\$ -	\$ -	\$ -
			\$ 213,867.75	\$ 103,211.10	\$ 29,440.00	\$ 73,771.10

# CHECK REQUEST FORM

---

DISTRICT/ASSOCIATION: Armstrong Community Development District

DATE: 6/2/21

PAYABLE TO: Armstrong CDD c/o USBank #45

AMOUNT REQUESTED: \$1,258.57

REQUESTED BY: T.Viscarra

ACCOUNT # 001-300-20700-10300

DESCRIPTION OF NEED: FY21 Debt Service Assessments Series 2019A

\_\_\_\_\_

\_\_\_\_\_

APPROVED BY: T. Viscarra

SIGNATURE: 

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019A
12/11/20	12/1/20	WIRE	\$ 14,720.00	\$ 14,720.00	\$ 14,720.00	\$ -
2/26/21	2/1/21	WIRE	\$ 7,360.00	\$ 7,360.00	\$ 7,360.00	\$ -
4/5/21 & 4/8/21	4/1/21	1741 & WIRE	\$ 73,771.10	\$ 73,771.10	\$ -	\$ 73,771.10
4/23/2021 & 5/28/21	5/1/21	1742 & 300	\$ 7,360.00	\$ 7,360.00	\$ 7,360.00	\$ -
	9/1/21		\$ 110,656.65	\$ -	\$ -	\$ -
			\$ 213,867.75	\$ 103,211.10	\$ 29,440.00	\$ 73,771.10

# CHECK REQUEST FORM

---

DISTRICT/ASSOCIATION: Armstrong Community Development District

DATE: 6/2/21

PAYABLE TO: Armstrong CDD c/o USBank

#45

AMOUNT REQUESTED: \$1,126.24

REQUESTED BY: T.Viscarra

ACCOUNT # 001-300-13100-10100

DESCRIPTION OF NEED: Clay County Utility Authority Meter Size Reimbursement

1980 Amberly Drive & 544 Tynes Boulevard

APPROVED BY: T. Viscarra

SIGNATURE: T. Viscarra





# Clay County Utility Authority

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

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

March 25, 2021

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

Re: Letter Agreement (Agreement) for the meter change out of two (2) 1 1/2-inch reclaimed irrigation water meters to two (2) 1-inch reclaimed irrigation water meters, for Tract I to be located at 1980 Amberly Drive and Tract J to be located at 544 Tynes Boulevard, Orange Park, Florida.

Dear Mr. O'Reilly:

This is to advise you (Developer) that the Clay County Utility Authority (Utility) will provide the installation of the two (2) 1-inch reclaimed irrigation water meters, to the above-referenced locations.

Reclaimed Irrigation Meter Charge	\$ 827.34
Credit for Unused 1 1/2-inch Reclaimed Irrigation Meters	(\$ 1,953.58)
Total Credit Due:	<u>(\$ 1,126.24)</u>

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

All of the provisions in the original Developer Agreement SS19/20-3, dated November 18, 2019, entitled *Greyhawk Subdivision, Units 2 & 3 - Consisting of 300 Single Family Lots*, recorded in Official Records Book 4257, pages 769 through 786, will remain in full force and effect.

All of the provisions in the original Letter Agreement SS20/21-8, dated March 9, 2021, will remain in full force and effect.

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

Please feel free to contact me by phone at (904) 213-2468, or by email at [jgibbs@clayutility.org](mailto:jgibbs@clayutility.org), if you have any questions or require any additional information.

Sincerely,  
CLAY COUNTY UTILITY AUTHORITY

*Jina M. Gibbs*

Jina M. Gibbs  
Service Availability Specialist, II  
cc: CCUA Job File 2019-112C1

Accepted by:  
ARMSTRONG COMMUNITY DEVELOPMENT  
DISTRICT

By:   
Print Name: \_\_\_\_\_  
Title: Liam O'Reilly - Chairman  
Date: 3-26-2021

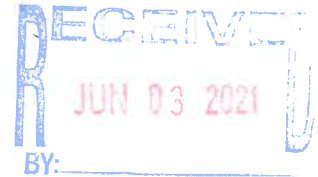
Conservation • Commitment • Community

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 68**Invoice Date:** 6/1/21**Due Date:** 6/1/21**Case:****P.O. Number:****Bill To:**

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



Description	#	Hours/Qty	Rate	Amount
Management Fees - June 2021	310-51334		3,750.00	3,750.00
Website Administration - June 2021	498		83.33	83.33
Information Technology - June 2021	331		125.00	125.00
Dissemination Agent Services - June 2021	313		583.33	583.33
Office Supplies	51		12.59	12.59
Postage	42		1.39	1.39
Copies	423		245.70	245.70
Telephone	41		10.27	10.27
<b>Total</b>				<b>\$4,811.61</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,811.61</b>

Apex Pest Control

RECEIVED  
JUN 14 2021  
BY

**APPROVED**

**By Alex Boyer at 12:19 pm, Jun 14, 2021**

1180 US Highway 1, STE 105

Rockledge, FL 32955

1-800-929-2847

Amenity-Pest Control

Billing Account Information



Account #: 155407

REGISTRATION #: 5D722C2C

Armstrong CDD

1408 Hamlin Ave

St. Cloud, FL 34771

#31hd

330-572-465

Monthly Pest Control May 21

Statement Details

DATE	DESCRIPTION	INVOICE #	PO#	TAX	TOTAL	ADJUSTMENT	DAYS OLD	FIN CHARGE	GRAND TOTAL
For service at 3645 Royal Pines Dr Middleburg, FL 32068									
5/28/2021	Pest Control - Monthly Service	562490		\$0.00	\$45.00	\$0.00	7	\$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](#)

Viewpoint Security d/b/a Business Investment  
Holdings Corp  
1348 Beach Blvd  
P.O. Box 50041  
Jacksonville Bch, FL 32240

# Invoice

Date	Invoice #
6/10/2021	1033

Bill To
Armstrong CDD Teresa Viscarra Governmental Management S 1408 Hamlin Avenue, Unit E St. Cloud, FL 34771

**APPROVED**

**By Alex Boyer at 9:21 am, Jun 10, 2021**

Amenity- Security Monitoring

RECEIVED  
JUN 11 2021  
BY: \_\_\_\_\_

#34  
Security Svc Jul 21  
1-3-155-1

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

Quantity	Description	Rate	Amount
102	June 27th, 2021 - July 27th, 2021	26.75	2,728.50
Total			\$2,728.50



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

### Water

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

Base Charges (Prepaid)	06/04/21 to 07/09/21					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
------------------------------------	--	--	--	--	--	--------

### Sewer

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

### Reuse

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

82100744	1	06/01/21	29	6749	6944	195
Base Charges (Prepaid)						\$41.06
Consumption Charges	Tier 1	35.8	X	0.81		\$29.00
Proration Factor: 0.9667	Tier 2	12.5	X	1.59		\$19.88
	Tier 3	146.7	X	2.40		\$352.08

### Other Charges

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

Current Charges	\$442.02
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$442.02
------------------	----------

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$442.02 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$706.02 was posted to your account on 05/17/2021.

