

***ARMSTRONG***

*Community Development District*

*APRIL 14, 2022*

## *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](http://www.armstrongcdd.com)

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April 8, 2022

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, April 14, 2022 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. Organizational Matters
  - A. Acceptance of Resignations
  - B. Appointment of New Supervisors
  - C. Oath of Office for Newly Appointed Supervisors
  - D. Election of Officers, Resolution 2022-01
- IV. Approval of the Minutes of the October 14, 2021 Meeting
- V. Ratification of Transfer Letter Regarding Legal Services
- VI. Consideration of Fee Agreement with Kutak Rock LLP
- VII. Consideration of Resolution 2022-02, Designating Registered Agent and Registered Office
- VIII. Consideration of Addendum to Tree Amigos Agreement

- IX. Ratification of Agreement with City Wide Maintenance
- X. Consideration of Addendum to ViewPoint Agreement for Security Services
- XI. Consideration of Resolution 2022-03, Instructing the Clay County Supervisor of Elections to Conduct the General Election
- XII. Staff Reports
  - A. District Counsel
    - 1. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022
    - 2. Prompt Payment Requirements
  - B. District Engineer
    - 1. Ratification of Requisition 98, 2019A Construction Account
    - 2. Consideration of Work Authorization No. 8, State Mandated – Stormwater Needs Analysis (20 years)
  - C. District Manager
  - D. Facility Manager
    - 1. Report
    - 2. Monthly Quality Inspection Report
- XIII. Supervisor's Requests and Audience Comments
- XIV. Financial Reports
  - A. Financial Statements as of March 31, 2022
  - B. Check Register
- XV. Next Scheduled Meeting – May 12, 2022 @ 3:30 p.m. at Plantation Oaks Amenity Center
- XVI. Adjournment



### *THIRD ORDER OF BUSINESS*

*D.*

**RESOLUTION 2022-01**

**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 April 14, 2022 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:

_____	Chairman
_____	Vice-Chairman
<u>Marilee Giles</u>	Secretary
<u>Marilee Giles</u>	Treasurer
<u>Daniel Laughlin</u>	Assistant Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Darrin Mossing</u>	Assistant Treasurer
<u>Daniel Laughlin</u>	Assistant Secretary
<u>James Oliver</u>	Assistant Secretary
<u>Darrin Mossing</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF APRIL, 2022.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FOURTH ORDER OF BUSINESS*

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, October 14, 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 by telephone
Mike Taylor	Vice Chairman
Blake Weatherly	Supervisor
Rose Bock	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Alex Boyer	Armstrong CDD Facility Manager
John Fraizer	Tree Amigos
James Subers	Viewpoint Security
Aaron Scenarios	Viewpoint Security
Jose Lopez	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 3:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Lopez stated in the minutes of the last meeting they put me down as Mr. Rivera. I would like to find out any follow-ups on maintenance items that were supposed to be done.

Ms. Giles stated Alex is going to cover maintenance.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 9, 2021 Meeting**

On MOTION by Mr. Weatherly seconded by Ms. Bock with all in favor the minutes of the September 9, 2021 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Ratification of Engagement Letter with  
Berger, Toombs, Elam, Gains & Frank**

Ms. Giles stated Berger Toombs Elam Gaines & Frank was selected through the RFP process in September 2020. They will audit the district's financial statements and examine the district's compliance with Florida Statute 218. Their fee for this year is \$3,910.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2021 audit in the amount of \$3,910 was ratified.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager – Clay Community Connect**

Ms. Giles stated thanks for letting us switch to iPads. GMS paid for the iPads and that cost was not pushed down to the residents.

Last time we spoke we talked about an opportunity with the Clay County Sheriff's Office called Clay Community Connect. The cameras we have are not compliant with the John McCain Act; they are good cameras but cannot be used with Clay Community Connect.

**D. Facility Manger**

**1. Report**

Mr. Boyer stated as discussed at the last meeting Michelle is supposed to be your point of contact. She was unable to be here today so I am subbing again.

At the last meeting you asked that the vendors show up so you could ask questions. Let's take landscaping first since it is not part of the actual agenda.

Mr. Taylor stated we have one resident here today and I know there were some maintenance items required for the passive parks in Phase 2. Have you addressed those in the pocket parks?

Mr. Fraizer responded yes, we have.

Mr. Taylor asked can you confirm if the irrigation is working properly in those areas?

Mr. Frazier responded all the pocket parks have irrigation on the turf and plant material and I personally went around and checked them myself at the beginning of this week.

