

ARMSTRONG

Community Development District

SEPTEMBER 9, 2021

AGENDA

Armstrong
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
1-719-457-0816 Code: 792049
District Website: www.armstrongcdd.com

September 7, 2021

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held Thursday, September 9, 2021 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Approval of the Minutes of the July 8, 2021 Meeting
- IV. Consideration of Resolution 2021-06, Election of Officers
- V. Public Hearing Adopting the Budget for Fiscal Year 2022
 - A. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- VI. Ratification of Drainage and Access Easement Agreement with Lennar Homes, LLC (3A)
- VII. Ratification of Special Warranty Deed with Greyhawk Venture, LLC (Unit 2)
- VIII. Ratification of Special Warranty Deed with Greyhawk Venture, LLC (Unit 3)
- IX. Ratification of Proposal for Stop Sign Replacement

- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Ratification of Requisitions 94-95 (2019A Construction Account)
 - 2. Consideration of Requisition 96 (2019A Construction Account)
 - C. District Manager – Discussion of Fiscal Year 2022 Meeting Schedule
 - D. Facility Manager
 - 1. Report
 - 2. Proposal with View Point Security
- XI. Supervisor’s Requests and Audience Comments
- XII. Financial Reports
 - A. Financial Statements as of August 31, 2021
 - B. Check Register
- XIII. Next Scheduled Meeting – TBD @ 3:30 p.m. at Plantation Oaks Amenity Center
- XIV. Adjournment

MINUTES

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, July 8, 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
Mike Taylor	Vice Chairman
Rose Bock	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel (by telephone)
Zach Brecht	District Engineer (by telephone)
Marilee Giles	GMS, LLC
Alex Boyer	Evergreen Lifestyle Management

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 June 10, 2021 Meeting

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the minutes of the June 10, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the November 11, 2020 Landowners' Meeting

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the November 11, 2020 landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Acceptance of the Draft Audit Report for Fiscal Year 2020

Mr. Perry stated the draft audit for fiscal year 2020 is included in your agenda package. On page 2 is the opinion of the auditors and it is a clean audit opinion, which says that they did not detect anything during their review that would lead them to believe there is any issue with the financial statements. Also with regard to the internal control, even though they can't render an opinion they do test and they didn't find anything unusual or improper. On page 33 is the management letter and there is nothing cited and page 35 is discussion of compliance with the rules of the auditor general and it basically says there were no issues and we complied with everything.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the fiscal year 2020 audit was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2022 Approved Budget

Mr. Perry stated we have a placeholder for discussion of the fiscal year 2022 approved budget. We haven't made any changes from what was approved. Mailed notices have not yet gone out, they will go out and our budget hearing is set for September 9th and I expect we will have residents show up for that.

SEVENTH ORDER OF BUSINESS

Consideration of Video Surveillance Policy, Resolution 2021-05

Mr. Perry stated counsel drafted the resolution that was included in your agenda package. Ms. Buchanan outlined the provisions of Resolution 2021-05.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2021-05 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated the cost share agreement related to the pond has been transmitted to the South Village CDD chairman for execution and that includes an easement release.

B. District Engineer - Requisitions

1. Ratification of Requisition 91 (2019A Construction Account)

2. Consideration of Requisitions 92-93 (2019A Construction Account)

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor requisition 91 for Besch & Smith in the amount of \$319,589.71 for final retainage was ratified and requisitions 92-93 for CEI services for a total of \$298.99 were approved.

C. District Manager

There being none, the next item followed.

D. Facility Manger

Mr. Boyer stated we have the larger section of the pool deck that was fixed and we are still working with the general contractor on the other areas that have been outstanding. We are back up and running. We will have an answer on the umbrellas in the coming weeks. The trashcans we ordered for the basketball court should be here in another week. We are going to have to replace the strike plates for all the gates because interior strike plates were installed on the exterior gates. To meet Katie's expectations for the new agreement we are increasing to an 18 terabyte drive onsite so we can store the appropriate amount that we are supposed to.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. O'Reilly stated we have had a lot of complaints about the amenity center rule breaking. We are exploring options to amend policies for more consistency with age and potentially adding a pool attendant or facility attendant to help with ongoing issues. Over the next couple of board meetings we will evaluate costs and potentially partner with the HOA to provide some oversight on some of the amenity facilities.

Ms. Bock stated if we have had an overwhelming number of requests for a pickleball court could the basketball court be turned into one?

Mr. Perry stated I don't know the answer to that. I know we have converted some tennis courts, but we have never done a basketball court.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2021

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

B. Check Register

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

ELEVENTH ORDER OF BUSINESS

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

Mr. Perry stated the next scheduled meeting is August 12, 2021 at 3:30 p.m. at this location.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the meeting adjourned at 3:43 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FOURTH ORDER OF BUSINESS

RESOLUTION 2021-06

**A RESOLUTION DESIGNATING OFFICERS OF THE
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Armstrong Community Development District at a regular business meeting held on September 9, 2021 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

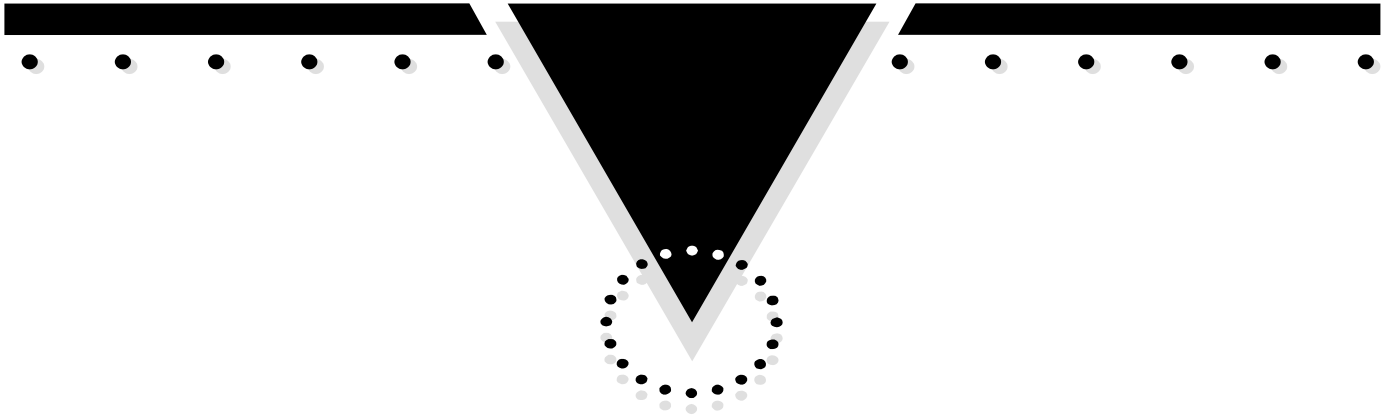
<u>Liam O'Reilly</u>	Chairman
<u>Mike Taylor</u>	Vice-Chairman
<u>Marilee Giles</u>	Secretary
<u>James Perry</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Ernesto Torres</u>	Assistant Treasurer
<u>James Perry</u>	Assistant Secretary
<u>James Oliver</u>	Assistant Secretary
<u>Ernesto Torres</u>	Assistant Secretary
<u>Daniel Laughlin</u>	Assistant Secretary
<u>Grady Miars</u>	Assistant Secretary
<u>Blake Weatherly</u>	Assistant Secretary
<u>Rose Bock</u>	Assistant Secretary

PASSED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2021.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FIFTH ORDER OF BUSINESS



Armstrong Community Development District

Approved Budget
FY 2022



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Armstrong

Community Development District

Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual thru 8/31/21	Projected Next 1 Months	Total Projected at 9/30/21	Approved Budget FY2022
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Revenues

Special Assessments - Platted Lots	\$294,400	\$295,461	\$0	\$295,461	\$504,612
Cost Share - Tynes Blvd	\$36,000	\$16,166	\$19,834	\$36,000	\$36,000
Developer Assessment - Unplatted Lots	\$29,440	\$29,440	\$0	\$29,440	\$0
Developer Contributions	\$154,137	\$154,137	\$0	\$154,137	\$0
Miscellaneous Income	\$0	\$43	\$0	\$43	\$0

Total Revenues

\$513,977	\$495,247	\$19,834	\$515,081	\$540,612
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Expenditures

Administrative

Supervisors Fees	\$9,600	\$3,000	\$800	\$3,800	\$9,600
FICA Expense	\$734	\$230	\$61	\$291	\$734
Engineering	\$10,000	\$3,756	\$544	\$4,300	\$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	\$6,767	\$1,167	\$7,933	\$7,000
Attorney	\$20,000	\$4,813	\$2,687	\$7,500	\$12,000
Annual Audit	\$5,800	\$3,910	\$0	\$3,910	\$3,910
Trustee Fees	\$3,717	\$7,758	\$0	\$7,758	\$7,800
Management Fees	\$45,000	\$41,250	\$3,750	\$45,000	\$45,000
Information Technology	\$1,500	\$1,375	\$125	\$1,500	\$1,800
Website Maintenance	\$1,000	\$917	\$83	\$1,000	\$1,250
Telephone	\$300	\$164	\$26	\$190	\$200
Postage	\$300	\$452	\$48	\$500	\$600
Insurance	\$6,484	\$6,484	\$0	\$6,484	\$6,550
Printing & Binding	\$2,000	\$1,245	\$155	\$1,400	\$1,500
Legal Advertising	\$2,500	\$1,586	\$914	\$2,500	\$2,500
Other Current Charges	\$500	\$303	\$47	\$350	\$500
Property Taxes	\$1,200	\$0	\$0	\$0	\$0
Office Supplies	\$100	\$154	\$16	\$170	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative

\$123,511	\$90,439	\$10,423	\$100,862	\$113,469
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Field

Security	\$30,000	\$41,343	\$0	\$41,343	\$45,000
Electric	\$1,500	\$1,358	\$120	\$1,478	\$6,000
Water & Sewer/Irrigation	\$48,500	\$22,305	\$3,125	\$25,430	\$30,000
Repairs & Maintenance	\$5,000	\$874	\$126	\$1,000	\$5,000
Landscape - Contract	\$61,977	\$68,249	\$7,398	\$75,647	\$88,778
Landscape - Contingency	\$5,000	\$3,080	\$920	\$4,000	\$5,000
Landscape - Pond Banks	\$0	\$8,121	\$1,160	\$9,282	\$13,922
Lake Maintenance	\$10,000	\$8,580	\$780	\$9,360	\$10,000
Irrigation Repairs	\$10,000	\$1,665	\$335	\$2,000	\$10,000

Total Field

\$171,977	\$155,575	\$13,964	\$169,539	\$213,700
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Armstrong

Community Development District

Fiscal Year 2022
General Fund

	Adopted Budget FY2021	Actual thru 8/31/21	Projected Next 1 Months	Total Projected at 9/30/21	Approved Budget FY2022
<i>Amenity Center</i>					
Insurance	\$23,102	\$22,536	\$0	\$22,536	\$25,410
Phone/Internet/Cable	\$5,000	\$1,747	\$193	\$1,940	\$3,000
Electric	\$20,000	\$11,028	\$2,500	\$13,528	\$16,000
Water/Irrigation	\$15,000	\$4,425	\$575	\$5,000	\$6,000
Gas	\$1,000	\$876	\$154	\$1,030	\$1,500
Reuse Service	\$2,500	\$1,929	\$198	\$2,127	\$2,500
Security Monitoring	\$600	\$0	\$0	\$0	\$0
Access Cards	\$2,500	\$879	\$0	\$879	\$2,500
Field Mgmt/Admin	\$15,000	\$0	\$0	\$0	\$0
Landscape - Contract	\$30,631	\$27,808	\$2,553	\$30,361	\$30,631
Fitness Equipment Lease (Sofitco)	\$17,500	\$15,567	\$1,415	\$16,982	\$17,500
Janitorial Services	\$43,646	\$19,350	\$1,559	\$20,909	\$20,000
Janitorial Supplies	\$6,500	\$593	\$157	\$750	\$4,000
Pool Maintenance	\$12,600	\$11,533	\$2,300	\$13,833	\$15,100
Repairs & Maintenance	\$11,810	\$4,411	\$589	\$5,000	\$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	\$46	\$150	\$1,000
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$1,200	\$405	\$45	\$450	\$800
Operating Reserve	\$0	\$0	\$0	\$0	\$55,502
<i>Total Amenity Center</i>	\$218,489	\$127,502	\$14,543	\$142,045	\$213,443
Total Expenditures	\$513,977	\$373,516	\$38,931	\$412,447	\$540,612
Excess Revenues/(Expenditures)	\$0	\$121,730	(\$19,096)	\$102,634	\$0

Platted Lots:

	<u>FY 2021</u>	<u>FY 2022</u>
<i>Assessments - On Roll</i>	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.

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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.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$ 50	\$ 600
9082351	705 Tynes Boulevard Irrigation	\$ 35	\$ 420
9143346	3814 Royal Pines	\$ 390	\$ 4,680
	Contingency		\$ 300
	TOTAL		\$ 6,000

Water & Sewer

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

Account #	Description
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

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

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.

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

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.

Description	Monthly	Annually
Landscape - Lakes	\$ 1,160	\$ 13,922
		\$ 13,922

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.

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

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
	TOTAL			\$ 3,000

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
	TOTAL			\$ 16,000

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
	TOTAL			\$ 1,500

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
	TOTAL			\$ 2,500

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.

Description	Monthly	Annually
Landscape - Amenity Center	\$ 2,553	\$ 30,631
		\$ 30,631

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.

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

Janitorial Services

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

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

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.

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

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.

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

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.