#16  
320.538 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

ADDRESSEE:

AYC0603B  
2000000815 34/1



ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



### Bill Summary

Bill Date	06/04/21
Current Charges	\$442.02
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$442.02

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00568411

Service Address: 3682 Royal Pines Drive Reclaimed Irrigation

Route #: MC05530006

### Water

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

Base Charges (Prepaid)	06/04/21 to 07/09/21					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
------------------------------------	--	--	--	--	--	--------

### Sewer

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

### Reuse

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

83801396	1	06/01/21	29	5341	5680	339
Base Charges (Prepaid)						\$41.06
Consumption Charges	Tier 1	35.8	X	0.81		\$29.00
Proration Factor: 0.9667	Tier 2	12.5	X	1.59		\$19.88
	Tier 3	290.7	X	2.40		\$697.68

### Other Charges

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

Current Charges	\$787.62
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$787.62
------------------	----------

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$787.62 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$787.53 was posted to your account on 05/17/2021.

#16  
220.578.431

RECEIVED  
JUN 03 2021  
BY: \_\_\_\_\_

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC0603B  
2000000816 34/2

ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



### Bill Summary

Bill Date	06/04/21
Current Charges	\$787.62
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$787.62

MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 06/04/2021  
Service Address: 3645 Royal Pines Drive Pool

Customer #: 00574046  
Route #: MC05560400

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	06/01/21	29	2009	2126	117
Base Charges (Prepaid)		06/04/21 to 07/09/21				\$27.21
Consumption Charges		Tier 1	117.0	X	2.01	\$235.17
Proration Factor: 0.9667		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.09

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges			0.0	X	4.48	\$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		\$263.47
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$263.47</b>

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/17L207RVHORLW/refsmi\\_ext\\_inl\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/17L207RVHORLW/refsmi_ext_inl_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$263.47 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$231.31 was posted to your account on 05/17/2021.

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)

#16  
330572-431

RECEIVED  
JUN 09 2021  
BY: \_\_\_\_\_

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:

AYC0603B 30040 1 MB 0.450  
7000030313 00.0074.0285 30040/1



ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



CCUA-1170-4

### Bill Summary

Bill Date	06/04/21
Current Charges	\$263.47
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$263.47

### MAIL PAYMENT TO:



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

00574046 3 MC05560400 0000026347 0000000 06252021 0 0



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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 06/04/2021

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	06/01/21	29	106	108	2

Base Charges (Prepaid)	06/04/21 to 07/09/21					\$87.01
Consumption Charges	Tier 1	2.0	X	2.01		\$4.02
Proration Factor: 0.9667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.09

### Sewer

Base Charges (Prepaid)						\$197.04
Consumption Charges	2.0	X	4.48			\$8.96

### 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	\$298.12
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$298.12</b>

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_inl\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_inl_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$298.12 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$298.12 was posted to your account on 05/17/2021.

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)

#16  
330.572.431

RECEIVED  
JUN 09 2021  
BY: \_\_\_\_\_

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

### ADDRESSEE:

AYC0603B 30040 1 MB 0.450  
7000030314 00.0074.0285 30040/2

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



CCUA-1170-4

### Bill Summary

Bill Date	06/04/21
Current Charges	\$298.12
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$298.12

### MAIL PAYMENT TO:



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

00574047 0 MC05560402 0000029812 0000000 06252021 0 0





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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 06/04/2021

Customer #: 00574048

Service Address: 3645 Royal Pines Drive Reclaimed Irrigation

Route #: MC05560404

### Water

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

Base Charges (Prepaid)	06/04/21 to 07/09/21					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
------------------------------------	--	--	--	--	--	--------

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	06/01/21	29	3825	4093	268
Base Charges (Prepaid)						\$82.13
Consumption Charges	Tier 1	72.5	X	0.81		\$58.73
Proration Factor: 0.9667	Tier 2	24.2	X	1.59		\$38.48
	Tier 3	171.3	X	2.40		\$411.12

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$590.46
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$590.46</b>

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

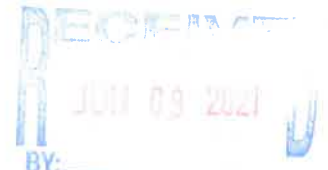
You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/l/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/l/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$590.46 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$563.96 was posted to your account on 05/17/2021.

#16  
320 538 431



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 Reclaimed Irrigation

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

### ADDRESSEE:

AYC0603B 30040 1 MB 0.450  
7000030315 00.0074.0285 30040/3

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



CCUA-1170-4

### Bill Summary

Bill Date	06/04/21
Current Charges	\$590.46
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$590.46

### MAIL PAYMENT TO:



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

00574048 2 MC05560404 0000059046 0000000 06252021 0 0



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

14

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00577060

Service Address: 875 Tynes Blvd Reclaimed Irrigation

Route #: MC05560359

### Water

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

Base Charges (Prepaid)	06/04/21 to 07/09/21					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
------------------------------------	--	--	--	--	--	--------

### Sewer

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

### Reuse

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

86278202	1	06/01/21	29	2845	3069	224
Base Charges (Prepaid)						\$41.06
Consumption Charges	Tier 1	35.8	X	0.81		\$29.00
Proration Factor: 0.9667	Tier 2	12.5	X	1.59		\$19.88
	Tier 3	175.7	X	2.40		\$421.68

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$511.62
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$511.62</b>

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$511.62 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$345.93 was posted to your account on 05/17/2021.