Mr. Boyer stated where we are having the irrigation issues are the strips between some lots that is considered to be district property that does not have irrigation and we are hoping the lots besides them will give them enough water. The other issue was to deal with the landscape that were actually on lots that back up to the roundabout. We have been working with the lot owners, which is the builders right now to address that.

## **2. Monthly Quality Inspection Report**

Ms. Giles stated in the agreement there is a monthly quality inspection report and we are asking that Michelle drive around once a month with the landscape company and provide an inspection report for the meetings. I think that will help the residents and the board to see what is really going on with the landscaping. There is a punch list and by the time the meeting rolls around some of those punch list items will already have been resolved. At least it shows everyone that we have that relationship with the landscape company, and we are communicating to them the issues the residents may see.

Mr. Taylor stated it might be helpful to have a section on what they can expect in the next month or next 60 days.

Mr. Fraizer stated a forecast of what we will be doing.

## **3. Proposal with View Point Security**

Mr. Taylor stated from my notes at the last meeting there was resident concern about continuing vandalism and people having authority to approach people onsite and making people who are not residents, leave the premises. Are you encountering people from outside the community coming into the facility and how do you address that?

Mr. Scenaros stated I'm supervisor for Greyhawk and Eagle Landing and when we see that on our shifts, we approach that, we give legitimate directives to leave the property and we have had 100% compliance when we are on shift. As to vandalism, things that are broken as far as integrity we notate that and report it to the owner of our company and to Mr. Boyer as well and those things are addressed.

Mr. Boyer stated the proposal is for the same number of hours as we had the last fiscal year and they are proposing no increase for this fiscal year. We have a couple items we need to tweak before we sign.

Mr. O'Reilly stated some comments received at the last meeting was that they were spending time in the office and maybe not doing the amount of rounds that they were anticipating and they were having issues that were not being addressed by the guard. Now is the time to address any quality issues.

Mr. Boyer stated they have implemented an hourly report and the report says where they are checking in but it does give a time stamp of when they checked in at the pool, the basketball court and those sorts of things. From what I see, they do hourly reports but it shouldn't take them the full hour to walk the premises. There is some perception of downtime when they are in the office versus out more on the grounds.

Mr. Subers stated communication is key not only from property management but from the residents.

Mr. Boyer stated I will get with you on the items that the accountant wants changed and the verbiage to be changed.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the proposal was approved in substantial form subject to proposed changes by the accountant and district counsel.
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#### **4. Proposal with Security Engineering & Design, Inc.**

Mr. Boyer stated also we had a conversation about getting key fob access to the restrooms so that only residents may enter the restrooms and hopefully that will cut down on people jumping the fence. We have a proposal from Security Engineering & Design, Inc. to install 2-card readers and locks in the total amount of \$2,265 and get it uploaded into the computer software. This is the same company that installed everything else so it is a simple addition.



On MOTION by Ms. Bock seconded by Mr. Weatherly with all in favor the proposal from Security Engineering & Design, Inc. in the amount of \$2,265 was approved.

Mr. Boyer stated at the last meeting we talked about the janitorial services not meeting the residents' expectations and we put together a more thorough scope of what the district is currently asking of the janitorial service. We are not saying the company is or is not doing a bad job, we are saying we are putting the new scope of services out for everyone to bid. If you are agreed to what is currently written we will try to get bids back in the next 30-days so we can move forward with the new scope of services. We are doing more of a gradual approach so during the heavier season we are doing four-days a week cleaning and during the less heavy season we are going to three-days per week. We added verbiage to make sure the covered patio, the windows and that sort of thing are getting maintained and more thorough cleaning of the restrooms and gym.

Ms. Giles stated if you are okay with the language we can reach out to some local janitorial services since it is below the bidding threshold.

## **5. Vak Pak**

Mr. Boyer stated this is basically continuing our preventative maintenance agreement for the same price.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor the proposal from Vak Pak for an extended warranty in the amount of \$350 quarterly.

Mr. Boyer stated next week the umbrellas are scheduled, we are working with the person with the developer so we are not charging the residents.

We are waiting to meet with TECO Gas, we want to make sure that the firepit is actually set up properly to light it. We cannot get a vendor right now to work on it until it is okayed by the gas company. I believe this is a construction punch list item that was supposed to have been fixed by the general contractor. We need to discuss how that is going to get paid in the future because this was something the general contractor should have fixed when they came out and redid the

bowl the first time. All they did was put the new housing unit for the bowl itself they didn't make sure it was still functional.