Description	Monthly	Annually
Pest Control Services	\$ 45	\$ 540
Contingency		\$ 260
		\$ 800

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 8/31/21	Projected Next 1 Months	Total Projected at 9/30/21	Approved Budget FY2022
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Revenues

Assessments - Series 2017A On Roll	\$265,819	\$266,777	\$0	\$266,777	\$265,819
Interest Income	\$0	\$20	\$0	\$20	\$0
Carry Forward Surplus	\$171,155	\$172,862	\$0	\$172,862	\$175,321

Total Revenues	\$436,974	\$439,659	\$0	\$439,659	\$441,140
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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	\$13	\$0	\$13	\$0

Total Expenditures	\$264,325	\$264,338	\$0	\$264,338	\$261,788
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Excess Revenues/(Expenditures)	\$172,649	\$175,321	\$0	\$175,321	\$179,353
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	Series 2017A
11/1/22 Interest	\$ 95,259
11/1/22 Principal	\$ 75,000
	\$ 170,259

<i>Assessments - Platted Lots on Tax Roll</i>			
2017A			
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
Total			\$265,798

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 3,900,000	\$ 3,379,315.63	\$ 14,558,631.25

Armstrong

Community Development District

Fiscal Year 2022
Debt Service Fund
Series 2019

Proposed Budget FY2021	Actual thru 8/31/21	Projected Next 1 Months	Total Projected at 9/30/21	Approved Budget FY2022
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Revenues

Assessments - Series 2019	\$433,600	\$406,542	\$27,058	\$433,600	\$420,200
Assessments - Prepayments	\$0	\$356,178	\$0	\$356,178	\$0
Interest Income	\$0	\$30	\$3	\$33	\$0
Carry Forward Surplus	\$145,432	\$153,996	\$0	\$153,996	\$414,699

Total Revenues

\$579,032	\$916,747	\$27,060	\$943,807	\$834,899
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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
Interest 8/1	\$0	\$866	\$0	\$866	\$0
Special Call 8/1	\$0	\$90,000	\$0	\$90,000	\$0

Total Expenditures

\$289,612	\$529,108	\$0	\$529,108	\$543,106
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Excess Revenues/(Expenditures)

\$289,420	\$387,639	\$27,060	\$414,699	\$291,793
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11/1/22 Interest	\$	137,959
11/1/22 Principal	\$	140,000
	\$	<u>277,959</u>

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 7,260,000	\$ 5,116,922	\$ 12,376,921.88

A.

RESOLUTION 2021-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Armstrong Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Armstrong Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2017	\$_____
DEBT SERVICE FUND – SERIES 2019	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF SEPTEMBER, 2021.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

B.

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Armstrong Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Armstrong Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 9th day of September, 2021.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

SIXTH ORDER OF BUSINESS

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and when
recorded return to:

Rachael L. Greenstein, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road
Suite 210
Clearwater, FL 33764

DRAINAGE AND ACCESS EASEMENT AGREEMENT

THIS DRAINAGE AND ACCESS EASEMENT AGREEMENT (“**Agreement**”) is made as of August 30, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 9440 Philips Highway, Suite 7, Jacksonville, Florida 32256, and **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, with reference to the following facts:

A. Grantor is the owner of certain real property described and depicted on Exhibit A attached hereto (the “**Easement Area**”).

B. Grantor desires to grant to Grantee, and Grantee desires to accept, a perpetual, non-exclusive, easement over the Easement Area, as more particularly set forth herein.

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

1. Recitals; Exhibit. The above recitals are true and correct and, together with the exhibit attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions set forth herein, Grantor hereby grants to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the “**Easement**”) on, over, under, upon and through the Easement Area for purposes of conveying stormwater and installing, repairing and maintaining stormwater management systems and improvements, together with the associated rights of ingress and egress for Grantee and its employees, agents, and contractors over the Easement Area for purposes of exercising the easement rights granted herein.

3. As-Is. The Easement is granted to and accepted by Grantee in “AS IS” condition and without any warranty or representation, express or implied, by Grantor as to the condition or suitability for Grantee’s purposes or otherwise. Grantee acknowledges that the Easement granted herein is subject to all easements, restrictions, reservations and other matters of record affecting title to the Easement Area as of the recording of this Agreement.

4. Use of Easement Area. Grantor shall have the right to use the Easement Area in any manner that is consistent with the rights granted to Grantee herein; provided however, without the prior written consent of the Greyhawk Homeowners’ Association, Inc., the St. Johns River Water Management District, and Clay County, Florida (the “**County**”) subject to and in accordance with the terms of the

Declaration of Covenants, Conditions, and Restrictions for Greyhawk recorded in Official Records Book 4114, Page 2105, of the Public Records of Clay County, Florida (the "**Declaration**"), Grantor shall not place, or permit the placement of, any obstructions within the Easement Area including, but not limited to, any fence, wall, building, or other above-ground or underground structure, or portion thereof.

5. Damage to Easement Area. If Grantee causes any damage whatsoever to the Easement Area, or any improvements located thereon now or in the future (to the extent permitted subject to and in accordance with the terms of the Declaration) in the exercise of the easement rights granted hereby, then Grantee, at Grantee's sole cost and expense, shall promptly replace or repair the damaged area or improvements to the condition that existed immediately prior to such exercise of the easement rights granted hereby.

6. Insurance. Grantee and any contractors performing work for Grantee on the Easement Area shall maintain in full force and effect, with a reputable insurance company or companies licensed to provide insurance in the State of Florida, a policy of commercial general liability insurance against claims of liability, bodily injury, death and property damage incurred in connection with, or in any way related to the use and exercise of, the easement rights granted hereby and the negligent acts of Grantee. Such insurance policy shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate.

7. Indemnification. Grantee shall exercise its privileges hereunder at Grantee's sole risk and, subject to Section 8 below, shall indemnify, defend and hold Grantor and Grantor's members, partners, affiliates, employees, contractors, agents, successors and assigns (collectively, the "**Indemnified Parties**") harmless from and against any and all loss, injury, damage, claim, liability, cost and expense (including, without limitation, reasonable attorneys' fees and court costs) which may be sustained by Grantor or the Indemnified Parties, arising in connection with, or in any way related to the use and exercise of, Grantee's easement rights granted hereby.

8. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limitation of liability of Grantee to the extent provided by Section 768.28, *Florida Statutes*, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. Covenants Running With the Land; Binding Effect; Assignment. The rights and burdens created hereby shall constitute covenants running with the land, burdening the Easement Area, binding upon Grantor and its successors in title as to the Easement Area, and binding upon and inuring to the benefit of Grantee and its successors and assigns.

10. Amendment; Waiver. This Agreement may not be amended or modified except by written document executed by (a) Grantee or its successors or assigns, and (b) the Grantor named herein, for so long as such Grantor owns any portion of the Easement Area, and Grantor's successors in title as to any portion of the Easement Area actually affected by any such amendment or modification. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

11. Attorneys' Fees. In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive termination of this Agreement.

12. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Clay County, Florida.

13. Counterparts. This Agreement may be executed in two or more separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

14. No Third-Party Beneficiaries. No person or entity shall be deemed a beneficiary of the terms of this Agreement, unless specifically provided for herein.

[Signature pages follow.]

[Signature Page – Lennar/Armstrong CDD Drainage and Access Easement]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Signed, sealed and delivered in the presence of

[Signature]
Signature of Witness 1

Danielle Mayoros
Typed/Printed Name of Witness 1

[Signature]
Signature of Witness 2

Robert A. Deahl
Typed/Printed Name of Witness 2

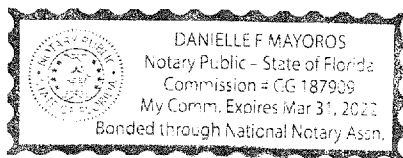
GRANTOR:

LENNAR HOMES, LLC,
a Florida limited liability company

By: [Signature]
Name: Scott Keiling
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of /x/ physical presence or /___/ online notarization this 30th day of August, 2021, by Scott Keiling, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the company, /x/ who is personally known to me or /___/ who has produced a _____ as identification.



[Signature]
NOTARY PUBLIC
Danielle F. Mayoros
Print or Stamp Name
My Commission Expires: 3/31/2022
NOTARY SEAL:

[Signature Page – Lennar/Armstrong CDD Drainage and Access Easement]

Signed, sealed and delivered
in the presence of

[Signature]
Signature of Witness 1

Carolina Aristimuno
Typed/Printed Name of Witness 1

[Signature]
Signature of Witness 2

Karine Rodrigues
Typed/Printed Name of Witness 2

GRANTEE:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government, organized and
existing under Chapter 190, Florida Statutes

By: [Signature]
Liam O'Reilly, Chairman

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of / / physical presence or / / online notarization this 27th day of August, 2021, by Liam O'Reilly, as Chairman of the Armstrong Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of said entity, (check one) / / who is personally known to me or / / who has produced a _____ as identification.

[Signature]
NOTARY PUBLIC
Karine Rodrigues Santos da Silva
Print or Stamp Name
My Commission Expires: 05/12/2025
NOTARY SEAL:

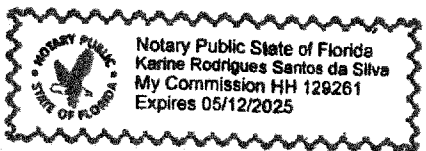


EXHIBIT "A"

Legal Description and Sketch of Easement Area

[See attached.]

MAP OF

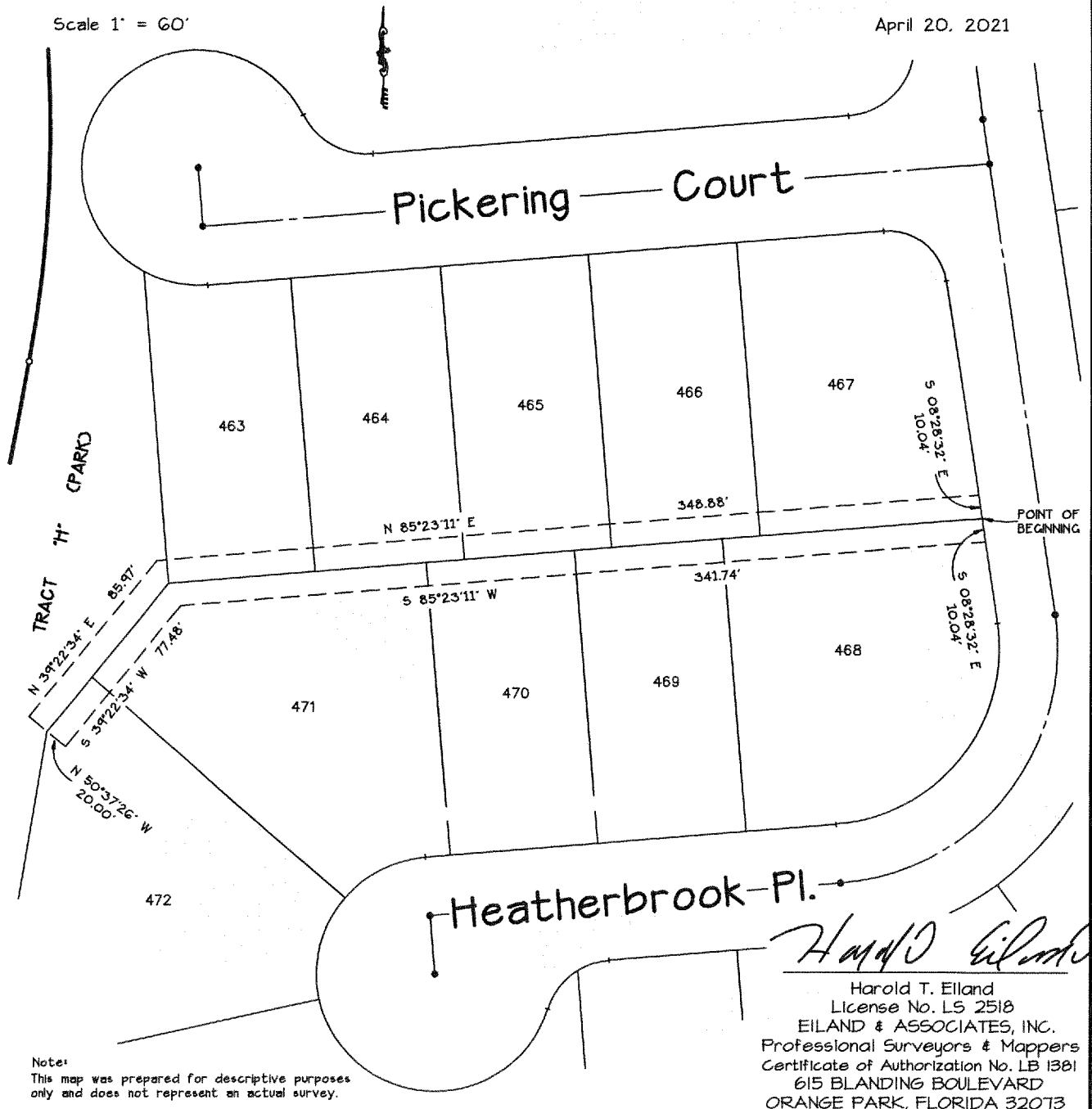
An easement for drainage covering a parcel of land consisting of a portion of Lots 463 through 472, inclusive, and a portion of Tract "H", Greyhawk Unit 3, Clay County, Florida, according to plat thereof recorded in Plat Book 64, pages 64 through 75 of the public records of said county, said parcel being more particularly described as follows:

Begin at the northeast corner of said Lot 468; thence on the east line thereof, South 08 degrees 28 minutes 32 seconds East, 10.04 feet; thence South 85 degrees 23 minutes 11 seconds West, 341.74 feet; thence South 39 degrees 22 minutes 34 seconds West, 77.48 feet; thence North 50 degrees 37 minutes 26 seconds West, 20.00 feet; thence North 39 degrees 22 minutes 34 seconds East, 85.97 feet; thence North 85 degrees 23 minutes 11 seconds East, 348.88 feet to the east line of said Lot 467; thence on said east line, South 08 degrees 28 minutes 32 seconds East, 10.04 feet to the point of beginning.

For: Greyhawk Venture, LLC

Scale 1" = 60'

April 20, 2021



Note:
This map was prepared for descriptive purposes only and does not represent an actual survey.

Harold T. Eiland
License No. LS 2518
EILAND & ASSOCIATES, INC.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 BLANDING BOULEVARD
ORANGE PARK, FLORIDA 32073

SEVENTH ORDER OF BUSINESS

Consideration: \$10.00
Documentary Stamps: \$.70

**Prepared by and when
recorded return to:**

**Rachael L. Greenstein, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764**

Folio Nos: 18-04-25-007953-056-69; 18-04-25-007953-056-70; 18-04-25-007953-056-71;
18-04-25-007953-056-72; 18-04-25-007953-056-73; 18-04-25-007953-056-74;
18-04-25-007953-056-75; 18-04-25-007953-056-76; 18-04-25-007953-056-77;
18-04-25-007953-056-78; and 18-04-25-007953-056-79

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 13th day of August, 2021, by **GREYHAWK VENTURE, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Clay County, Florida (“**Property**”):

TRACTS “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J” AND “K”, GREYHAWK UNIT 2, according to the plat thereof recorded in Plat Book 63, Pages 39 through 48, inclusive, of the Public Records of Clay County, Florida (the “**Plat**”).