#16  
320.538 431

RECEIVED  
JUN 09 2021  
BY: \_\_\_\_\_

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AYC0603B  
2000000818 34/4

ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



### Bill Summary

Bill Date	06/04/21
Current Charges	\$511.62
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$511.62

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00577061

Service Address: 705 Tynes Blvd Reclaimed Irrigation

Route #: MC05560361

### Water

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

Base Charges (Prepaid)	06/04/21 to 07/09/21					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge						\$0.00
------------------------------------	--	--	--	--	--	--------

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	06/01/21	29	2665	2858	193
Base Charges (Prepaid)						\$41.06
Consumption Charges	Tier 1	35.8	X	0.81		\$29.00
Proration Factor: 0.9667	Tier 2	12.5	X	1.59		\$19.88
	Tier 3	144.7	X	2.40		\$347.28

### Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$437.22
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$437.22</b>

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$437.22 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$463.53 was posted to your account on 05/17/2021.

#16  
320-536-431

RECEIVED  
JUN 09 2021  
BY: \_\_\_\_\_

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577061

705 Tynes Blvd Reclaimed Irrigation

Route #:MC05560361

Route Group:26

ADDRESSEE:

AYC0603B  
2000000817 34/3

ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



### Bill Summary

Bill Date	06/04/21
Current Charges	\$437.22
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$437.22

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00586607

Service Address: 3976 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560323

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 06/04/21 to 07/09/21 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137737	1	06/01/21	29	1205	1239	34
Base Charges (Prepaid) \$41.06						
Consumption Charges Tier 1 34.0 X 0.81 \$27.54						
Proration Factor: 0.9667 Tier 2 0.0 X 1.59 \$0.00						
Tier 3 0.0 X 2.40 \$0.00						

### Other Charges

Administrative Fees (Prepaid) \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$68.60						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$68.60

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$68.60 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$237.93 was posted to your account on 05/17/2021.

#16  
220 578 431

RECEIVED  
JUN 09 2021  
BY: \_\_\_\_\_

Please return this portion with payment

### Bill Summary

Bill Date	06/04/21
Current Charges	\$68.60
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$68.60



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

### ADDRESSEE:

### MAIL PAYMENT TO:

AYC0603B  
2000000819 34/5

ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00586608

Service Address: 4121 Heatherbrook Place Reclaimed Irrigation

Route #: MC05560249

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 06/04/21 to 07/09/21 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						

Alternative Water Supply Surcharge \$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137740	1	06/01/21	29	582	639	57
Base Charges (Prepaid) \$41.06						
Consumption Charges Tier 1 35.8 X 0.81 \$29.00						
Proration Factor: 0.9667 Tier 2 12.5 X 1.59 \$19.88						
Tier 3 8.7 X 2.40 \$20.88						

### Other Charges

Administrative Fees (Prepaid) \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$110.82						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
<b>TOTAL AMOUNT DUE</b>						<b>\$110.82</b>

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

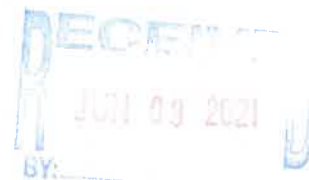
You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$110.82 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$105.93 was posted to your account on 05/17/2021.

#16  
220,538.431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0603B  
2000000820 34/6

ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



### Bill Summary

Bill Date	06/04/21
Current Charges	\$110.82
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$110.82

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/04/2021

Customer #: 00588041

Service Address: 3846 Sunberry Lane Reclaimed Irrigation

Route #: MC05560097

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 06/04/21 to 07/09/21 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	06/01/21	29	283	325	42
Base Charges (Prepaid) \$41.06						
Consumption Charges Tier 1 35.8 X 0.81 \$29.00						
Proration Factor: 0.9667 Tier 2 6.2 X 1.59 \$9.86						
Tier 3 0.0 X 2.40 \$0.00						

### Other Charges

Administrative Fees (Prepaid) \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$79.92						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$79.92

We will be collecting school supply donations for Tools 4 Clay Schools from June 1 -September 1. School supplies are given to Clay County public school teachers for students in need in their classrooms.

You can also shop their Amazon wish list: [https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi\\_ext\\_lnk\\_lcl\\_cl](https://smile.amazon.com/hz/charitylist/ls/17L207RVHORLW/refsmi_ext_lnk_lcl_cl)

Need assistance paying your bill? Lend a Helping Hand funds are available. Contact St Catherine's Catholic Church for assistance at 904-639-5839.

Please pay \$79.92 by 6/25/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$79.08 was posted to your account on 05/17/2021.

#16  
320538.431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC0603B  
2000000821 34/7

ARMSTRONG CDD  
C/O GMS, LLC, ANTHONY PEREGRINO  
1408 HAMLIN AVENUE, UNIT E  
SAINT CLOUD FL 34771-8588



### Bill Summary

Bill Date	06/04/21
Current Charges	\$79.92
Current Charges Past Due After	06/25/21
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$79.92

MAIL PAYMENT TO:



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



**Clay County Utility Authority**

3176 Old Jennings Road  
Middleburg, Florida 32068-3907  
Telephone (904) 272-5999  
Facsimile (904) 213-2497  
[www.clayutility.org](http://www.clayutility.org)

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

June 7, 2021

Armstrong CDD  
5385 N Nob Hill Road  
Sunrise, FL 33351

To Whom It May Concern:

Enclosed you will find your new service applications dated 06/07/21 for the irrigation meter located at 4173 Heatherbrook Place Irrigation, in Fleming Island, Florida. You were charged prorated water base fee in advance from 06/01/21, up to the next regular scheduled billing date of 08/05/21. Also charged, was a connection fee and the applicable security deposit as is required on all new service accounts.

This bill is due and payable upon receipt. Please return a copy of the application with your payment to insure credit to the proper account. I have enclosed a rate sheet for your convenience.

If you have any questions concerning your new account or the enclosed bill, please call. I can be reached at (904) 272-5999, extension 2481.