Mr. Taylor stated document the repair invoice.

Mr. Boyer stated Michelle is working on a quote for the damage in the gym, it appears that someone inadvertently dropped a dumbbell into the side of the wall.

## **SIXTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Mr. Taylor stated I know the rear gate on the pool when I went by it was not locking properly. Has that been fixed?

Mr. Boyer stated it has been fixed. We had to replace all the strike plates.

Mr. Lopez stated on the landscaping the three pallets that are left on the end of Heatherbrook in the bed area and it looks like property there but nobody owns it.

Mr. Boyer stated that is actually the builder's.

Mr. Lopez stated the builder would be Lennar.

Mr. Taylor stated I think you are correct.

Mr. Lopez stated the grass in front of the mailboxes that are right against the street on my side of the neighborhood is getting a lot of traction through that area and it is killing the grass. Is there a way to put rocks on that area or pavers so we are not having to resod or have an eyesore?

Mr. Taylor stated we can explore that. I will drive through there and see what it looks like.

Mr. Lopez asked access to the cameras, are we still talking about doing that so the front office can access the cameras and see it and not just to go through the feed?

Mr. Boyer stated when we hire our staff members we can discuss it at that point in time. There is not a feed in there so we would have to propose to the board to have it wired at that time and we will bring that to the board at that time.

Mr. Lopez stated feedback on security, phenomenal job. Usually when I have any issues, they are on it. I never had an issue with security. Prior to them I never saw them, but these folks are doing the job.

Lighting around the basketball court by the dog park area would be great, it is pitch black and we have been seeing a lot of snakes.

Mr. Boyer stated we will get some proposals for that and bring it back to the board.

Mr. Lopez stated the a/c in the bathrooms and front office are connected.

Mr. Boyer stated the way it was designed is that it is on a motion sensor and as long as it picks up on sound or movement it kicks on after a period of time. The issue is it is normally about an hour after I've been in there that I start feeling the difference. The restrooms on the pool deck, other than on weekends there is not enough traffic to trigger it to come on. The unit has been looked at and everything is working and is functional, but it is all on a motion sensor not on a temperature gauge. If someone is in the bathroom and leaves in two minutes it doesn't kick on.

Mr. Lopez asked is that the same setup in the gym?

Mr. Boyer responded no, the gym is on a thermostat.

Mr. Lopez asked is there a way to change the one in the bathroom?

Mr. Boyer stated we would have to change it to a thermostat and that would be at the board's discretion.

Mr. Taylor stated it might be worth talking to the a/c contractor and putting in another fan that circulates the airflow. An option would be to get a proposal for a thermostat, it will increase the utility bills and that is something to be mindful of, but we don't want to create any adverse situation within that area.

Mr. Lopez stated there are no paper towel or soap dispensers in the main bathroom.

Mr. Taylor stated that is going to be part of the new janitorial service.

Mr. Boyer stated we tried to install the dispenser on the wall and it lasted about two weeks. Anything more permanent is going to become more of a construction project when we have to put it back in. Hopefully, we can do the janitorial contract and it will get replenished more often and the key fobs will hopefully cut down the vandalism if it is not residents doing it.

Mr. Taylor stated try the janitorial and key fobs first.

Mr. Lopez stated the gate between the tennis court and park, the spring is not working properly. The rain spouts.

Mr. Boyer stated it is an adhesion cover and is doing exactly what it is supposed to do, cover the cracks that don't work. I was waiting to see how that worked out before I did the others because I didn't want it to get ripped off. We have a problem because people use it as leverage to get on the roof.

Mr. Lopez stated we have an abundance of fire ants throughout the amenity center.

Mr. Boyer stated the stuff that is in the flower beds would be landscaping and we typically reach out to them, they address it and it moves. When it comes to the exterior building that is what

we are adding to the janitorial for them to dust and clean. I have been spraying it once a month myself but that is not enough. Having an onsite person that kind of thing can get done faster.

Mr. Lopez stated they did maintenance on the curb in front of my house and it made it worse where they tried to fill the cracks. I sent Michelle an email about it and I haven't heard back.

Mr. Boyer stated I know we talked to Joe and Greg about this. The problem is instead of redoing the curb they are patching it and it is crumbling more.

Mr. Taylor stated let's follow-up with Joe.