TOGETHER WITH non-exclusive easements over the areas designated on the Plat as “Pond Maintenance Easement” and “Private Easement” for maintenance and drainage purposes, as applicable, but only to the extent necessary for the Grantee to access, install, operate, maintain, remove and replace Grantee’s improvements (and not private lots or other private improvements).

Together with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

THIS IS A CONVEYANCE OF PROPERTIES TO A COMMUNITY DEVELOPMENT DISTRICT FOR OWNERSHIP, OPERATION AND MAINTENANCE. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is subject to: (a) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (b) all easements, covenants, conditions, restrictions, reservations and other matters of record; however, reference hereto will not operate to reimpose the same.

Subject to the foregoing, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

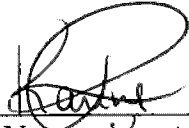
[Signatures Begin on Following Page]

[Grantor's Signature Page to Special Warranty Deed]


IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

GREYHAWK VENTURE, LLC,
a Florida limited liability company


Print Name: Karine Rodrigues


By: 
Michael C. Taylor, Vice President

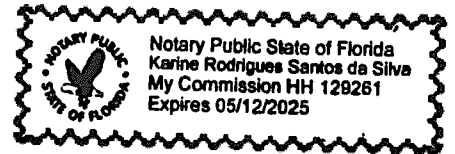

Print Name: Linda Payne

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before by means of / / physical presence or / / online notarization me this 10th day of August, 2021, by Michael C. Taylor, as Vice President of Greyhawk Venture, LLC, a Florida limited liability company, on behalf of the company, (check one) / / who is personally known to me or / / who has produced a _____ as identification.


Notary Public, State of Florida
My Commission Expires: 05/12/2025
Affix Notary Seal Below:




[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

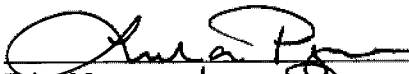
ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established pursuant to
Chapter 190, Florida Statutes


Print Name: Karine Rodrigues


By: 
Liam O'Reilly, Chairman

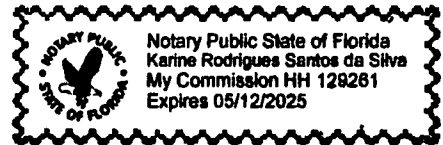

Print Name: Linda Payne

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of / / physical presence
or / / online notarization this 10th day of August, 2021, by Liam O'Reilly, as Chairman
of the Armstrong Community Development District, a local unit of special-purpose government
established pursuant to Chapter 190, Florida Statutes, on behalf of said entity, (check one) / / who
is personally known to me or / / who has produced a _____ as
identification.


Notary Public, State of Florida
My Commission Expires: 05/12/2025
Affix Notary Seal Below:



EIGHTH ORDER OF BUSINESS

Consideration: \$10.00
Documentary Stamps: \$.70

**Prepared by and when
recorded return to:**

**Rachael L. Greenstein, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road
Suite 210
Clearwater, Florida 33764**

Folio Nos: 18-04-25-007953-057-95; 18-04-25-007953-057-96; 18-04-25-007953-057-97;
18-04-25-007953-057-98; 18-04-25-007953-057-99; 18-04-25-007953-058-00;
18-04-25-007953-058-01; 18-04-25-007953-058-02; 18-04-25-007953-058-03

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this 13th day of August, 2021, by **GREYHAWK VENTURE, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**Grantee**”), whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Clay County, Florida (“**Property**”):

TRACTS “A”, “B”, “C”, “D”, “E”, “G”, “H”, “I” AND “J”,
GREYHAWK UNIT 3, according to the plat thereof recorded in Plat
Book 64, Pages 64 through 75, inclusive, of the Public Records of Clay
County, Florida (the “**Plat**”).

TOGETHER WITH a non-exclusive easement over the areas
designated on the Plat as “Pond Maintenance Easement” for
maintenance purposes, but only to the extent necessary for the Grantee
to access, install, operate, maintain, remove and replace Grantee’s
improvements (and not private lots or other private improvements).

Together with all appurtenances thereunto appertaining, and all fixtures and improvements
located thereon.

**THIS IS A CONVEYANCE OF PROPERTIES TO A COMMUNITY
DEVELOPMENT DISTRICT FOR OWNERSHIP, OPERATION AND
MAINTENANCE. NO CONSIDERATION HAS BEEN DELIVERED FOR
THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY
STAMP TAXES ARE DUE.**

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is subject to: (a) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (b) all easements, covenants, conditions, restrictions, reservations and other matters of record; however, reference hereto will not operate to reimpose the same.

Subject to the foregoing, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.


[Signatures Begin on Following Page]

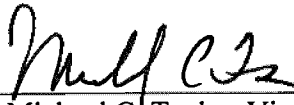
[Grantor's Signature Page to Special Warranty Deed]

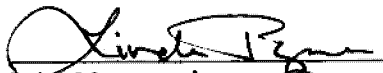
IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

GREYHAWK VENTURE, LLC,
a Florida limited liability company


Print Name: Karine Rodrigues

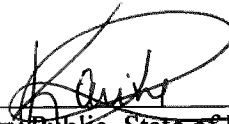
By: 
Michael C. Taylor, Vice President

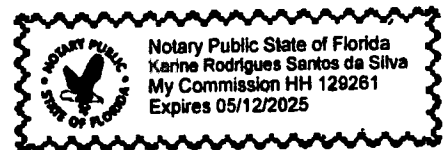

Print Name: Linda Payne

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of / / physical presence
or / / online notarization this 10th day of August, 2021, by Michael C. Taylor, as
Vice President of Greyhawk Venture, LLC, a Florida limited liability company, on behalf of the
company, (check one) / / who is personally known to me or / / who has produced a
_____ as identification.


Notary Public, State of Florida
My Commission Expires: 05/12/2025
Affix Notary Seal Below:




[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

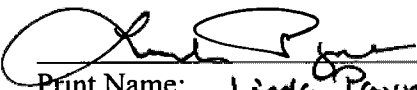
ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established pursuant to
Chapter 190, Florida Statutes


Print Name: Karine Rodrigues

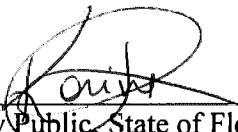
By: 
Liam O'Reilly, Chairman

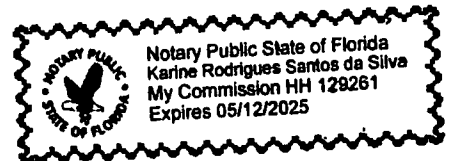

Print Name: Linda Payne

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of / / physical presence
or / / online notarization this 10th day of August, 2021, by Liam O'Reilly, as Chairman of
the Armstrong Community Development District, a local unit of special-purpose government
established pursuant to Chapter 190, Florida Statutes, on behalf of said entity, (check one) / / who
is personally known to me or / / who has produced a _____ as
identification.


Notary Public, State of Florida
My Commission Expires: 05/12/2025
Affix Notary Seal Below:



NINTH ORDER OF BUSINESS

PROPOSAL 301863

ARMSTRONG CDD



Submitted to

CONTACT JOE CORNELISON
 ADDRESS 475 WEST TOWN PLACE, SUITE 114
 ST AUGUSTINE FL 32092

PHONE (386) 290-4300 FAX
 EMAIL jcornelison@greenpointllc.com

ESTIMATE # 002-21-301863
 DATE 7/28/2021
 WRITTEN BY DAN KRISTOFF
 REFERENCE

**** DEPOSIT REQUIRED ****

Project Detail - Page 1

LOCATION GREYHAWK DISTANCE COORDINATES
 PROJECT NAME STOP SIGN FACE 30"

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL, JACKSONVILLE, LOCAL 15-30 QUOTED	\$125.00	1	\$125.00
2	STREET SIGNAGE, TRAFFIC SIGN, HI-INTENSITY GRADE, 30" STOP, .8, 1 Sided 30" STOP SIGN FACE	\$86.55	1	\$86.55
PRE-TAX TOTAL				\$211.55
EST TAX (.075)				\$15.87
TOTAL				\$227.42

Approval

TERMS & CONDITIONS

- All work will be completed in a workmanlike manner according to standard practice. All agreements are contingent upon delays and material cost increases beyond our control.
- Pricing in this proposal is subject to acceptance within 14 days and is void thereafter.
- Depending upon the agreed credit terms, a deposit may be required before work is to commence.
- If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project upon completion.
- Any labor and installation pricing is approximate and subject to change based upon actual time incurred.
- Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Product will be warehoused until the client is ready for installation, at which time applicable installation labor will be invoiced upon completion.
- Sales tax is estimated and subject to change based upon the actual rate at time of invoicing.
- Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary.
- Customer is responsible for variations from customer supplied architectural drawings & hardscapes.
- Signature on this proposal constitutes approval from the client on supplied artwork/graphics.
- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.
- Any credit balance(s) resulting from overpayment that remains on a credit account over 30 days will be applied to the oldest invoice(s) or to upcoming active order(s) and reflected on the following month's statement

ONSIGHT INDUSTRIES, LLC.


 SIGNATURE

DAN KRISTOFF
 NAME

7/28/2021
 DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

 
 SIGNATURE

Liam O'Reilly - Chairman
 NAME

7.28.2021
 DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
 P: 407.830.8861 • F: 407.830.5569

TENTH ORDER OF BUSINESS

B.

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

September 9, 2021

1. Ratification of Requisitions 94 - 95
2019A Construction Account
2. Consideration of Requisition 96
2019A Construction Account

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

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
2019A BONDS
REQUISITION SUMMARY
September 9, 2021**

2019A REQUISITIONS TO BE RATIFIED					Requisition Amount
19-Jul	94	The Tree Amigos	Landscaping services - Invoice 12879IN	Greyhawk Phases 2 & 3	\$ 125,336.00
19-Jul	95	The Tree Amigos	Landscaping services - Invoice 13113IN	Greyhawk Parks and Ponds O/S P	\$ 7,800.00
REQUISITIONS TO BE RATIFIED					\$ 133,136.00
2019A REQUISITIONS TO BE APPROVED					Requisition Amount
9-Sep	96	Onsight Industries	Signage - Invoice 00-21-296466-1	Greyhawk Phase 2	\$ 21,433.00
REQUISITIONS TO BE APPROVED					\$ 21,433.00
TOTAL REQUISITIONS TO BE APPROVED AUGUST 12, 2021					\$ 154,569.00

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: 96
- (b) Name of Payee: Onsight Industries
900 Central Park Drive
Sanford, FL 32771-6634
- (c) Amount Payable: \$21,433.00
- (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): Signage - Greyhawk Phase 2 Only - Invoice 002-21-296466-1
- (e) Fund or Account from which disbursement to be made:

\$ 23,040.48 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

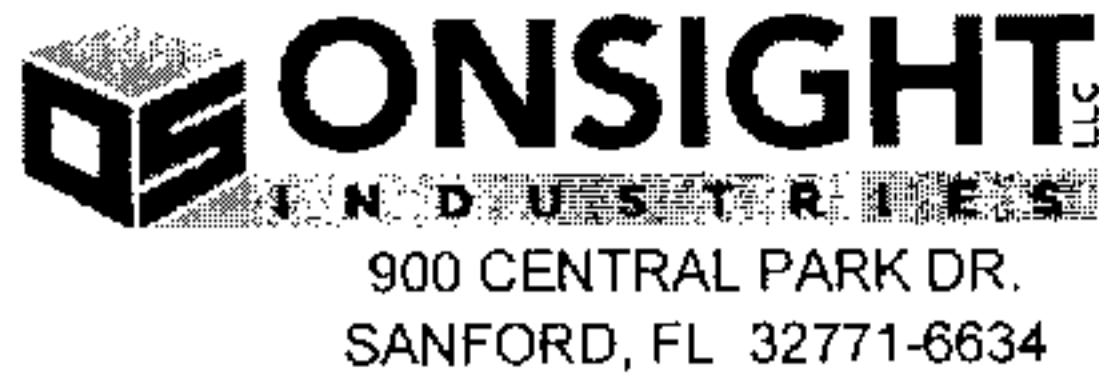
CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

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

August 9, 2021



INVOICE

002-21-296466-1

DUE UPON RECEIPT

DATE 6/11/2021

BALANCE \$23,040.48

AMOUNT ENCLOSED \$

BILLING
GREENPOINTE HOMES
7807 BAYMEADOWS RD E. SUITE 205
JACKSONVILLE FL 32256

MAKE CHECKS PAYABLE TO:
ONSIGHT INDUSTRIES. LLC.
900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

Invoice Questions? Please call 407.830.8861 or email billing@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 002-21-296466-1 6/11/2021 PROJECT DETAIL - PAGE 1

ONSIGHT
INDUSTRIES
900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

LOCATION **GREYHAWK VENTURES LLC**
PROJECT NAME **GREYHAWK PHASE 2 ONLY**
CLIENT PO _____ ORDERED BY **GREGG KERN**

CHARGES	PRICE EACH	QTY	TOTAL
1 MAILBOX, CBU, 16 DOOR, STANDARD, SEQ NUMBERING, DARK BRONZE SIDED, 16 DOOR STANDARD CBU - DARK BRONZE	\$1,580.00	10	\$15,800.00
2 MAILBOX, CBU, 8 DOOR, STANDARD, SEQ NUMBERING, DARK BRONZE SIDED, 8 DOOR STANDARD CBU - DARK BRONZE	\$1,433.00	1	\$1,433.00
3 MAILBOX, CONCRETE POUR, 4" DEPTH - STANDARD, W/FIBERMESH, 4", CUSTOM / LOCATION (5) - CONCRETE POUR FOR (8) 16 DOOR CBUS	\$2,350.00	1	\$2,350.00
4 MAILBOX, CONCRETE POUR, 4" DEPTH - STANDARD, W/FIBERMESH, 4", CUSTOM / LOCATION (6) CONCRETE POUR FOR (3) 16 DOOR CBUS	\$875.00	1	\$875.00
5 LABOR / INSTALLATION, MAILBOX INSTALLATION COMPLETE AS PER WORK ORDER	\$975.00	1	\$975.00
6 MAILBOX, USPS COORDINATION INCLUDED		1	\$0.00

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.