Sincerely,

Diana "DeeDee" Strickland  
Customer Service and Public Relations Manager  
Clay County Utility Authority

Enclosures



3176 Old Jennings Rd.  
Middleburg, FL 32068  
(904) 272-5999

## New Customer Application Clay County Utility Authority

www.clayutility.org  
twitter.com/CCUA

### New Customer Application & Receipt

Service Order # NC860347 Move In 06/01/2021 Application Date 06/07/2021 Prepared By Diana S

### Name, Mailing Address, and Service Address

Name Armstrong CDD

ID # 81-3603146

Customer # 00594522

Route # MC05560399

Contact Info Patti Powers

Attn

Address 5385 N Nob Hill Road

City, State, Zip Sunrise

FL 33351

1st  W 2nd  W 3rd  Fax

E-Mail Address

Service Address 4173 Heatherbrook Place

Customer Type 20

Prior Cust#

Deposit Amount

Transfer Information

Route #

Deposit Date

Service Order #

Prior Service Address

Cut Off Date

### Charges and Payment Information

Prepaid Charges from Move In Date 06/01/2021 To End Of Billing Period 08/05/2021

W S R

Prepaid Water Base Charge \$0.00

N N Y

Prepaid Sewage Base Charge \$0.00

Group Well Grinder

Prepaid Reuse Base Charge \$88.96

26

Eagle Harbor Administrative Charge

Eagle Harbor Capacity Charge

New Account Service Charge \$30.00

Meter Set Service Charge

After Hours Service Charge

How did we do? Visit  
[www.clayutility.org/survey/](http://www.clayutility.org/survey/)  
and select Survey #1 to let  
us know.

Other Charges

Security Deposit \$62.50

Total Charges \$181.46

Cash Payment \$0.00

Check or Money Order Payment \$0.00

Credit Card Payment \$0.00

Receipt # 1268655

Balance Due or (Over Payment) \$181.46

### Customer Acknowledgement

I acknowledge that it is my responsibility to be certain that my internal plumbing has been secured and all faucets are in the OFF position prior to your initiation of service. I have verified the above information and it is correct. Account collection fees and/or costs incurred by the CCUA in the course of collecting delinquent balances, which may be based on a percentage at a maximum of 40% of the debt, and all costs and expenses, including reasonable attorneys' fees, which the CCUA incurs in such collection efforts, will be paid, in addition to the original balance due, by the customer responsible for the delinquent balance.

Customer Signature

Date





# CLAY COUNTY

## UTILITY AUTHORITY

### ADOPTED COMMERCIAL RATES FISCAL YEAR 2020/2021

#### SYSTEM BASE CHARGES:

<u>Meter Size</u>	<u>Water</u>	<u>Wastewater</u>	<u>Reuse</u>
5/8" x 3/4"	\$10.86	\$24.62	\$16.42
3/4"	\$16.29	\$33.80	\$24.67
1"	\$27.21	\$61.57	\$41.06
1 & 1/2"	\$54.37	\$123.11	\$82.13
2"	\$87.01	\$197.04	\$131.39
3"	\$173.99	\$394.08	\$262.78
4"	\$271.87	\$615.56	\$410.59
6"	\$543.73	\$1,231.12	\$821.18
8"	\$869.98	\$1,970.28	\$1,313.90
10"	\$1,250.60	\$2,831.20	\$1,888.73
12"	\$2,336.22	\$5,293.50	\$3,530.26

#### ALTERNATIVE WATER SUPPLY SURCHARGE:

Per Monthly Water Bill

\$1.09

#### CONSUMPTION CHARGES (based on 30 days):

##### *Water System Consumption Rates:*

All consumption per 1,000 gallons (Excluding Potable Irrigation Meters)

\$2.01

##### *Potable Irrigation Metered Services*

First 10,000 gallons

\$1.50

Next 15,000 gallons

\$3.10

Next 25,000 gallons

\$4.02

All usage over 50,000 gallons

\$5.16

*Note: Consumption charge per 1,000 gallons with allowance per meter equivalent ERC*

##### *Wastewater System Consumption Rates:*

Consumption charge per 1,000 gallons of metered water, no cap

\$4.48

##### *Reclaimed Water Consumption Rates:*

First 15,000 gallons

\$0.81

Next 5,000 gallons

\$1.59

All usage over 20,000 gallons

\$2.40

*Note: Consumption charge per 1,000 gallons with allowance per meter equivalent ERC*

*All bills are processed monthly, base facility charges are billed in advanced and the usage charges are billed in arrears.*

Conservation - Commitment - Community



CLAY COUNTY

UTILITY AUTHORITY

**ADOPTED SERVICE AVAILABILITY CHARGES  
FISCAL YEAR 2020/2021**

**SERVICE AVAILABILITY CHARGES:**

Water Capacity Charge Per ERC	\$360.00
Alternative Water Supply Charge Per ERC	\$355.09
Wastewater Capacity Charge Per ERC excluding Keystone included in FDEP Grant SG481030 and LP0512	\$3,200.00
Reclaimed Water Capacity Charge Per ERC For Developments with Reclaimed Water Piping Systems	\$300.00
Surcharge for Development of Reclaimed Program (Applicable To All Developments That Do Not Install Reclaimed Piping Systems)	\$410.00
Debt Service Charge Per ERC	\$167.00
Fire Protection - Initial Charge (Per Gallons Per Minute "GPM" Flow)	\$15.81
Inspection, Plan Review, As-built Drafting, and Recording Fees	Actual Cost
Potable Water Meter, with Backflow Device (5/8"x3/4" Meter with other sizes at cost) Includes Meter Box	\$359.78
Reclaimed Water Meter (5/8"x3/4" Meter with other sizes at cost) Developments with Reclaimed Water Piping Systems & Includes Meter Box	\$303.11
As defined in Rate Resolution:	
Supplemental Developer Agreement Administrative Charge	\$100.00
Financed Developer Agreement Administrative Charge	\$100.00
Flex Space Meter Audit (2nd and subsequent trips) - \$50.00, plus \$75.00, per hour in excess of .75 hours per trip	
Master Meter Violation Charge, where applicable	\$500.00
Carrying Charge for Middleburg Service Area Policy and Infill Policy	2.18%
Finance Charge	3.09%
Middleburg Service Area Development Policy - Distribution and Collection Infrastructure Charge Per Acre	
Water	\$5,528.00
Wastewater	\$10,574.00

Conservation - Commitment - Community

**CLAY  
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 264-3200**Recorder**  
Not your driving license, not your driving record.1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8831

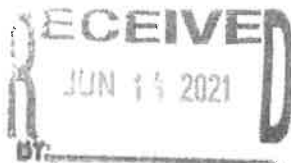
## Advertising Invoice

**ARMSTRONG CDD C/O GMS, LLC**  
219 E LIVINGSTON ST  
ORLANDO, FL 32801**Cust#:989731**  
**Ad#:324823**  
**Phone#:904-940-5850**  
**Date:05/19/2021****Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 4.80****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	06/03/2021	06/03/2021	1	48.00	48.00

**Payment Information:**

<b>Date:</b>	<b>Order#</b>	<b>Type</b>
05/19/2021	324823	BILLED ACCOUNT

#7  
310 9748**Total Amount: 48.00****Tax: 0.00****Amount Due: 48.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy****RECEIVED**

JUN 07 2021

BY: \_\_\_\_\_

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

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

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

**NOTICE OF MEETING**

in the matter of

**JUNE MEETING**

**LEGAL: 47824 ORDER: 324823**

was published in said newspaper in the issues:

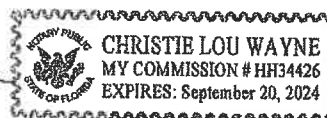
**06/03/2021**

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



Sworn to me and subscribed before me 06/03/2021.