## **SEVENTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Financial Statements as of September 30, 2021**

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

#### **B. Check Register**

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

## **EIGHTH ORDER OF BUSINESS**

### **Next Scheduled Meeting – November 4, 2021 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for November 4, 2021 at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor the meeting adjourned at 4:19 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

## *FIFTH ORDER OF BUSINESS*

# Hopping Green & Sams

Attorneys and Counselors

October 19, 2021

VIA EMAIL

James A. Perry, District Manager

[JPerry@gmsnf.com](mailto:JPerry@gmsnf.com)

Liam O'Reilly, Chairperson

[LOReilly@GreenPointeLLC.com](mailto:LOReilly@GreenPointeLLC.com)

**RE: Armstrong Community Development District ("Client")**

**JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP**

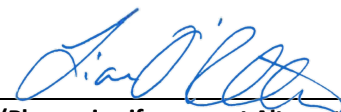
Dear Jim/Liam,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client on the above referenced matter(s) (the "Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.



10.19.21

(Please sign if you want Alternative #1;  
otherwise, do not sign on this line.)

[DATE]

**2. ALTERNATIVE #2.** If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

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(Please sign here if you have [DATE]  
given instructions under Alternative  
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com) [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com) [katieb@hgslaw.com](mailto:katieb@hgslaw.com) and [KimH@hgslaw.com](mailto:KimH@hgslaw.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: October 19, 2021

## *SIXTH ORDER OF BUSINESS*



## **RETENTION AND FEE AGREEMENT**

### **I. PARTIES**

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Armstrong Community Development District (“**Client**”)  
Governmental Management Services-CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

and

- B. Kutak Rock LLP (“**Kutak Rock**”)  
P.O. Box 10230  
Tallahassee, Florida 32302

### **II. SCOPE OF SERVICES**

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

### **III. CLIENT FILES**

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

#### **IV. FEES**

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Katie S. Buchanan	\$320
Associates	\$250 - \$295
Paralegals	\$145

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

#### **V. BILLING AND PAYMENT**

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

#### **VI. DEFAULT; VENUE**

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## **VII. CONFLICTS**

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

## **VIII. ACKNOWLEDGMENT**

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

## **IX. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

## **X. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

## **XI. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT**

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

Its: \_\_\_\_\_

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

**KUTAK ROCK LLP**

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

Its: \_\_\_\_\_

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

## ATTACHMENT A

### KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

## *SEVENTH ORDER OF BUSINESS*

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED  
AGENT AND REGISTERED OFFICE OF THE ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT.**

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

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**SECTION 1.** Katie Buchanan of Kutak Rock LLP is hereby designated as the Registered Agent for the Armstrong Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Clay County and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

**PASSED AND ADOPTED** this 14th day of April 2022.

**ATTEST:**

**ARMSTRONG COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

## *NINTH ORDER OF BUSINESS*



**AGREEMENT BETWEEN ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
AND NORTH FLORIDA BUILDING MAINTENANCE, LLC D/B/A CITY WIDE  
FACILITY SOLUTIONS FOR JANITORIAL MAINTENANCE SERVICES**

This Agreement ("Agreement") is made and entered into this 15<sup>th</sup> day of February 2022 by and between:

**Armstrong Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with an address 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

**North Florida Building Maintenance, LLC**, a Florida limited liability company, d/b/a **City Wide Facility Solutions**, with offices located at 4963 Beach Boulevard, Jacksonville, Florida 32207 ("**Contractor**," together with District, "**Parties**").

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and located in Clay County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District owns, operates and/or maintains an amenity center ("**Facilities**"); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide janitorial maintenance services for the Facilities; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("**Services**"); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The District desires that the Contractor provide professional janitorial maintenance services within presently accepted standards, and as more specifically identified in **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Exhibit A** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

**(1)** The District hereby designates the District Manager to act as its representative.

- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

#### **SECTION 4. COMPENSATION; TERM.**

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Thirty-Two Dollars and Fifty Cents (\$1,032.50) per month for janitorial maintenance. The term of this Agreement shall be from February 15, 2022 through February 14, 2023, unless terminated earlier by either party in accordance with the provisions of this Agreement. This contract shall automatically renew pursuant to the same terms and conditions set forth herein for successive one-year terms beginning on February 15 and ending on February 14.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

## **SECTION 5. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- (5) Employee Fidelity Insurance of at least \$500,000

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

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## **SECTION 6. INDEMNIFICATION.**

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 7. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, 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 such limitations of liability or by operation of law.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason

of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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