INVOICE: 002-2 1-296466-1

6/11/2021

PROJECT DETAIL - PAGE 2



900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

LOCATION **GREYHAWK VENTURES LLC**
PROJECT NAME **GREYHAWK PHASE 2 ONLY**
CLIENT PO

ORDERED BY **GREGG KERN**

CHARGES

PRICE EACH QTY TOTAL

SUB-TOTAL: \$21,433.00

~~TAX: \$1,607.48~~

~~TOTAL: \$23,040.48~~

BALANCE DUE: \$21,433.00

WORK COMPLETED

- ✓ COMPLETED - INSTALL CBUS AT APPROVED LOCATIONS MARKED ON MAP
- ✓ COMPLETED - PLEASE LABEL THE INTERIOR BOXES. LABELS ARE IN USPS TAB (IF I HAVE ADDRESSES AT TIME OF INSTALL). TAKE UP CLOSE PICTURES SO I CAN READ THE LABELS. PLEASE TEST KEYS AND TAKE UP CLOSE

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C.

**NOTICE OF MEETINGS
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Armstrong Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2022** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 14, 2021
November 4, 2021 (First Thursday)
December 9, 2021
January 13, 2022
February 10, 2022
March 10, 2022
April 14, 2022
May 12, 2022
June 9, 2022
July 14, 2022
August 11, 2022
September 8, 2022

D.

1.

Armstrong CDD



EVERGREEN
LIFESTYLES MANAGEMENT

Alex Boyer
September 2021
Facility Manager Report

Amenities

Overview

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

Facility Usage & Updates

Amenity Pool/ Covered Patio

- The rest of the pool pavers work is scheduled for Mid September.

Fitness Center

- NA

Outdoor Amenities

- The Covered patio was sprayed for insects
- The Fountain in the Amenity Pond lights has been serviced

New Project/Proposals

- Proposal for renewal of 1 year agreement for site security with View Point Security. Proposal is for 30hrs/week @ 26.75/hr

**Maintenance
Projects
Completed**

- Basketball court trashcan deliver is scheduled for 9/13-9/15
- Basketball gate exit button has been replaced to a push button for better access control.

Lifestyles

Events Updates

Other:
Attachments

2.



SECURITY & PROTECTION AGENCY

1348 Beach Blvd
Box 50041
Jacksonville Beach, Florida 32240

Security Proposal – Six Mile Creek (East parcel)
475 West Town Place
Suite 114
St. Augustine, Florida 32092

Service Description

Viewpoint Security & Protection Agency LLC (Contractor) agrees to provide a Licensed Security Officer for guard services Six Mile Creek (East parcel) This is a 90 day agreement beginning 9/20/2021 to 12/20/2021. Agreement termination must be confirmed 30 days prior to expiration date, if not terminated, agreement extends for an additional 90 days. Viewpoint security guard staff shall be employees of the Contractor, who shall be responsible for payment of all relevant taxes and insurances as applicable.

Scope of Duties

Provide security services to cover Property as agreed upon post orders direct. – Gate Guard

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

Uniforms

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

Change Requests

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

Insurance Requirement

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

Non-Hire Agreement

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

Service schedule details:

Monday to Friday – 7am to 5pm (varies upon agreement and approval)

Fees

Owner agrees to pay \$26.75 per hour for Security Guard services

Payment Terms

Short term agreement - Payment in full is due within 10 days of receipt.

Severability

For contract termination due to cause, either party must give 30 days written notice, after 30 days has been allotted to remedy material breach of agreement.

Accepted by: _____ Print Name:

Agent of Six Mile Creek CDD

Date: _____

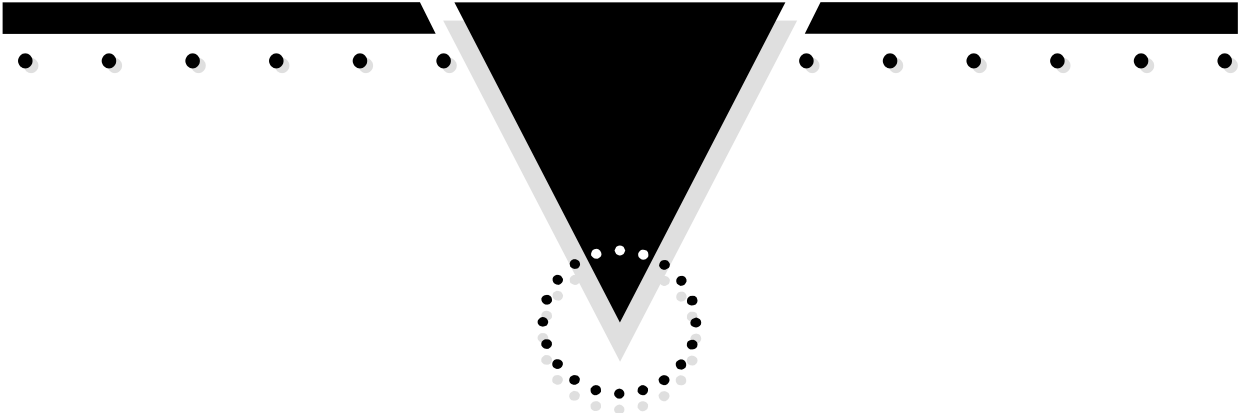
Accepted by: _____ Print Name:

Viewpoint Security and Protection Agency LLC

Date: _____

TWELFTH ORDER OF BUSINESS

A.



**Armstrong
Community Development District**

**Unaudited Financial Reporting
August 31, 2021**



ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
August 31, 2021

	<u>Governmental Fund Types</u>			<u>Totals (Memorandum Only) 2021</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$177,250	---	---	\$177,250
Investments:				
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$174,555	---	\$174,555
Acquisition/Construction	---	---	\$9,753	\$9,753
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$16	\$16
<u>Series 2019</u>				
Reserve	---	\$424,850	---	\$424,850
Capitalized Interest	---	\$7	---	\$7
Revenue	---	\$261,086	---	\$261,086
Prepayment	---	\$125,920	---	\$125,920
Acquisition/Construction	---	---	\$74,919	\$74,919
Prepaid Expenses	\$3,692	---	---	\$3,692
Due from General Fund	---	\$1,294	---	\$1,294
Due from Other	\$16,166	---	---	\$16,166
TOTAL ASSETS	<u>\$197,107</u>	<u>\$1,269,519</u>	<u>\$84,689</u>	<u>\$1,551,314</u>
LIABILITIES:				
Accounts Payable	\$11,111	---	---	\$11,111
Due to Construction	\$24,247	---	---	\$24,247
Due to Debt Service 2017A	\$668	---	---	\$668
Due to Debt Service 2019	\$626	---	---	\$626
FUND BALANCES:				
Restricted for Debt Service	---	\$1,269,519	---	\$1,269,519
Restricted for Capital Projects	---	---	\$84,689	\$84,689
Unassigned	\$160,456	---	---	\$160,456
TOTAL LIABILITIES & FUND BALANCES	<u>\$197,107</u>	<u>\$1,269,519</u>	<u>\$84,689</u>	<u>\$1,551,314</u>

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$294,400	\$294,400	\$324,901	\$30,501
Cost Share - Tynes Blvd.	\$36,000	\$33,000	\$16,166	(\$16,834)
Developer Subsidy - Net	\$29,440	\$26,987	\$0	(\$26,987)
Developer Contributions	\$154,137	\$154,137	\$154,137	\$0
Miscellaneous Income	\$0	\$0	\$43	\$43
TOTAL REVENUES	\$513,977	\$508,524	\$495,247	(\$13,277)
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$8,800	\$3,000	\$5,800
FICA Expense	\$734	\$673	\$230	\$444
Engineering Fees	\$10,000	\$9,167	\$3,756	\$5,410
Arbitrage	\$600	\$600	\$1,100	(\$500)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$6,417	\$6,767	(\$350)
Attorney Fees	\$20,000	\$18,333	\$4,813	\$13,520
Annual Audit	\$5,800	\$3,910	\$3,910	\$0
Trustee Fees	\$3,717	\$7,758	\$7,758	\$0
Management Fees	\$45,000	\$41,250	\$41,250	\$0
Information Technology	\$1,500	\$1,375	\$1,375	\$0
Telephone	\$300	\$275	\$164	\$111
Postage	\$300	\$275	\$452	(\$177)
Insurance	\$6,484	\$6,484	\$6,484	\$0
Printing & Binding	\$2,000	\$1,833	\$1,245	\$588
Legal Advertising	\$2,500	\$2,292	\$1,586	\$706
Other Current Charges	\$500	\$458	\$303	\$155
Website Administration	\$1,000	\$917	\$917	\$0
Property Taxes	\$1,200	\$0	\$0	\$0
Office Supplies	\$100	\$92	\$154	(\$63)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$123,511	\$116,084	\$90,439	\$25,644
<u>Field</u>				
Security	\$30,000	\$27,500	\$41,343	(\$13,843)
Electric	\$1,500	\$1,375	\$1,358	\$17
Water & Sewer/Irrigation	\$48,500	\$44,458	\$22,305	\$22,154
Repairs & Maintenance	\$5,000	\$4,583	\$874	\$3,709
Landscape Contract	\$61,977	\$56,812	\$68,249	(\$11,437)
Landscape Contingency	\$5,000	\$4,583	\$3,080	\$1,503
Landscape Pond Banks	\$0	\$0	\$8,121	(\$8,121)
Lake Maintenance	\$10,000	\$9,167	\$8,580	\$587
Irrigation Repairs	\$10,000	\$9,167	\$1,665	\$7,502
Total Field	\$171,977	\$157,646	\$155,575	\$2,071

**ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<u>Amenity Center</u>				
Insurance	\$23,102	\$23,102	\$22,536	\$566
Phone/Internet/Cable	\$5,000	\$4,583	\$1,747	\$2,836
Electric	\$20,000	\$18,333	\$11,028	\$7,305
Water/Irrigation	\$15,000	\$13,750	\$4,425	\$9,325
Gas	\$1,000	\$917	\$876	\$41
Refuse Service	\$2,500	\$2,292	\$1,929	\$363
Security Monitoring	\$600	\$550	\$0	\$550
Access Cards	\$2,500	\$2,292	\$879	\$1,413
Field Mgmt/Admin	\$15,000	\$13,750	\$0	\$13,750
Landscape Contract	\$30,631	\$28,078	\$27,808	\$270
Fitness Equipment Lease	\$17,500	\$16,042	\$15,567	\$474
Janitorial Services	\$43,646	\$40,009	\$19,350	\$20,659
Janitorial Supplies	\$6,500	\$5,958	\$593	\$5,365
Pool Maintenance	\$12,600	\$11,550	\$11,533	\$17
Repairs & Maintenance	\$11,810	\$10,826	\$4,411	\$6,415
Special Events	\$4,000	\$3,667	\$3,218	\$448
Holiday Decorations	\$3,000	\$2,750	\$807	\$1,943
Fitness Center Repairs/Supplies	\$900	\$825	\$285	\$540
Office Supplies	\$1,500	\$1,375	\$104	\$1,271
ASCAP/BMI License Fees	\$500	\$458	\$0	\$458
Pest Control	\$1,200	\$1,100	\$405	\$695
Total Amenity Center	\$218,489	\$202,207	\$127,502	\$74,704
TOTAL EXPENDITURES	\$513,977	\$475,936	\$373,516	\$102,419
Excess (deficiency) of revenues over (under) expenditures	\$0	\$32,588	\$121,730	\$89,143
Net change in Fund Balance	\$0	\$32,588	\$121,730	\$89,143
Fund Balance - Beginning	\$0		\$38,726	
Fund Balance - Ending	\$0		\$160,456	

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 August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,777	\$958
Interest Income	\$0	\$0	\$20	\$20
TOTAL REVENUES	\$265,819	\$265,819	\$266,797	\$978
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
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
TOTAL EXPENDITURES	\$264,325	\$264,325	\$264,325	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,494	\$1,494	\$2,472	\$978
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$13)	(\$13)
Total Other Financing Sources/(Uses)	\$0	\$0	(\$13)	(\$13)
Net change in Fund Balance	\$1,494	\$1,494	\$2,459	\$966
FUND BALANCE - Beginning	\$171,155		\$454,570	
FUND BALANCE - Ending	\$172,649		\$457,029	

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 August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments - 2019	\$433,600	\$406,542	\$406,542	\$0
Assessments - Prepayment	\$0	\$0	\$356,178	\$356,178
Interest Income	\$0	\$0	\$30	\$30
TOTAL REVENUES	\$433,600	\$406,542	\$762,751	\$356,208
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
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
Interest Expense - 8/1	\$0	\$0	\$866	(\$866)
Special Call - 8/1	\$0	\$0	\$90,000	(\$90,000)
TOTAL EXPENDITURES	\$289,613	\$289,613	\$529,108	(\$239,495)
Excess (deficiency) of revenues over (under) expenditures	\$143,988	\$116,930	\$233,643	\$116,713
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$143,988	\$116,930	\$233,643	\$116,713
FUND BALANCE - Beginning	\$145,432		\$578,846	
FUND BALANCE - Ending	\$289,420		\$812,489	

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 August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1	\$1
Miscellaneous Income	\$0	\$0	(\$7,561)	(\$7,561)
TOTAL REVENUES	\$0	\$0	(\$7,560)	(\$7,560)
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(7,560)	(7,560)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$13	\$13
Total Other Financing Sources/(Uses)	\$0	\$0	\$13	\$13
Net change in Fund Balance	\$0	\$0	(\$7,547)	(\$7,547)
FUND BALANCE - Beginning	\$0		\$17,317	
FUND BALANCE - Ending	\$0		\$9,769	

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 August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
Developer Subsidy	\$0	\$0	\$2,058,889	\$2,058,889
Miscellaneous Income	\$0	\$0	\$181,593	\$181,593
TOTAL REVENUES	\$0	\$0	\$2,240,484	\$2,240,484
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$2,323,210	(\$2,323,210)
TOTAL EXPENDITURES	\$0	\$0	\$2,323,210	(\$2,323,210)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$82,726)	(\$82,726)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	(\$82,726)	(\$82,726)
FUND BALANCE - Beginning	\$0		\$157,646	
FUND BALANCE - Ending	\$0		\$74,919	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Revenues:													
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	\$1,528	\$0	\$0	\$16,166
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	\$38,534	\$0	\$0	\$154,137
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	\$40,062	\$0	\$0	\$495,247

Expenditures:

Administrative

Supervisor Fees	\$800	\$200	\$0	\$0	\$0	\$800	\$0	\$0	\$600	\$600	\$0	\$0	\$3,000
FICA Expense	\$61	\$15	\$0	\$0	\$0	\$61	\$0	\$0	\$46	\$46	\$0	\$0	\$230
Engineering Fees	\$316	\$231	\$810	\$1,152	\$126	\$252	\$126	\$0	\$576	\$168	\$0	\$0	\$3,756
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	\$833	\$583	\$583	\$0	\$6,767
Attorney Fees	\$360	\$228	\$146	\$455	\$239	\$564	\$1,540	\$1,282	\$0	\$0	\$0	\$0	\$4,813
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,910	\$0	\$3,910
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	\$3,750	\$3,750	\$0	\$41,250
Information Technology	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$1,375
Telephone	\$0	\$0	\$13	\$11	\$0	\$22	\$13	\$13	\$10	\$56	\$26	\$0	\$164
Postage	\$0	\$99	\$91	\$0	\$61	\$23	\$11	\$6	\$115	\$30	\$18	\$0	\$452
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	\$265	\$144	\$0	\$1,245
Legal Advertising	\$385	\$0	\$153	\$48	\$0	\$48	\$48	\$48	\$96	\$0	\$760	\$0	\$1,586
Other Current Charges	\$33	\$46	\$31	\$16	\$0	\$50	\$19	\$23	\$22	\$27	\$36	\$0	\$303
Website Administration	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
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	\$13	\$13	\$0	\$154
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	\$5,938	\$6,709	\$5,745	\$9,448	\$0	\$90,439

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Field													
Security	\$10,433	\$0	\$1,694	\$9,728	\$0	\$10,754	\$2,314	\$0	\$0	\$2,729	\$3,692	\$0	\$41,343
Electric	\$40	\$46	\$70	\$67	\$66	\$67	\$60	\$434	\$448	\$59	\$0	\$0	\$1,358
Water & Sewer/Irrigation	\$215	\$2,179	\$1,206	\$1,644	\$1,623	\$1,363	\$2,373	\$3,290	\$3,210	\$3,126	\$2,076	\$0	\$22,305
Repairs & Maintenance	\$513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$212	\$0	\$874
Landscape Contract	\$5,435	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$0	\$68,249
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	\$1,160	\$1,160	\$0	\$8,121
Lake Maintenance	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$0	\$8,580
Irrigation Repairs	\$0	\$417	\$0	\$0	\$0	\$0	\$709	\$0	\$0	\$539	\$0	\$0	\$1,665
Total Field	\$17,415	\$8,587	\$8,915	\$17,384	\$8,794	\$19,288	\$16,670	\$14,267	\$12,996	\$15,940	\$15,317	\$0	\$155,575
Amenity Center													
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	\$193	\$0	\$1,747
Electric	\$1,228	\$1,038	\$1,383	\$1,027	\$875	\$1,210	\$1,077	\$995	\$1,180	\$1,015	\$0	\$0	\$11,028
Water/Irrigation	\$0	\$403	\$382	\$382	\$368	\$370	\$461	\$529	\$562	\$576	\$393	\$0	\$4,425
Gas	\$113	\$3	\$85	\$115	\$164	\$109	\$85	\$73	\$64	\$64	\$0	\$0	\$876
Refuse Service	\$167	\$0	\$167	\$197	\$198	\$200	\$209	\$198	\$198	\$198	\$198	\$0	\$1,929
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	\$440	\$0	\$0	\$0	\$879
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	\$2,553	\$2,553	\$0	\$27,808
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$15,567
Janitorial Services	\$3,637	\$0	\$1,559	\$3,118	\$1,559	\$1,559	\$1,559	\$1,559	\$1,684	\$1,559	\$1,559	\$0	\$19,350
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	\$1,150	\$1,150	\$0	\$0	\$11,533
Repairs & Maintenance	\$288	\$324	\$165	\$157	\$595	\$0	\$488	\$72	\$143	\$250	\$1,930	\$0	\$4,411
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	\$45	\$0	\$405
Total Amenity Center	\$33,308	\$7,564	\$11,818	\$11,482	\$9,058	\$9,220	\$9,545	\$8,885	\$9,559	\$8,779	\$8,285	\$0	\$127,502
Total Expenditures	\$72,725	\$26,193	\$27,098	\$35,125	\$22,994	\$34,987	\$32,525	\$29,090	\$29,264	\$30,465	\$33,051	\$0	\$373,516
Excess Revenues (Expenditures)	(\$72,725)	(\$24,666)	\$301,535	\$19,739	(\$14,945)	(\$34,987)	\$13,250	(\$15,034)	(\$26,982)	\$9,598	(\$33,051)	\$0	\$121,730

**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:		<u><u>\$3,900,000</u></u>

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

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

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

Reserve Requirement:	\$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	(\$10,000)
	8/1/21	<u>(\$90,000)</u>
Current Bonds Outstanding:		<u><u>\$7,260,000</u></u>

Reserve Requirement:	\$425,425
Reserve Fund Balance:	\$424,850

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

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1. Recap of Capital Project Fund Activity Through August 31, 2021

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,418.08
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$1,222.10
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
Adjusted Balance in Construction Account at August 31, 2021	<u><u>\$9,769.34</u></u>

2. Funds Available For Construction at August 31, 2021

Book Balance of Construction Fund at August 31, 2021	\$9,769.34
Contracts in place at August 31, 2021	

3. Investments - US Bank

August 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$9,769.34
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$9,769.34</u></u>

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	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					\$43,257.35				
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								\$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					\$432.00				
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	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

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,418.07
TRANS FROM DEBT SERVICE	\$1,222.10
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$9,769.34

RECONCILIATION	
TRUST STATEMENT	\$9,769.34
O/S REQ.	\$0.00
ADJ BALANCE	\$9,769.34
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

Developer Contributions:		
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	
6/24/21	(\$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
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
	\$0.73	\$0.00		\$12.92

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through August 31, 2021

Opening Balance in Construction Account - Series 2019		\$6,768,742.71
Source of Funds:		
Interest Earned on Series 2019		\$1,405.91
Developer Contributions/Add'l Revenue		\$3,605,067.16
Transfer from Debt Service		\$0.00
Use of Funds:		
Disbursements:		
Cost of Issuance		(\$397,308.14)
Roadway Improvements		(\$2,345,829.23)
Water, Sewer, Reuse & Electric		(\$1,822,373.13)
Stormwater Management System		(\$2,030,236.05)
Amenity Area		(\$2,671,439.84)
Neighborhood Parks		(\$553,002.62)
Contingency		\$0.00
Professional Fees		(\$480,107.59)
Adjusted Balance in Construction Account at August 31, 2021		\$74,919.18

2. Funds Available For Construction at August 31, 2021

Book Balance of Construction Fund at August 31, 2021	\$74,919.18
Contracts in place at August 31, 2021	

3. Investments - US Bank

August 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$74,919.18
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				\$74,919.18

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	
	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	
91	7/30/21	Besch and Smith	\$319,589.71	\$319,589.71	\$120,804.91		\$93,959.37	\$104,825.43			
92	7/31/21	England Thims & Miller	\$155.25	\$155.25						\$155.25	
93	7/30/21	Eisman & Russo	\$143.74	\$143.74						\$143.74	
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00	\$125,336.00					\$125,336.00		
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00	\$7,800.00					\$7,800.00		
Grand Total			\$10,300,296.60	\$9,902,989.46	\$2,345,829.23	\$1,822,373.13	\$2,030,236.05	\$2,671,439.84	\$563,002.62	\$0.00	\$480,107.59

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,405.91
TRANS FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,300,296.60)
BALANCE	\$74,919.18

RECONCILIATION	
TRUST STATEMENT	\$74,919.18
O/S REQ.	\$0.00
ADJ BALANCE	\$74,919.18
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
Feb-20	\$276.32	\$0.00	7/29/20	\$65,154.00
Mar-20	\$137.19	\$0.00	7/29/20	\$6,863.03
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
Jul-20	\$0.38	\$0.00	10/22/20	\$12,833.40
Aug-20	\$0.09	\$0.00	12/3/20	\$71,528.16
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
Feb-21	\$0.34	\$0.00	4/26/21	\$112,865.44
Mar-21	\$0.00	\$0.00	5/27/21	\$13,455.34
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	7/30/21	\$453,024.70
Jul-21	\$0.09	\$0.00		\$3,605,067.16
Aug-21	\$0.32	\$0.00		
	\$1.93	\$0.00		

B.

Armstrong Community Development District

Summary of Check Register

August 1, 2021 to August 31, 2021

Fund	Date	Check No.'s	Amount
General Fund	8/3/21	510-515	\$ 15,893.10
	8/11/21	516-523	\$ 9,729.93
	8/17/21	524-527	\$ 4,837.85
	8/24/21	528-529	\$ 2,535.00
	8/26/21	530	\$ 3,691.50
			\$ 36,687.38
			\$ 36,687.38

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/03/21	00025	7/31/21	JUL21-96	202107	330-57200-46700		CROWN POOLS, INC.	*	1,150.00	1,150.00	000510
8/03/21	00020	6/30/21	ARMCDD06	202106	330-57200-46800		PINCH PENNY-6 CLO/4 ACID	*	64.08		
		7/30/21	ARMCDD07	202106	330-57200-46000		DICK SPORT-120GRAM21N/N	*	6.44		
		7/30/21	ARMCDD07	202107	330-57200-46800		HOME DEPOT-WIRE/SCRW/WSHR	*	95.00		
							EVERGREEN LIFESTYLES MANAGEMENT LLC			165.52	000511
8/03/21	00019	7/01/21	5023B	202107	330-57200-46700		LAKE MAINTENANCE JUL21	*	780.00		
		7/01/21	5023B	202107	320-53800-46000		FOUNTAIN MAINT JUL21	*	150.00		
		8/01/21	5138B	202108	330-57200-46700		LAKE MAINTENANCE AUG21	*	780.00		
							SITEX AQUATICS			1,710.00	000512
8/03/21	00043	8/01/21	6385	202108	330-57200-46300		JANITORIAL SERVICES AUG21	*	1,558.80		
							SUMMIT FACILITY SOLUTIONS INC			1,558.80	000513
8/03/21	00021	7/28/21	15757	202107	320-53800-46200		LANDSCAPE MAINT JUL21	*	4,363.75		
		7/28/21	15757	202107	330-57200-46200		LANDSCAPE AMENITY JUL21	*	2,552.58		
		7/28/21	15757	202107	320-53800-46200		TYNES BLVD EXT. JUL21	*	800.97		
		7/28/21	15757	202107	320-53800-46200		GREYHAWK PHASE II JUL21	*	2,233.41		
		7/28/21	15757	202107	320-53800-46400		GREYHAWK LAKE MAINT JUL21	*	1,160.20		
							TREE AMIGOS OUTDOOR SERVICES INC.			11,110.91	000514
8/03/21	00047	7/23/21	42302-40	202108	330-57200-43300		REFUSE SRVC 08/01-08/31	*	197.87		
							WM CORPORATE SERVICES INC			197.87	000515
8/11/21	00031	8/02/21	576665	202108	330-57200-46500		MTHLY PEST CONTROL AUG21	*	45.00		
							APEX PEST CONTROL, INC.			45.00	000516
8/11/21	00056	7/18/21	354886	202108	310-51300-32200		FY21 ANNUAL AUDIT FEE	*	3,910.00		
							BERGER, TOOMBS, ELAM, GAINES&FRANK			3,910.00	000517

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/11/21	00016	8/05/21	574046AU	202108	330	57200	43100		3645 ROYAL PINES DR POOL	*	94.63		
		8/05/21	574047AU	202108	330	57200	43100		3645 ROYAL PINES DR CLBHS	*	298.12		
		8/05/21	574048AU	202108	320	53800	43100		3645 ROYAL PINES DR IRRG	*	167.45		
CLAY COUNTY UTILITY AUTHORITY												560.20	000518
8/11/21	00054	8/01/21	2108	202108	330	57200	46000		PET STATION MAINT AUG21	*	155.00		
DOODY DADDY												155.00	000519
8/11/21	00038	8/09/21	199162	202107	310	51300	31100		CREATE REQ.FOR TREE AMIGO	*	42.00		
ENGLAND-THIMS AND MILLER, INC.												42.00	000520
8/11/21	00001	8/01/21	70	202108	310	51300	34000		MANAGEMENT FEES AUG21	*	3,750.00		
		8/01/21	70	202108	310	51300	49500		WEBSITE ADMIN AUG21	*	83.33		
		8/01/21	70	202108	310	51300	35100		INFORMATION TECH AUG21	*	125.00		
		8/01/21	70	202108	310	51300	31300		DISSEMINATION FEE AUG21	*	583.33		
		8/01/21	70	202108	310	51300	51000		OFFICE SUPPLIES	*	13.46		
		8/01/21	70	202108	310	51300	42000		POSTAGE	*	17.59		
		8/01/21	70	202108	310	51300	42500		COPIES	*	143.70		
		8/01/21	70	202108	310	51300	41000		TELEPHONE	*	25.65		
GOVERNMENTAL MANAGEMENT SERVICES												4,742.06	000521
8/11/21	00055	8/03/21	002-21-3	202108	320	53800	46000		INST.30" STOP SIGN FACE	*	211.55		
ONSIGHT, INC.												211.55	000522
8/11/21	00027	8/04/21	22100762	202107	330	57200	43200		3645 ROYAL PINES DR-JUL21	*	64.12		
TECO												64.12	000523
8/17/21	00016	8/05/21	567729AU	202108	320	53800	43100		3518 ROYAL PINES DR IRRG	*	42.68		
		8/05/21	568411AU	202108	320	53800	43100		3682 ROYAL PINES DR IRRG	*	775.53		
ARMS ARMSTRONG										TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/21		577060AU	202108	320-53800-43100			875 TYNES BLVD IRRG AUG21	*	41.06		
8/05/21		577061AU	202108	320-53800-43100			705 TYNES BLVD IRRG AUG21	*	677.13		
8/05/21		586607AU	202108	320-53800-43100			3976 HEATHERBROOK PL IRRG	*	67.79		
8/05/21		586608AU	202108	320-53800-43100			4121 HEATHERBROOK PL IRRG	*	49.97		
8/05/21		588041AU	202108	320-53800-43100			3846 SUNBERRY LANE IRRG	*	189.93		
8/05/21		594522AU	202108	320-53800-43100			4173 HEATHERBROOK PL	*	64.55		
CLAY COUNTY UTILITY AUTHORITY										1,908.64	000524
8/17/21	00100	8/12/21	9054872J	202107	320-53800-43000		3599 ROYAL PINES DR IRRG	*	34.00		
		8/12/21	9082120J	202107	330-57200-43000		3645 ROYAL PINES DR AMNTY	*	1,015.00		
		8/12/21	9082351J	202107	320-53800-43000		705 TYNES BLVD IRRG JUL21	*	25.00		
CLAY ELECTRIC COOPERATIVE, INC.										1,074.00	000525
8/17/21	00035	6/04/21	AAA05449	202106	330-57200-34600		100KEY FOB/PRGM/LASER ETC	*	440.00		
COMMUNITY CONTROLS										440.00	000526
8/17/21	00018	8/01/21	618209	202108	330-57200-44000		AUG 21 - FITNESS EQUIP	*	1,415.21		
MUNICIPAL ASSET MANAGEMENT, INC.										1,415.21	000527
8/24/21	00007	8/12/21	279055	202108	310-51300-48000		NOT.FY21/22 BGT/ASMT/MTG	*	760.00		
CLAY TODAY										760.00	000528
8/24/21	00049	8/17/21	21-39500	202108	330-57200-46000		ACCESS CONTROL BILLING	*	1,775.00		
SECURITY ENGINEERING AND DESIGN, INC										1,775.00	000529
8/26/21	00034	7/30/21	1042	202108	300-15500-10000		SECURITY SVC SEP21	*	3,691.50		
BUSINESS INVESTMENT HOLDINGS DBA										3,691.50	000530
TOTAL FOR BANK A									36,687.38		
TOTAL FOR REGISTER									36,687.38		
				ARMS ARMSTRONG				TVISCARRA			