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA



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

**Notice of Meeting**  
**Armstrong Community**  
**Development District**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, June 10, 2021 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry  
 District Manager  
 Legal 47824 published June 3, 2021  
 in Clay County's Clay Today  
 newspaper



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
5/31/2021	MAY2021-99

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

## Bill To

GREYHAWK AMENITY-Armstrong CDD  
Evergreen Lifestyles Management  
10301 Deerwood Park Blvd  
Suite 3200  
Jacksonville, FL 32256

**APPROVED**

*By Alex Boyer at 12:58 pm, Jun 07, 2021*

Amenity-Pool Maint

RECEIVED  
JUN 07 2021  
BY: \_\_\_\_\_

## Terms

Due upon receipt

#28  
May 21 - Pool Maintenance  
JOB 467

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR MAY	1,150.00	5/31/2021	1,150.00
<b>Total</b>				\$1,150.00

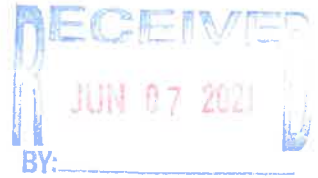
**Customer Total Balance**

\$1,150.00

# Hopping Green & Sams

Attorneys and Counselors

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



===== STATEMENT =====

May 31, 2021

Armstrong Community Development District  
Governmental Management Services-CF, LLC  
1408 Hamlin Avenue, Unit E

Bill Number 122776  
Billed through 04/30/2021

St. Cloud, FL 34771

23  
210 57.915

## General Counsel

ARMCDD 00001 KSB

### FOR PROFESSIONAL SERVICES RENDERED

04/01/21	KSB	Prepare security agreement for Envera.	0.90 hrs
04/01/21	KEM	Prepare landscape maintenance agreement.	1.00 hrs
04/02/21	KSB	Confer with Kern.	0.30 hrs
04/07/21	KSB	Confer with Kern; review comments to Envera agreement.	0.60 hrs
04/09/21	KVH	Prepare budget approval resolution and notice.	0.20 hrs
04/09/21	KSB	Confer with Acree and Kern regarding landscape maintenance agreement.	0.60 hrs
04/21/21	KSB	Review termination of easement.	0.40 hrs
04/26/21	KSB	Review proposed drainage easement; confer with Greenstein; confer with engineer regarding improvements within easement area.	0.60 hrs
04/26/21	KEM	Prepare restated landscape maintenance services agreement.	0.10 hrs
04/29/21	KEM	Prepare budget approval resolution and budget notice.	0.30 hrs
04/30/21	KSB	Confer with Kern; prepare security camera agreement.	0.50 hrs
04/30/21	KEM	Prepare purchase and goods services order regarding video camera installation.	0.30 hrs
Total fees for this matter			\$1,539.50

### MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	1.70 hrs	145 /hr	\$246.50
Buchanan, Katie S.	3.90 hrs	320 /hr	\$1,248.00
Haber, Karen V. - Attorney	0.20 hrs	225 /hr	\$45.00

TOTAL FEES

\$1,539.50

=====

**TOTAL CHARGES FOR THIS MATTER** **\$1,539.50**

**BILLING SUMMARY**

Ibarra, Katherine E. - Paralegal	1.70 hrs	145 /hr	\$246.50
Buchanan, Katie S.	3.90 hrs	320 /hr	\$1,248.00
Haber, Karen V. - Attorney	0.20 hrs	225 /hr	\$45.00

**TOTAL FEES** **\$1,539.50**

**TOTAL CHARGES FOR THIS BILL** **\$1,539.50**

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

# Municipal Asset Management, Inc.

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

# INVOICE

INVOICE NO: 0618146  
DATE: 6/1/2021

To: Teresa Viscarra  
Armstrong Community Development District  
1408 Hamlin Ave, Unit E  
St. Cloud, FL 34771

REC  
JUN 07 2021  
BY: .....

DUE DATE	RENTAL PERIOD
7/12/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
25	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.	1,415.21
<b>APPROVED</b> <i>By Alex Boyer at 11:24 am, Jun 14, 2021</i>		
Amenity-Fitness Equipment Lease		

**TOTAL DUE**

**\$1,415.21**

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618146	7/12/2021	\$1,415.21	

Teresa Viscarra  
Armstrong Community Development District  
1408 Hamlin Ave, Unit E  
St. Cloud, FL 34771

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





## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 06/04/2021

Account: 221007627575

ARMSTRONG CDD  
3645 ROYAL PINES DR - May 21  
MIDDLEBURG, FL 32068

Current month's charges:	\$80.18
Total amount due:	\$72.59
Payment Due By:	06/25/2021

### Your Account Summary

Previous Amount Due	\$85.12
Payment(s) Received Since Last Statement	-\$85.12
Miscellaneous Credits	-\$7.59
Credit balance after payments and credits	-\$7.59
<b>Current Month's Charges</b>	<b>\$80.18</b>
<b>Total Amount Due</b>	<b>\$72.59</b>

#27  
200 972432



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

Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

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

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

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

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

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007627575

Current month's charges:	\$80.18
Total amount due:	\$72.59
Payment Due By:	06/25/2021