**With a copy to:** Kutak Rock LLP  
Post Office Box 10230

Tallahassee, Florida 32302  
Attn: District Counsel

**B. If to the Contractor:** North Florida Building Maintenance, LLC  
d/b/a City Wide Facility Solutions  
4963 Beach Boulevard  
Jacksonville, Florida 32207  
Attn: Nathan Johnston

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Marilee Giles ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public



records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 29. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from

the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

DocuSigned by:

*Marilee Giles*

3B3209E1043B434  
Secretary / Assistant Secretary

**ARMSTRONG COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:

*Liam O'Reilly*

54C6553CB42C4A0  
Chairperson, Board of Supervisors

**NORTH FLORIDA BUILDING  
MAINTENANCE, LLC D/B/A CITY WIDE  
FACILITY SOLUTIONS**

*Nathan Johnston*

By: Nathan Johnston

Its: *Nathan Johnston*

Exhibit A: Proposal

## EXHIBIT A

### ARMSTRONG CDD JANITORIAL SERVICES SCOPE OF WORK

The amenity center includes an office, fitness room, storage closet, and facilities. Surrounding the facilities are recreational space including pool, pool deck, basketball courts, and play area.

Frequency: Services are to be rendered 3 days per week September – February and 4 days a week March – August. Service will be provided Monday – Friday between the hours of 6:00 am – 5:00 pm.

#### Required Janitorial Services

- Maintain the general appearance of all indoor and outdoor spaces.
- General Janitorial scope of service includes, but not limited to the following:
  - Sweep, vacuum, and mop all floor types as necessary.
  - Clean restroom sinks, mirrors, fixtures, toilets, urinals, etc.
  - Clean interior/exterior windows, blinds, and baseboards. **Exterior windows washed with pressure washing**
  - Wipe down walls and doors.
  - Wipe down and sanitize fitness equipment.
  - Remove trash receptacles both indoor and outdoor and replace trash can liners; trash removal from outdoor receptacles includes the basketball courts, playing area, and pool area
  - Restock supplies, wipes, paper products, soap, etc. (as needed).
  - Dust, polish, and sanitize all water fountains and fans, etc.
  - Wipe down and straighten all outdoor pool and patio furniture.
  - Blow off sand, dirt, debris from pool area, patios, sidewalks, and courts.
  - Dust cobwebs, insects, etc. from soffits, ceilings, etc.
  - Soft washing exterior as needed. **Additional charge listed on investment recap**
- District to supply all paper products such as soap, trash liners, fitness wipes, etc.
- Contractor shall furnish the necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinarily cleaning services be required, the District Board or District Manager will agree in writing and such special janitorial services and/or equipment/supplies shall be billable to the district.

Detail Breakdown

Office:

- Vacuum floors
- Clean door, inside windows, blinds, and wipe down counters
- Dust baseboards, TV/monitor and AC vents
- Empty trash

Storage Closet:

- Storage closet shall be kept in an orderly condition
- Equipment and cleaning supplies shall be properly labeled and stored

Fitness Room:

- Vacuum floors
- Wipe down all equipment, doors, and handles
- Clean inside windows and blinds
- Dust all AC vents and returns, light/fan fixtures, storage cubby, TV/monitors
- Clean stainless steel drinking fountain
- Empty trash can and restock wipes

Entryway Area:

- Clean floors
- Clean door handles and doors
- Dust all light fixtures
- Clean bulletin board
- Clean ceiling panels as needed

Bathrooms in Pool Deck Area:

- Clean and mop floors
- Wipe down mirrors, countertops, handles, and stall partitions
- Clean and sanitize toilets, sinks, urinals and changing stations
- Dust all AC vents, returns, light fixtures and baseboards
- Restock all paper goods
- Empty trash cans

Outdoor Patio:

- Clean TV and décor
- Dust furniture, light fixtures and fans
- Clean ceiling panels as needed
- Clean tile backsplash
- Reset furniture if needed
- Wipe down countertops
- Clean stainless steel drinking fountain
- Clean firepit
- Close umbrellas above tables when no one is at the pool
- Empty trash cans

Created for: Armstrong CDD  
 3645 Royal Pines Drive Orange Park, FL 32065  
 Contact: Michelle Brown