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
7/31/2021	JUL21 -96

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

Bill To
GREYHAWK AMENITY-Armstrong CDD Evergreen Lifestyles Management 10301 Deerwood Park Blvd Ste 3200 Jacksonville, FL 32256

APPROVED
By Alex Boyer at 11:11 am, Aug 03, 2021

Amenity-Pool Maint

RECEIVED
AUG 03 2021
BY: _____

Terms
Due upon receipt

#25
Jul 21 - Pool Maintenance
300572467

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR JULY	1,150.00	7/31/2021	1,150.00
Total				\$1,150.00

Customer Total Balance

\$1,150.00

CHECK REQUEST INVOICE

DATE: 6/24/2021
INVOICE # 06242021
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
PINCH A PENNY - 242 JACKSONVILLE FL pool chems	Amenity- Pool maint	64.08

Please remember to attach all receipts!

Authorized by: _____

TOTAL DUE \$ **64.08**

Approved by: _____

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 242
9715 Crosshill Blvd
Suite #105
Jacksonville, FL 32222
Phone: 904-619-0939

Sales Receipt

Transaction #: 34375
Account #: 9045682568
Date: 6/15/2021 Time: 10:54:26 AM
Cashier: Kathy Register #: 1

QZLL TO: nrastrons ccd

Item	Description	Amount
00000018	GAL SODIUM HYPOCHLORITE 6 JUG @ \$5.28	\$31.65
15120025	MURIATIC ACID GAL 4 @ \$6.99	\$27.96

Sub Total \$59.61
Sales Tax \$4.47
Total \$64.08

SIDE TERMINAL Tendered \$64.08
Change Due \$0.00

4 TO GO - FREE 2.5 GAL COUPON!



CHECK REQUEST INVOICE

DATE:	<u>7/26/2021</u>
INVOICE #	<u>07262021</u>
DUE DATE:	<u>ASAP</u>

Evergreen Lifestyles Management LLC
(Payable to)

2100 S. Hiwassee Road, Orlando FL 32852
Address, City, State, Zip
(Mail to)

BILL TO

Name and No. of Association: Armstrong CDD

DESCRIPTION		GL CODE	AMOUNT
DICKS CLOTHING&SPORT JACKSONVILLE	FL	Maintenance Amenity-Facility Maint	6.44
THE HOME DEPOT 6890 JACKSONVILLE	FL	Supplies Amenity- Pool maint	95.00

Please remember to attach all receipts!

Authorized by: _____

TOTAL DUE \$ 101.44

Approved by: _____



How doers
get more done.

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00052 29901 06/29/21 10:07 AM
SALE SELF CHECKOUT

672763110069 3TIERBLK <A>	26.98
3 SHELF BLACK WIRE UNIT 24X14X30	
887480025019 WASHER <A>	1.18
FLAT WASHER SAE ZINC 3/8	
887480025217 WASHER <A>	1.18
FLAT WASHER SAE ZINC 1/2	
887480009347 SCR ASST PK <A>	7.20
SCREW ASSORTMENT PACK	
887480009941 ASST SCREWS <A>	7.44
ASSORTMENT MACHINE SCREW 8/32 ZINC	
887480032840 WSHRKITZP <A>	4.42
FLAT & LOCK WASHER KIT ZP 320 PCS	
735541192203 76 CFM 3-SPE <A>	39.97
ARCTIC AIR PURE CHILL	

SUBTOTAL	88.37
SALES TAX	6.63
TOTAL	\$95.00

XXXXXXXXXXXX1002 AMEX
 USD\$ 95.00
 AUTH CODE 840858/2523037 TA
 Chip Read
 AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2568 SUMMARY

2021 PRO XTRA SPEND 06/28: \$870.20

As of 06/29/2021 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.

6890 06/29/21 10:07 AM



6890 52 29901 06/29/2021 6036

DICK'S SPORTING GOODS

Jacksonville, FL
(904) 642-4299

07/08/21 09:57 AM

RECEIPT EXPIRES ON 10/06/21

S-00235 R-43 T-2888 A-0434538 SALE

Your associate today is: Anja

Customer Copy

841101004883	120GRAM21N/N	5.99
841101004883	120GRAM21N/N	5.99
ITEM TOTAL		11.98
SUBTOTAL		11.98
TAX		0.90
TOTAL		\$12.88

AMEX \$12.88

ACCOUNT #: *****1002

AUTH# 843636

INSERTED

AID: A000000025010801

TVR: 0800008000

IAD: 06570103A0A000

TSI: E800

APPL: AMERICAN EXPRESS

ARC: 00

CHANGE DUE 0.00



1002350432888070821012

ScoreCard #: L01RB2327FZD

Points earned on this purchase: 11.98

Current points balance: 107.96

You need 192.04 more points to earn your
Reward!



Invoice

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

Date	Invoice #
7/1/2021	5023B

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 10:45 am, Aug 03, 2021

Field-Lake Maintenance

RECEIVED
AUG 03 2021
BY:

P.O. No.	Terms	Project
	Net 30	

#19 Jul 21

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 6 Waterways	320.538.468	780.00
	Fountain Maintenance on 1 Fountain	320.538.46	150.00
	Sales Tax	7.00%	0.00
<p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p>			
Payments/Credits			\$930.00
Balance Due			\$0.00



Invoice

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

Date	Invoice #
8/1/2021	5138B

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 9:52 am, Aug 02, 2021

Field-Lake Maintenance



#191
Aug 21
320-578-4688

P.O. No.	Terms	Project

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



Invoice Date
08/01/2021

Invoice Number
6385

21 Janet Drive
Plainview NY 11803

APPROVED

By Alex Boyer at 9:55 am, Aug 02, 2021

Amenity-Janitorial

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

#43
Janitorial Services Aug 21
390-538-463

RECEIVED
AUG 02 2021
BY: _____

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: 08/01/2021 - 08/31/2021

Greyhawk
1090 Oakleaf Plantation Pkwy
Orange Park, FL 32065

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

Subtotal	
	\$1,558.80
Sales Tax	
	\$0.00
Total Amount Due:	
	\$1,558.80

APPROVED

By Alex Boyer at 3:50 pm, Jul 29, 2021



Tree Amigos

Outdoor Services

Field-Landscape

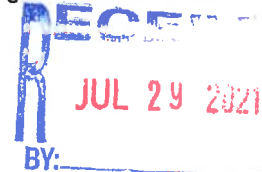
Invoice

Invoice#: 15757

Date: 07/28/2021

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

Project: 20104
Armstrong CDD Maintenance



Description	#21 Jul 21	Quantity	Price	Ext Price
Monthly <u>Landscape Maintenance</u> Common Areas	220-578-462	1.00	4,363.75	4,363.75
Monthly <u>Landscape Maintenance</u> Amenity Center	330-592-462	1.00	2,552.58	2,552.58
Monthly <u>Landscape Maintenance</u> Tynes Blvd Extension	320-598-462	1.00	800.97	800.97
Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Phase II</u>	220-538-462	1.00	2,233.41	2,233.41
Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Lakes</u>	320-578-464	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:

08/01/21-08/31/21

Invoice Date:

07/23/2021

Invoice Number:

0042302-4031-1

How To Contact Us

Visit **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

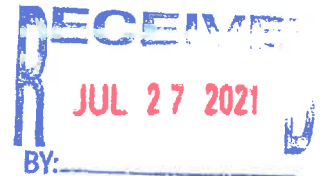
Your Payment Is Due

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	08/01/21		1.00	138.84
Environmental Charge				24.30
Administrative Charge				7.00
CLAY CO FRAN FEE 16.3% (ADS)				27.73
Total Current Charges				197.87

#47
Refuse Srvc
330-572-433

----- 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	Invoice Number	Customer ID <i>(Include with your payment)</i>
07/23/2021	0042302-4031-1	2-52706-92375
Payment Terms	Total Due	Amount
Due Upon Receipt	\$197.87	



4031000025270692375000423020000001978700000019787 4

0052304 01 AB 0.425 **AUTO T1 2 7205 34771-858877 -C04-P52356-11



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

10290C98



Remit To:



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

THINK GREEN.®



5 EASY WAYS TO PAY



Automatic Payment
Set up recurring payments with us at 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 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

<p>How To Contact Us</p> <p>Visit wm.com</p> <p>To setup your online profile, sign up for paperless billing, manage your account, view holidays schedules, pay your bill or schedule a pickup.</p> <p>Customer Service (866) 964-2729</p>	<p>Your Payment Is Due</p> <p>August 19, 2017</p> <p>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 minimum charge of \$5.00, or such lesser late charge allowed under applicable law, regulation or contract.</p>	<p>Your Total Due</p> <p>\$124.73</p> <p>If payment is received after 08/19/2017, \$126.60</p> <p>See reverse for important messages</p>																														
<p>Previous Balance: 71.12</p> <p>Payments: (97.12)</p> <p>Adjustments: 0.00</p> <p>Current Charges: 124.73</p> <p>Total Due: 124.73</p>	<p>Details for Service Location 311 Jackson Street, Stockton CA 95205</p> <p>Customer ID: 2-92250-00865 PO Number: 45693</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Date</th> <th>Ticket</th> <th>Quantity</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>96 Toner</td> <td>07/01/17</td> <td></td> <td>1.00</td> <td>90.00</td> </tr> <tr> <td>96 Paper Recycle</td> <td>07/01/17</td> <td></td> <td>1.00</td> <td>0.00</td> </tr> <tr> <td>96 Setup Service</td> <td>07/01/17</td> <td>5924</td> <td>1.00</td> <td>15.90</td> </tr> <tr> <td>96 Environmental Charge</td> <td></td> <td></td> <td></td> <td>15.73</td> </tr> <tr> <td>Total Current Charges</td> <td></td> <td></td> <td></td> <td>124.73</td> </tr> </tbody> </table>		Description	Date	Ticket	Quantity	Amount	96 Toner	07/01/17		1.00	90.00	96 Paper Recycle	07/01/17		1.00	0.00	96 Setup Service	07/01/17	5924	1.00	15.90	96 Environmental Charge				15.73	Total Current Charges				124.73
Description	Date	Ticket	Quantity	Amount																												
96 Toner	07/01/17		1.00	90.00																												
96 Paper Recycle	07/01/17		1.00	0.00																												
96 Setup Service	07/01/17	5924	1.00	15.90																												
96 Environmental Charge				15.73																												
Total Current Charges				124.73																												

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

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 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 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)

Apex Pest Control

1180 US Highway 1, STE 105

Rockledge, FL 32955

1-800-929-2847

APPROVED

By Alex Boyer at 10:37 am, Aug 10, 2021

Amenity-Pest Control

Billing Account Information



Account #: 155407

REGISTRATION #: 5D722C2C

Armstrong CDD

1408 Hamlin Ave

St. Cloud, FL 34771

#31
Monthly Pest Control Aug 21
330-572-4665

PEST
AUG 10 2021
BY: _____

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									
8/2/2021	Pest Control - Monthly Service	576665		\$0.00	\$45.00	\$0.00	4	\$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](#)

RECEIVED

AUG 06 2021



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

#SC
316.50.322

Invoice No. 354886
Date 07/18/2021
Client No. 21467

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2020.

Total Invoice Amount \$ 3,910.00

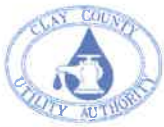
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 08/05/2021 Customer #: 00574046
 Service Address: 3645 Royal Pines Drive Pool Route #: MC05560400

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86819700	1	08/02/21	28	2250	2283	33
Base Charges (Prepaid)		08/05/21 to 09/10/21				\$27.21
Consumption Charges		Tier 1	33.0	X	2.01	\$66.33
Proration Factor: 0.9333		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						\$94.63
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$94.63

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$94.63 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$277.54 was posted to your account on 07/26/2021.

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

#16
330.572.431

RECEIVED

AUG 09 2021

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:

AYC0805A 30383 1 MB 0.450
 7000030669 00.0074.0286 30383/1



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



Bill Summary

Bill Date	08/05/21
Current Charges	\$94.63
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$94.63

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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 08/05/2021 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	08/02/21	28	110	112	2
Base Charges (Prepaid)		08/05/21 to 09/10/21				\$87.01
Consumption Charges		Tier 1	2.0	X	2.01	\$4.02
Proration Factor: 0.9333		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
TOTAL AMOUNT DUE	\$298.12

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$298.12 by 8/26/2021 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 07/26/2021.

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

#16
390-572.431



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 Clubhouse

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

ADDRESSEE:

AYC0805A 30383 1 MB 0.450
 7000030670 00.0074.0286 30383/2

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$298.12
Current Charges Past Due After	08/26/21
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



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

Customer Name: ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT Bill Date: 08/05/2021 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)		08/05/21 to 09/10/21				\$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	08/02/21	28	4269	4357	88
Base Charges (Prepaid)						\$82.13
Consumption Charges		Tier 1	70.0	X	0.81	\$56.70
Proration Factor: 0.9333		Tier 2	18.0	X	1.59	\$28.62
		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	\$167.45
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$167.45

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

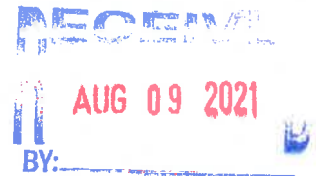
Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$167.45 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$346.46 was posted to your account on 07/26/2021.