Amount Enclosed \$  
605704598538

00002329 01 AB 0.42 34771 FTECO106042122305710 00000 04 01000000 009 04 20579 003



ARMSTRONG CDD  
1408 HAMLIN AVE, UNIT E  
SAINT CLOUD, FL 34771-8588

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

6057045985382210076275750000000072590

## Contact Information

### Residential Customer Care

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

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Natural Gas Outage

877-832-6747

### Natural Gas Energy Conservation Rebates

877-832-6747

### Mail Payments to

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

### All Other Correspondence

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

## Understanding Your Natural Gas Charges

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

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

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

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

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

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

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

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

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

For more information about your bill, please visit [peoplesgas.com](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 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Account:** 221007627575  
**Statement Date:** 06/04/2021  
**Current month's charges due** 06/25/2021

**Details of Current Month's Charges – Service from - 05/01/2021 to 05/28/2021**

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

**Rate Schedule: General Service 1 (GS1)**

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
AHX50502	05/28/2021	239	239	0 CCF	1.051	1.0000	0.0 Therms	28 Days

Customer Charge

\$45.00

**Natural Gas Service Cost**
**\$45.00**

Municipal Public Service Tax

\$1.80

State Tax

\$3.38

**Total Natural Gas Cost, Local Fees and Taxes**
**\$50.18**
**Miscellaneous Charges**

Gas Management

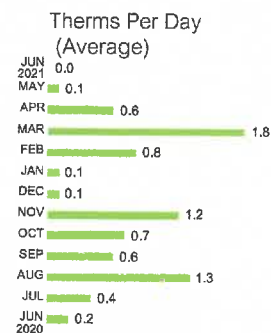
1 X \$30.0000

\$30.00

**Total Miscellaneous Charges**
**\$30.00**
**Total Current Month's Charges**
**\$80.18**
**Miscellaneous Credits**

Customer Charge Credit

-\$7.59

**Total Current Month's Credits**
**-\$7.59**
**Peoples Gas Usage History**

**Important Messages**
**Be prepared this storm season**

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs**

 Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.


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



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

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

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

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

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

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

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



PGS042517

# Trabajemos juntos para mantener seguro nuestro sistema



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

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

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

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

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

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

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



PGS042517





# DIY project?

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

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

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

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



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





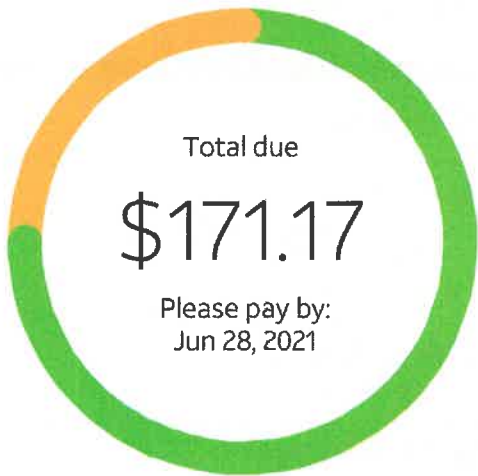
ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

Page: 1 of 3  
Issue Date: Jun 07, 2021  
Account Number: 300208593

We've updated your service agreement, including arbitration terms, effective 5/5/21. Continued use of AT&T service is your agreement to these terms. See [att.com/CSA](http://att.com/CSA)

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.



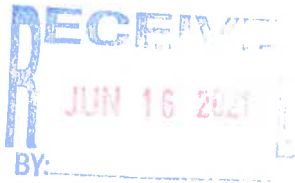
Account summary

Your last bill	\$171.17
Payment, May 18 - Thank you!	-\$171.17
Remaining balance	\$0.00

Service summary

Internet	Page 2	\$128.40
Phone	Page 2	\$42.77
Total services		\$171.17

Total due \$171.17  
Please pay by Jun 28, 2021



#24  
Jun 21 - Internet/Phone  
300.572.415

Ways to pay and manage your account:

- myAT&T app  
iPhone and Android
- att.com/pay
- Ordering, billing or support  
800.321.2000  
TTY: 800.651.5111



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

ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

Please pay \$171.17 by Jun 28, 2021

☐ CHECK FOR AUTOPAY  
(SEE REVERSE)

Account number: 300208593  
Please include account number on your check  
Make check payable to:  
AT&T  
PO BOX 5014  
CAROL STREAM IL 60197-5014



Service activity

Internet

Monthly charges	
1. Internet 100M / 20M (Promotional Offer)	\$105.00
2. Static IP 8	\$15.00
3. Cost Assessment Charge	\$8.40
Total for Internet	
\$128.40	

Phone

Monthly charges	
1. Phone International Plus 904.203.7112 (Promotional Offer)	\$30.00
Jun 08 - Jul 07	
Surcharges & fees	
2. Cost Assessment Charge	\$0.73
3. FL County 911 Service Fee	\$0.40
4. Federal Universal Service Charge	\$6.49
Government taxes & fees	
5. FL Gross Receipts Tax	\$0.86
6. FL Local Communications Tax	\$2.44
7. FL State Communications Tax	\$1.85
Total for Phone	
\$42.77	

News you can use

We have updated your service agreement terms

(AT&T Phone for Business, AT&T Business Fiber, AT&T Internet for Business, and Fixed Wireless) into one simplified Consumer Service Agreement at att.com/ConsumerServiceAgreement. Effective 5/5/2021, your continued use of AT&T service tells us you agree to these terms, including the updated

clause requiring you and us to resolve disputes by individual arbitration and not by jury trial or class action. For details, go to att.com/CSA

**Payment address update**

Effective immediately, please send payments to the following address: AT&T - PO Box 5014 - Carol Stream, IL 60197-5014. If you use an automated or online process for providing payment to AT&T, please update this address change information to the service you are using. Failure to update this information could delay or prevent successful payment posting.

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.

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

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

6518.24.1151.230492 1 AV 0.398 rc

ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

6518.024.230492.01.02.0000000 NNNNNNNY 017287.017287



Page: 3 of 3  
Issue Date: Jun 07, 2021  
Account Number: 300208593

## Important information

### Late payment fee

A late payment fee of up to \$9.99 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.

© 2021 AT&T Intellectual Property. All rights reserved.



### Important Messages

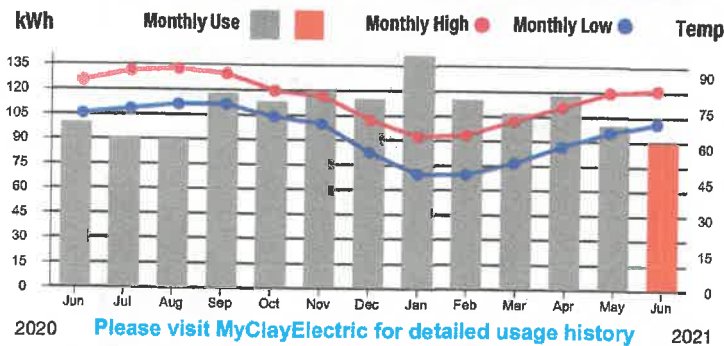
It's officially hurricane season, and forecasters are predicting above-average activity this year. The co-op offers lots of information to help members prepare for the possibility a hurricane may strike North Florida, including a Hurricane Preparedness Guide. Copies of the 2021 Preparedness Guide are available at ClayElectric.com and at the cooperative's six district offices.



Previous Balance \$35.00  
Payment Received 05/24/21 -\$35.00  
**Current Charges Due 07/02/21 \$34.00**

**Service Address: 3599 ROYAL PINES DR IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	05/12/21	06/10/21	2398	2488	1	90

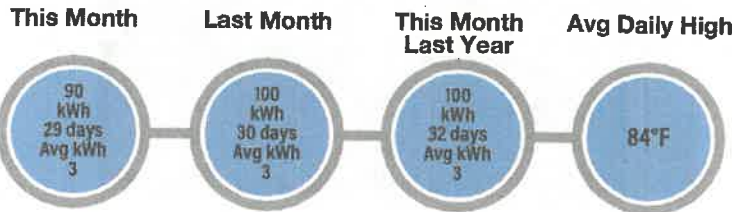


**Current Service Detail**

Access Charge		\$23.00
Energy Charge	90 kWh @ 0.0813	\$7.32
Power Cost Adjustment	90 kWh @ 0.0164	\$1.48
FLA Gross Receipts Tax		\$0.82
Clay Co Public Ser Utility Tax		\$1.19
Operation Round Up		\$0.19
<b>Total Current Charges for this Location</b>		<b>\$34.00</b>

#100  
320.57843

RECEIVED  
JUN 18 2021  
BY: \_\_\_\_\_



**KEEP SEND**

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.

<b>Account Number</b>	9054872
<b>Current Charges Due 07/02/21</b>	<b>\$34.00</b>
<b>Total Amount Due</b>	<b>\$34.00</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308



Previous Balance \$1,077.00  
Payment Received 05/24/21 -\$1,077.00  
Current Charges Due 07/02/21 \$995.00

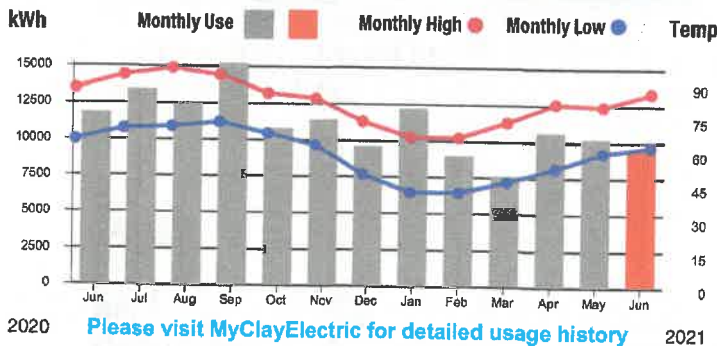
### Important Messages

It's officially hurricane season, and forecasters are predicting above-average activity this year. The co-op offers lots of information to help members prepare for the possibility a hurricane may strike North Florida, including a Hurricane Preparedness Guide. Copies of the 2021 Preparedness Guide are available at ClayElectric.com and at the cooperative's six district offices.



**Service Address: 3645 ROYAL PINES DR AMENITY CENTER**

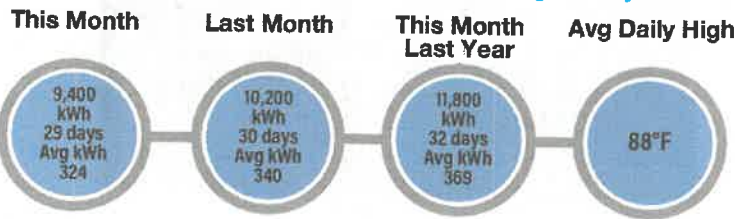
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	05/12/21	06/10/21	1185	1232	200	9,400



Current Service Detail		
Access Charge		\$23.00
Energy Charge	9,400 kWh @ 0.0813	\$764.22
Power Cost Adjustment	9,400 kWh @ 0.0164	\$154.16
FLA Gross Receipts Tax		\$24.12
Clay Co Public Ser Utility Tax		\$28.74
Operation Round Up		\$0.76
<b>Total Current Charges for this Location</b>		<b>\$995.00</b>

#100  
330.92.43

RECEIVED  
JUN 18 2021  
BY: \_\_\_\_\_



**KEEP SEND**

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.

**Clay Electric Cooperative, Inc.**  
A Touchstone Energy® Cooperative

PO Box 308  
Keystone Heights, FL 32656-0308

**PAY YOUR BILL 24/7**  
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-0000

Account Number	9082120
Current Charges Due 07/02/21	\$995.00
Total Amount Due	\$995.00

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308



09082120 0000995005

## Important Messages

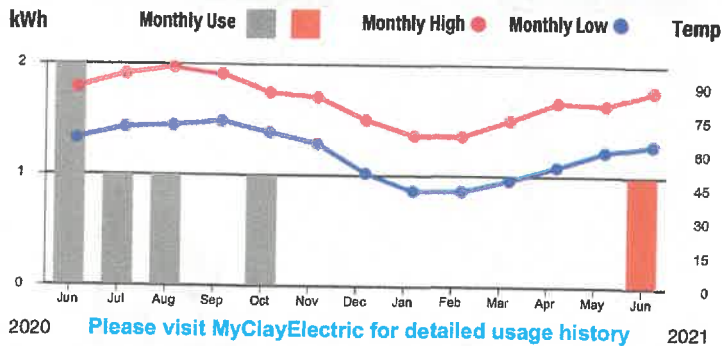
It's officially hurricane season, and forecasters are predicting above-average activity this year. The co-op offers lots of information to help members prepare for the possibility a hurricane may strike North Florida, including a Hurricane Preparedness Guide. Copies of the 2021 Preparedness Guide are available at ClayElectric.com and at the cooperative's six district offices.