Handwritten: #16 220-578-431



Please return this portion with payment

Bill Summary



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

Bill Date	08/05/21
Current Charges	\$167.45
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$167.45

ADDRESSEE:

AYC0805A 30383 1 MB 0.450
7000030671 00.0074.0286 30383/3

MAIL PAYMENT TO:



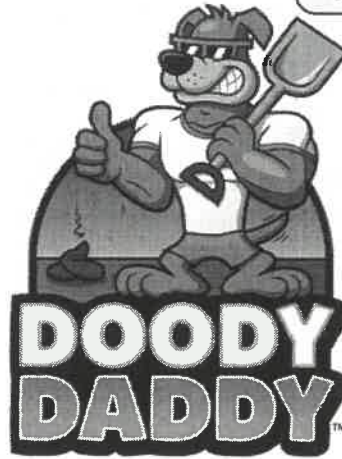
CLAY COUNTY UTILITY AUTHORITY
3176 OLD JENNINGS ROAD
MIDDLEBURG, FL 32068

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



APPROVED

By Alex Boyer at 9:26 am, Aug 06, 2021



Field-Repairs & Maint

RECEIVED
AUG 06 2021
BY: _____

August 1, 2021
Invoice No. 2108

Armstrong CDD
182 Holly Forest Dr. St. Aug. FL 32092

DESCRIPTION OF WORK	UNITS	VISITS	TOTAL
Servicing for - <u>August</u>	3	1 X Week	\$155
• <u>Pet Waste Station Maintenance</u>			
#84 370.872.46			
		TOTAL:	\$155
		PAID:	



RECEIVED

AUG 09 2021

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

August 9, 2021
 Project No: 20275.00000
 Invoice No: 0199162

Project 20275.00000 2020/2021 General Consulting Engineering Services (WA#5)
Professional Services rendered through July 31, 2021

Task 01 Consulting Engineering Services

Professional Personnel

	Hours	Rate	Amount
Adminstrative Support			
Blair, Shelley 7/24/2021	.50	84.00	42.00
Create Requisitions for The Tree Amigos and forward to Teresa			
Totals	.50		42.00
Total Labor			42.00

	Current	Prior	To-Date
Total Billings	42.00	3,063.00	3,105.00
Contract Limit			10,000.00
Remaining			6,895.00
Total this Task			\$42.00

Task	XP	Expenses	Total this Task
			0.00

Invoice Total this Period \$42.00

Outstanding Invoices

Number	Date	Balance	
0198329	6/7/2021	189.00	#38
Total		189.00	20,517.31

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14776 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-842-8990 • Fax 904-846-8485
 CA-0002584 LC-0000316

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 70

Invoice Date: 8/1/21

Due Date: 8/1/21

Case:

P.O. Number:

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

Description	#1	Hours/Qty	Rate	Amount
Management Fees - August 2021	310-313-34		3,750.00	3,750.00
Website Administration - August 2021	498		83.33	83.33
Information Technology - August 2021	351		125.00	125.00
Dissemination Agent Services - August 2021	313		583.33	583.33
Office Supplies	51		13.46	13.46
Postage	42		17.59	17.59
Copies	423		143.70	143.70
Telephone	41		25.65	25.65
Total				\$4,742.06
Payments/Credits				\$0.00
Balance Due				\$4,742.06



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

APPROVED

By Alex Boyer at 10:34 am, Aug 10, 2021

INVOICE

002-21-301863-1

DUE UPON RECEIPT

DATE 8/3/2021

BALANCE \$211.55

AMOUNT ENCLOSED **\$ 211.55**

Field-Repairs & Maint

ARMSTRONG CDD
475 WEST TOWN PLACE, SUITE 114
ST AUGUSTINE FL 32092

MAKE CHECKS PAYABLE TO:
ONSIGHT INDUSTRIES. LLC.
900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

Invoice Questions? Please call 407.830.8861 or email billing@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 002-21-301863-1 8/3/2021

PROJECT DETAIL - PAGE 1



900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

LOCATION **GREYHAWK**
PROJECT NAME **STOP SIGN FACE 30"**
CLIENT PO

ORDERED BY **JOE CORNELISON**

CHARGES	PRICE EACH	QTY	TOTAL
1 LABOR / INSTALLATION, INSTALL, JACKSONVILLE, LOCAL 15-30 QUOTED INSTALLATION COMPLETE AS PER WORK ORDER	\$125.00	1	\$125.00
2 STREET SIGNAGE, TRAFFIC SIGN, HI-INTENSITY GRADE, 30" STOP, .8, 1 SIDED 30" STOP SIGN FACE	\$86.55	1	\$86.55

ASS
220526 46



SUB-TOTAL: \$211.55

TAX: \$0.00

TOTAL: \$211.55

BALANCE DUE: \$211.55

WORK COMPLETED

- ✓ COMPLETED - ADD STOP SIGN BACK TO MISSING STREET SIGN AT CORNER OF HEATHERBROOK PLACE AND PICKERING COURT.

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.

RECEIVED

AUG 09 2021

Statement Date: 08/04/2021
Account: 221007627575

ARMSTRONG CDD
3645 ROYAL PINES DR - Jul 21
MIDDLEBURG, FL 32068

Current month's charges:	\$64.12
Total amount due:	\$64.12
Payment Due By:	08/25/2021

Your Account Summary

Previous Amount Due	\$64.12
Payment(s) Received Since Last Statement	-\$64.12
Current Month's Charges	\$64.12
Total Amount Due	\$64.12

#27
220-892-422

00005547-0013828-Page 1 of 4

One Less Worry :)

Paperless Billing -
Contact free;
worry free!
Sign up for free today!

peoplesgas.com/paperless

EMAIL ALERTS

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

peoplesgas.com/news

2021 TRUSTED BUSINESS PARTNER
BUSINESS CUSTOMERS

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:	\$64.12
Total amount due:	\$64.12
Payment Due By:	08/25/2021
Amount Enclosed	\$ 64.12

658790949639

00005547 01 AB 0.42 34771 FTECO108042122435810 00000 04 01000000 008 04 21210 002



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

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





Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

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

All Other Correspondence

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

Understanding Your Natural Gas Charges

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

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

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

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

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

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

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

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

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

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

Your payment options are:

- Schedule free one-time or recurring payments at peoplesgas.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit peoplesgas.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at peoplesgas.com or call 866-689-6469.
(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 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: 08/04/2021
Current month's charges due 08/25/2021

Details of Current Month's Charges – Service from - 06/30/2021 to 07/29/2021

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

Rate Schedule: Small General Service (SGS)

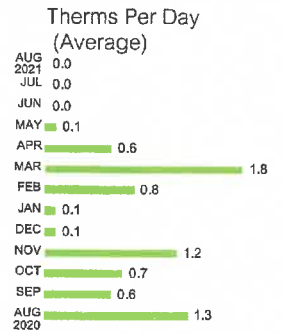
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
AHX50502	07/29/2021	239	-	239	=	0 CCF	x	1.049	x	1.0000	=	0.0 Therms	30 Days

Customer Charge		\$30.60
Natural Gas Service Cost		\$30.60
Municipal Public Service Tax		\$1.22
State Tax		\$2.30
Total Natural Gas Cost, Local Fees and Taxes		\$34.12

Miscellaneous Charges		
Gas Management	1 X \$30.0000	\$30.00
Total Miscellaneous Charges		\$30.00

Total Current Month's Charges **\$64.12**

Peoples Gas Usage History



00005547-0013829-Page 3 of 4



MAKE THE RIGHT CALL.

Don't make an error by hitting a natural gas line. **Call 811** before you dig to keep your family and neighbors safe.

peoplesgas.com/811



Know what's below.
Call before you dig.



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

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

Bill Date: 08/05/2021

Customer #: 00567729

Route #: MC05533398

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		08/05/21 to 09/10/21				\$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	08/02/21	28	7138	7140	2
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	2.0	X	0.81	\$1.62
Proration Factor: 0.9333		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		\$42.68
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$42.68

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$42.68 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$428.05 was posted to your account on 07/26/2021.

#16
320.538.43



Please return this portion with payment



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

ARMSTRONG CDD
 3518 Royal Pines Drive Reclaimed Irrigation

Customer #:00567729
 Route #:MC05533398
 Route Group:27

ADDRESSEE:

AYC0805A
 2000000817 32/1

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$42.68
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.68

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

Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

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)		08/05/21 to 09/10/21				\$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	08/02/21	28	6116	6449	333
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	34.5	X	0.81	\$27.95
Proration Factor: 0.9333		Tier 2	12.2	X	1.59	\$19.40
		Tier 3	286.3	X	2.40	\$687.12

Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$775.53
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$775.53

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

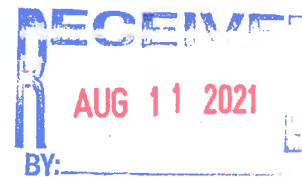
Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$775.53 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$1008.85 was posted to your account on 07/26/2021.

#16
320-578431



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:

AYC0805A
 2000000818 32/2

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$775.53
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$775.53

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

Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

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)		08/05/21 to 09/10/21				\$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	08/02/21	28	3399	3399	0
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	0.0	X	0.81	\$0.00
Proration Factor: 0.9333		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	\$41.06
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$41.06

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

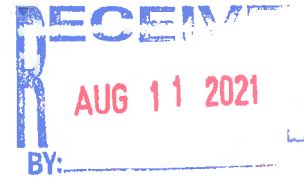
Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwnd.com/waterwise/search.jsp

Please pay \$41.06 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$754.45 was posted to your account on 07/26/2021.

#16
320538431



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:

AYC0805A
 2000000820 32/4

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$41.06
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$41.06

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

Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

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)		08/05/21 to 09/10/21				\$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	08/02/21	28	3013	3305	292
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	34.5	X	0.81	\$27.95
Proration Factor: 0.9333		Tier 2	12.2	X	1.59	\$19.40
		Tier 3	245.3	X	2.40	\$588.72

Other Charges

Administrative Fees (Prepaid)	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$677.13
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$677.13

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$677.13 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$334.45 was posted to your account on 07/26/2021.

#16
320538431



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:

AYC0805A
 2000000819 32/3

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$677.13
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$677.13

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

Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

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)		08/05/21 to 09/10/21				\$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	08/02/21	28	1272	1305	33
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	33.0	X	0.81	\$26.73
Proration Factor: 0.9333		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		\$67.79
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$67.79

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$67.79 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$67.79 was posted to your account on 07/26/2021.

#16
20.538.43

REC
AUG 17 2021
BY: _____

Please return this portion with payment



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:

AYC0805A
 200000821 32/5

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$67.79
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$67.79

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

Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

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)		08/05/21 to 09/10/21				\$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	08/02/21	28	700	711	11
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	11.0	X	0.81	\$8.91
Proration Factor: 0.9333		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		\$49.97
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$49.97

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$49.97 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$108.85 was posted to your account on 07/26/2021.

*16
320 518 471



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:

AYC0805A
 2000000822 32/6

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$49.97
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$49.97

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

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)	08/05/21 to 09/10/21					\$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	08/02/21	28	368	457	89
Base Charges (Prepaid)						\$41.06
Consumption Charges	Tier 1	34.5	X	0.81		\$27.95
Proration Factor: 0.9333	Tier 2	12.2	X	1.59		\$19.40
	Tier 3	42.3	X	2.40		\$101.52

Other Charges

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

Current Charges	\$189.93
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$189.93

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

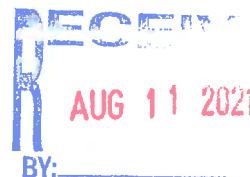
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Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay **\$189.93** by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to **CLAY COUNTY UTILITY AUTHORITY**.

Your last payment of \$76.75 was posted to your account on 07/26/2021.

#16
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC0805A
 2000000823 32/7

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



Bill Summary

Bill Date	08/05/21
Current Charges	\$189.93
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$189.93

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

Customer Name: ARMSTRONG CDD

Bill Date: 08/05/2021

Customer #: 00594522

Service Address: 4173 Heatherbrook Place

Route #: MC05560399

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		08/05/21 to 09/10/21				\$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
87777245	1	08/02/21	62	0	29	29
Base Charges (Prepaid)						\$41.06
Consumption Charges		Tier 1	29.0	X	0.81	\$23.49
Proration Factor: 2.0667		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	\$64.55
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$64.55

Clay County Utility Authority will hold a public rate hearing on Tuesday, September 7, 2021, at 7:00 PM, in CCUA's Board Room, located at 3176 Old Jennings Road, Middleburg, Florida.

Did you know about half of the water many Floridians use each day is sprinkled on their lawns? Take control of your water use. Find out what grows best in your yard.

Visit the Waterwise Plant Database at sjrwmd.com/waterwise/search.jsp

Please pay \$64.55 by 8/26/2021 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$181.46 was posted to your account on 06/22/2021.

#16
320-578 431



Please return this portion with payment



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

ARMSTRONG CDD
 4173 Heatherbrook Place

Customer #:00594522
 Route #:MC05560399
 Route Group:26

ADDRESSEE:

AYC0805A
 2000000824 32/8

ARMSTRONG CDD
 1408 HAMLIN AVENUE, UNIT E
 SAINT CLOUD FL 34771-8588



Bill Summary

Bill Date	08/05/21
Current Charges	\$64.55
Current Charges Past Due After	08/26/21
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$64.55

MAIL PAYMENT TO:



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



Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 08/12/2021
Current Bill Due Date: 09/02/2021

Previous Balance \$36.00
Payment Received 08/02/21 -\$36.00
Current Charges Due 09/02/21 \$34.00

Important Messages

Don't be left out of the loop! This bill statement now has important announcements on the back page as well.

Total Amount Due

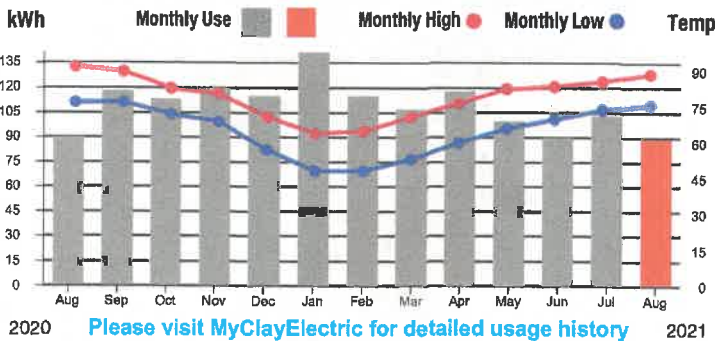
\$34.00

Due Date:
09/02/2021

Use MyClayElectric to report and track outages.