Previous Balance \$25.00  
Payment Received 05/24/21 -\$25.00  
**Current Charges Due 07/02/21 \$25.00**

## Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	05/12/21	06/10/21	12	13	1	1



Current Service Detail	
Access Charge	\$23.00
Energy Charge 1 kWh @ 0.0813	\$0.08
Power Cost Adjustment 1 kWh @ 0.0164	\$0.02
FLA Gross Receipts Tax	\$0.59
Clay Co Public Ser Utility Tax	\$0.92
Operation Round Up	\$0.39
<b>Total Current Charges for this Location</b>	<b>\$25.00</b>

1100  
320-57843

JUN 18 2021  
BY:



**KEEP SEND**

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.

Account Number	9082351
Current Charges Due 07/02/21	\$25.00
<b>Total Amount Due</b>	<b>\$25.00</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308





# Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

## Invoice

DATE	INVOICE #
------	-----------

6/28/2021

143934

### BILL TO

ARMSTRONG CDD

475 WEST TOWN PLACE STE 114

ST AUGUSTINE FL 32092



#S3

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
ARMSTRONG CDD			
425 Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	189	0.18519	35.00
425 Form layout and preparation for merge imaging	1	37.50	37.50
425 Laser one sheet front & back	189	0.215	40.64
425 Fold customer materials	189	0.05291	10.00
51 Customer single color #10 window envelopes	189	0.18519	35.00
51 Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	189	0.18519	35.00
42 Postage	189	0.55	103.95
42 Affix Postage Stamp	189	0.05291	10.00

Thank you for your business.

<b>Subtotal</b>	\$307.09
<b>Sales Tax (7.5%)</b>	\$0.00
<b>Total</b>	\$307.09

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

DATE:	5/30/2021
INVOICE #	ARMCDD0521N

Armstrong CDD  
GMS-SF, LLC  
Attn:Teresa Viscarra  
5385 N Nob Hill Road  
Sunrise, FL 33351

#20

RECEIVED  
JUN 23 2021  
BY: \_\_\_\_\_

Subtotal	\$	463.58
----------	----	--------

2100 S Hiawassee Rd  
Orlando, FL 32835

Make all checks payable to  
**Evergreen Lifestyles Management, LLC**

If you have any questions about this invoice, please contact Melinda Archer  
[marcher@evergreen-lm.com](mailto:marcher@evergreen-lm.com)

# CHECK REQUEST INVOICE

DATE:

5/29/2021

INVOICE #

05292021

DUE DATE:

ASAP

**Evergreen Lifestyles Management LLC**

(Payable to)

**2100 S. Hiawasse Road, Orlando FL 32852**

Address, City, State, Zip

(Mail to)

**BILL TO****Name and No. of Association: Armstrong CDD**

DESCRIPTION			GL CODE	AMOUNT
DISCOUNT PLAYGROUND SIMPSONVILLE	SC	Playground Mats	Amenity- Facility Maint	391.32
Home Depot -6890 00009 15314		tool	Amenity- Facility Maint	72.26

Please remember to attach all receipts!

Authorized by: \_\_\_\_\_

**TOTAL DUE \$ 463.58**

Approved by: \_\_\_\_\_



P.O Box 278  
Simpsonville South Carolina 29681  
888-760-2499

**APPROVED**

**By Alex Boyer at 12:33 pm, May 28, 2021**

Amenity- Facility Maintenance

## PAYMENT RECEIPT

Payment Date **Apr 27, 2021**  
Reference Number **David Boyer**  
Payment Mode **Authorize.Net**

Amount Received  
**\$391.32**

### Received From

**Armstrong CDD - FL**  
2100 S Hiawassee  
Orlando  
32835 FL

### Payment for

Invoice Number	Invoice Date	Invoice Amount	Payment Amount
168039	Apr 27, 2021	\$391.32	\$391.32



**How doers  
get more done.**

9751 CROSSHILL BLVD  
JACKSONVILLE, FL 32222 (904)7713228

6890 00009 15314 05/17/21 11:27 AM  
SALE CASHIER JAMES

032247217194 1CF VIG GDN <A>  
1 CU FT VIGORO GARDEN SOIL 9 MOS  
2@3.97 7.94  
032247182720 TB QREP3LB <A> 9.98  
TURF BLDR 3LB QUICKFIX GRASS MIX SD  
0000-393-356 DREMEL 3000 <A> 69.00  
DREMEL 3000 1/25H ROTARY TOOL KIT

SUBTOTAL 86.92  
SALES TAX 6.52  
TOTAL \$93.44

XXXXXXXXXX1002 AMEX  
USD\$ 93.44

AUTH CODE 891957/5092959 TA  
Chip Read

AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2568 SUMMARY

2021 PRO XTRA SPEND 05/16: \$783.28

As of 05/17/2021 your Paint Rewards  
level is Member; Spend 1000.00 more in  
qualifying paint purchases to earn  
Bronze (10.0% off) on select paint  
items.

This purchase qualifies for FUEL  
DISCOUNTS and 60 DAYS TO PAY on The Home  
Depot Commercial Credit Card. Ask an  
Associate to learn more or go to  
[homedepot.com/financeoptions](http://homedepot.com/financeoptions).

6890 05/17/21 11:27 AM



6890 09 15314 05/17/2021 3179

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 08/15/2021

\*\*\*\*\*

**DID WE NAIL IT?**



5/28/2021

Receipt | Order #undefined

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HLM 37807 30926  
PASSWORD: 21267 30917

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



# Tree Amigos

## Outdoor Services

## Invoice

Invoice#: 15553

Date: 06/28/2021

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

**Project:** 20104  
Armstrong CDD Maintenance



Description	# 21	Quantity	Price	Ext Price
Monthly Landscape Maintenance Common Areas	320-578-462	1.00	4,363.75	4,363.75
Monthly Landscape Maintenance Amenity Center	320-572-462	1.00	2,552.58	2,552.58
Monthly Landscape Maintenance Tynes Blvd Extension	320-578-462	1.00	800.97	800.97
Monthly Landscape Maintenance Tynes Greyhawk Phase II	320-578-462	1.00	2,233.41	2,233.41
Monthly Landscape Maintenance Tynes Greyhawk Lakes	320-578-464	1.00	1,160.20	1,160.20

**Notes:**

**APPROVED**

**By Alex Boyer at 10:17 am, Jun 25, 2021**

Field-Landscape

**Invoice Total: \$11,110.91**