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	07/13/21	08/10/21	2591	2680	1	89



Current Service Detail		
Access Charge		\$23.00
Energy Charge	89 kWh @ 0.0813	\$7.24
Power Cost Adjustment	89 kWh @ 0.0164	\$1.46
FLA Gross Receipts Tax		\$0.81
Clay Co Public Ser Utility Tax		\$1.18
Operation Round Up		\$0.31
Total Current Charges for this Location		\$34.00

#100
226-58-43

AUG 17 2021

BY: _____

This Month	Last Month	This Month Last Year	Avg Daily High
<div style="border: 1px solid gray; border-radius: 50%; padding: 10px; width: 60px; margin: 0 auto;"> 89 kWh 28 days Avg kWh 3 </div>	<div style="border: 1px solid gray; border-radius: 50%; padding: 10px; width: 60px; margin: 0 auto;"> 103 kWh 33 days Avg kWh 3 </div>	<div style="border: 1px solid gray; border-radius: 50%; padding: 10px; width: 60px; margin: 0 auto;"> 90 kWh 29 days Avg kWh 3 </div>	<div style="border: 1px solid gray; border-radius: 50%; padding: 10px; width: 60px; margin: 0 auto;"> 89°F </div>

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.



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.



5713 2 MB 0.450
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5713
C-21

Account Number	9054872
Current Charges Due 09/02/21	\$34.00
Total Amount Due	\$34.00

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



09054872 0000034002

Important Messages

Don't be left out of the loop! This bill statement now has important announcements on the back page as well.

Use MyClayElectric to report and track outages.

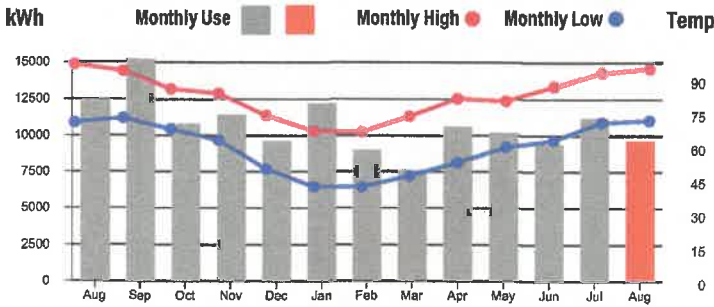
Total
Amount Due

\$1,015.00

Due Date:
09/02/2021

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

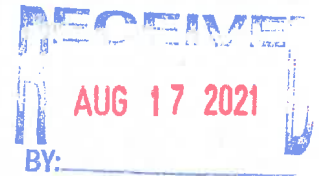
Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	151835709	07/13/21	08/10/21	1288	1336	200	9,600



Current Service Detail

Access Charge		\$23.00
Energy Charge	9,600 kWh @ 0.0813	\$780.48
Power Cost Adjustment	9,600 kWh @ 0.0164	\$157.44
FLA Gross Receipts Tax		\$24.62
Clay Co Public Ser Utility Tax		\$29.34
Operation Round Up		\$0.12
Total Current Charges for this Location		\$1,015.00

#100
370.572.43



Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history

This Month **Last Month** **This Month Last Year** **Avg Daily High**

9,600 kWh
28 days
Avg kWh 343

11,200 kWh
33 days
Avg kWh 339

12,400 kWh
29 days
Avg kWh 428

96°F



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.

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 09/02/21	\$1,015.00
Total Amount Due	\$1,015.00

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





Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name **ARMSTRONG CDD**
Account # **9082351**
Trustee District: **06**
Statement Date: **08/12/2021**
Current Bill Due Date: **09/02/2021**

Previous Balance \$25.00
Payment Received 08/02/21 -\$25.00
Current Charges Due 09/02/21 \$25.00

Important Messages

Don't be left out of the loop! This bill statement now has important announcements on the back page as well.

Use MyClayElectric to report and track outages.

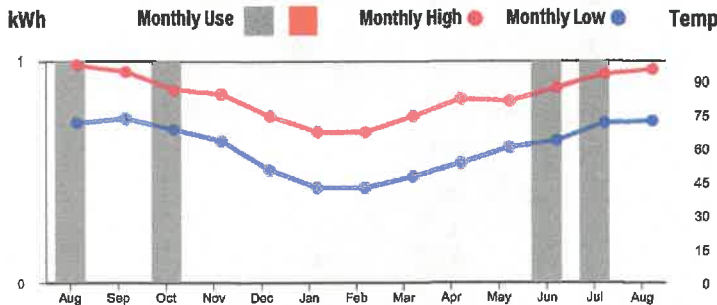
Total Amount Due

\$25.00

Due Date:
09/02/2021

Service Address: 705 TYNES BLVD IRRIGATION

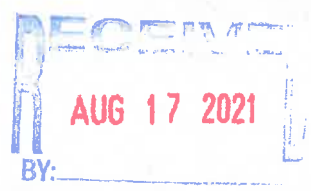
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	07/13/21	08/10/21	14	14	1	0



Current Service Detail

Access Charge	\$23.00
FLA Gross Receipts Tax	\$0.59
Clay Co Public Ser Utility Tax	\$0.92
Operation Round Up	\$0.49
Total Current Charges for this Location	\$25.00

#100
226.57643



Please visit MyClayElectric for detailed usage history

This Month	Last Month	This Month Last Year	Avg Daily High
0 kWh 28 days Avg kWh 0	1 kWh 33 days Avg kWh 0	1 kWh 29 days Avg kWh 0	96°F



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.



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	9082351
Current Charges Due 09/02/21	\$25.00
Total Amount Due	\$25.00

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



09082351 0000025001



Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 08/12/2021
Current Bill Due Date: 09/02/2021

Important Messages

Don't be left out of the loop! This bill statement now has important announcements on the back page as well.

Use MyClayElectric to report and track outages.

Credit Balance

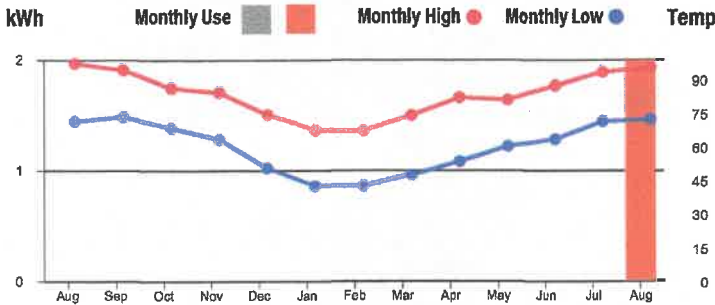
-\$350.29

No Payment Due

Previous Balance \$12.38
Payment Received 08/02/21 -\$387.38
Balance Forward -\$375.00
Current Charges Due 09/02/21 \$24.71

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152016290	07/13/21	08/10/21	0	2	1	2



Current Service Detail

Access Charge		\$23.00
Energy Charge	2 kWh @ 0.0813	\$0.16
Power Cost Adjustment	2 kWh @ 0.0164	\$0.03
FLA Gross Receipts Tax		\$0.59
Clay Co Public Ser Utility Tax		\$0.93
Total Current Charges for this Location		\$24.71

2020 [Please visit MyClayElectric for detailed usage history](#) 2021

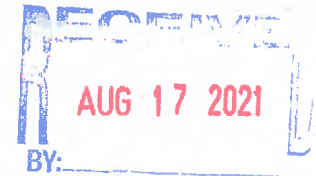
This Month **Last Month** **This Month Last Year** **Avg Daily High**

2 kWh
28 days
Avg kWh
0

0 kWh
14 days
Avg kWh
0

0 kWh
30 days
Avg kWh
0

96°F



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.



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 9143346
Credit Balance Do Not Pay -\$350.29

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



09143346 000000002



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

REC
AUG 17 2021
 BY: _____

Invoice

Date	Invoice #
6/4/2021	AAA0544921

Bill To

Evergreen Mgmt - Greyhawk
 Armstrong CDD
 3645 Royal Pine Dr
 Orange Park, FL 32065

#35
 330-572-346

Ship To

Evergreen Mgmt - Greyhawk
 Shaneka Starkes
 10301 Deerwood Park Blvd
 Suite 3200
 Jacksonville, FL 32256

P.O. Number	Terms	Due Date	Rep	Ordered On	Ship Via	Fax	Phone
Shaneka Starkes	Net 30	7/4/2021	JMK	6/3/2021	FedEx - 2nd...		
Quantity	Item Code	Description			Price Each	Amount	
100	CARFOBMANB...	Community Controls Mango Blue Key Fob - HID or EM Format - Additional Print/Programming Line Required			3.25	325.00T	
100	PROSURLAS	CARFOBMANBLU-BLANK Programming and laser etching			1.00	100.00T	
1	ORDENTJEFF.	Order Entered Jeff			0.00	0.00T	
1	FREIGHT	Shipping			15.00	15.00T	
1	FREIGHT	Shipped On: 6/4/2021 12:00:00 PM			0.00	0.00	
		Total Shipment Weight: 1.15					
		Pack:					
		Tracking #: 280022873303					
APPROVED							
<i>By Alex Boyer at 11:52 am, Aug 17, 2021</i>							
Amenity-Access Cards							

Our Federal Employer Identification number is: 87-0503711

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

RETURN POLICY:

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

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

Subtotal	\$440.00
Sales Tax (0.0%)	\$0.00
Total	\$440.00

Payments/Credits	\$0.00
Balance Due	\$440.00

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

Municipal Asset Management, Inc.

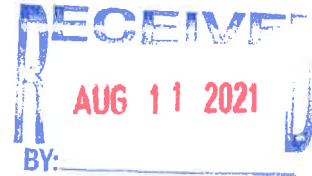
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0618209

DATE: 8/1/2021

To: Teresa Viscarra
Armstrong Community Development District
1408 Hamlin Ave, Unit E
St. Cloud, FL 34771



DUE DATE	RENTAL PERIOD
9/12/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
27	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment. #18 Aug 21 - Fitness Equip 330-572-44	1,415.21

TOTAL DUE

\$1,415.21

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618209	9/12/2021	\$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

RECEIVED

AUG 23 2021

CLAY TODAY NEWSPAPER

OPC NEWS, LLC
3513 US HWY 17
FLEMING ISLAND FL 32003
904-264-3200

DATE 8/12/21

ARMSTRONG CDD
C/O GMS, LLC
475 WEST TOWN PLACE, SUITE 114
ST AUGUSTINE FLORIDA 32092

ACCOUNT #: 989731

Date	Order #	Purchase Order Number / Description	Times Run	Amount
8/5-8/12/21	279055	BUDGET HEARINGS & MEETING 4 X 9.5 LEGAL DISPLAY LEGAL 48195 PED ID# 20-2112861 #7 210-52248	2	\$760.00

TOTAL DUE ON ACCOUNT

\$

\$760.00

Please Remit To:

CLAY TODAY NEWSPAPER
3513 US HWY 17
FLEMING ISLAND FL 32003

Account Name: ARMSTRONG CDD
Account #: 989731
Order #: 279055
Amount Due: \$ 760.00

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

LEGAL NOTICE

in the matter of

BUDGET HEARING AND MEETING

LEGAL 48195 Order 279055

was published in said newspaper in the issues

AUG 5 & AUG 12, 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.

Jon Cantrell

Sworn to me and subscribed before me this 12TH day of AUGUST, 2021

Christopher Wayne
 NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meetings

The Board of Supervisors ("Board") for the Armstrong Community Development District ("District") will hold the following two public hearings and a regular meeting:

Date: September 9, 2021
 Time: 3:30 p.m.
 Location: Plantation Oaks Amenity Center
 845 Oakleaf Plantation Parkway
 Orange Park, Florida 32065

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearing, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

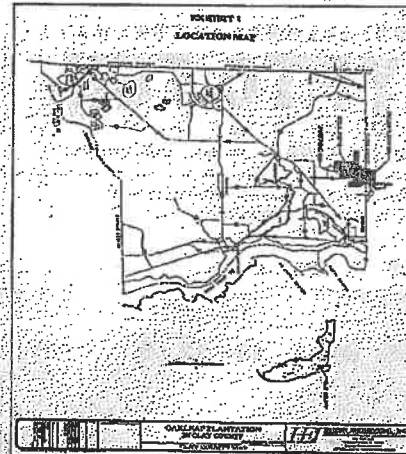
Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use Description	Total # of Units	Current Annual O&M Assessment (October 1, 2020 - September 30, 2021)	Proposed Annual O&M Assessment (October 1, 2021 - September 30, 2022)	Change in Annual Dollar Amount
Single Family	483	\$851.04	\$1,111.40	\$260.36

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain de-



veloped property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

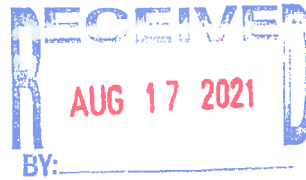
James Perry
 District Manager

Invoice

Invoice Number
21-39500

Invoice Date
8/17/21

Page:
1



Security Engineering And Designs, Inc.
3139 Waller Street
Jacksonville, FL 32254

Voice: 904-371-4931

Fax: 904-371-4939

Sold To:

ARMSTRONG COMMUNITY DEVELOPMENT
475 WEST TOWN PLACE STE. 114
ST. AUGUSTINE, FL 32092

Site Address:

GREYHAWK AMENITY CENTER
3645 ROYAL PINES DR.
MIDDLEBURG, FL 32068

Customer ID: GREYHAWK AMENITY

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		8/27/21

Description	Amount
BILLING FOR ACCESS CONTROL	1,775.00
#49 270-572-46	

Service Department: 371-4931
Monitoring Center: 800-318-9486
Installation: 371-4931

Please include invoice number on payment

21-39500

Subtotal	1,775.00
Sales Tax	
Total Invoice Amount	1,775.00
Payment Received	0.00
TOTAL	1,775.00

Business Investment Holdings Corporation

1348 Beach Blvd
 P.O. Box 50041
 Jacksonville Bch, FL 32240

Invoice

Date	Invoice #
7/30/2021	1042

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

#34
 Security Svc Sep21
 300-155.1

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

Quantity	Description	Rate	Amount
138	August 29th, 2021 - September 27th, 2021	26.75	3,691.50
Total			\$3,691.50