## Investment Recap

### City Wide Maintenance Janitorial Service Package

Includes all janitorial services outlined in the service agreement

Approximately 3,000 Square Feet

	Frequency	Total Price / Month
<b>Basic Janitorial Services</b>		
<b>September - February</b>	3 times per week (Monday- Friday)	\$ 900
<b>March - August</b>	4 times per week (Monday- Friday)	\$ 1,165
<b>TOTAL MONTHLY INVESTMENT</b>		<b>\$ 1,032.50*</b> (12 Month Average)
<b>Additional Services</b> (NOT included in monthly services)		
<b>Initial "DEEP" Impact Clean</b>	Per Occurrence	\$ 800
<b>Exterior Building Pressure Washing</b>	Per Occurrence	\$ 900

\*Annual Rate Adjustment: Due to increases in labor, insurance, etc. City Wide implements an annual rate increase in January consist with COLA and CPI metrics. No additional notification is sent regarding the annual price increase. Florida's minimum wage raises minimum wage to \$10.00 per hour effective September 30th, 2021. Each September 30th thereafter, minimum wage shall increase by \$1.00 per hour until the minimum wage reaches \$15.00 per hour on September 30th, 2026. From that point forward, future minimum wage increases shall revert to being adjusted annually for inflation starting September 30th, 2027. Since labor fees will continue to increase due to the passing of this Florida Amendment until September 30th, 2026, City Wide Facility

Commented [GJL1]: Include this part of the proposal or remove?

Commented [NJ2R1]: We need this in there for price increases each year until September 30<sup>th</sup> 2027.

## *TENTH ORDER OF BUSINESS*



1348 Beach Blvd  
Box 50041  
Jacksonville Beach, Florida 32240

**Armstrong CDD 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 at GreyHawk Amenity Center 3645 Royal Pines Drive, Middleburg, FL 32068. This is a 1 year agreement beginning 10/15/2021 to 10/15/2022. If not renewed 30 days prior to expiration date, this agreement extends an additional 1 year. 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 directives.

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:**

- 1 day rotating between Monday, Tuesday or Wednesday.
- Set schedule each week on Thursday, Friday, Saturday and Sunday
- Flexible shift hours between 12pm EST and 1am EST. (as needed, upon approval)
- 7 days per week
- Shift hours to range from 6 to 8 hours (as needed, upon approval)
- Minimum of 30 weekly service hours

**Fees**

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

**Payment Terms**

An invoice reflecting total hours worked for the preceding service period shall be provided to the District on a bi-weekly basis.

Payment in full is due within 30 days of receipt. A \$50.00 dollar late fee will be assessed for each late payment not received within 30 business days.

**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 Armstrong CDD

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

Accepted by: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Viewpoint Security and Protection Agency LLC

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

## *ELEVENTH ORDER OF BUSINESS*

## RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CLAY COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Clay County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Rose Bock and Seat 4, currently held by Grady Miars are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of April, 2022.

**ARMSTRONG  
COMMUNITY DEVELOPMENT  
DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Armstrong Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at (\_\_\_\_\_), (\_\_\_\_\_), Florida \_\_\_\_\_; Ph: (\_\_\_\_) (\_\_\_\_). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Armstrong Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

**Publish on or before May 30, 2022.**

*TWELFTH ORDER OF BUSINESS*

*A.*

*1.*



MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Wastewater and Stormwater Needs Analysis

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During the 2021 legislative session sections 403.9301 and 403.9302, Florida Statutes, were enacted requiring local governments to perform a 20-year needs analysis of certain wastewater and stormwater services or systems. Subject special districts are required to complete this analysis by June 30, 2022, and every five years thereafter. This memorandum answers basic questions regarding these new statutory provisions and requests that District Managers seek authorization for staff to solicit proposals to complete the required study as appropriate. We expect the services necessary to complete the required analysis to be exempt from competitive solicitation requirements as a planning or study activity below the statutory threshold of \$35,000. §§ 287.055, 287.017, Fla. Stat. Thus, as deemed appropriate and in the best interests of the subject district, districts may elect to utilize the services of existing engineering or other professionals currently under contract or may seek additional proposals for completion of the required needs analysis.

**Which special districts are required to complete a needs analysis under section 403.9301 and 403.9302, Florida Statutes?**

Special districts providing “wastewater services” or a “stormwater management program or stormwater management system” must complete a needs analysis.<sup>1</sup>

**What constitutes “wastewater services”?**

Wastewater services means providing service to pipelines or conduits, pumping stations, and force mains and associated facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal or to a plant or other works used for the purpose of treating, stabilizing, or holding wastewater principally from dwellings, business buildings, institutions, and sanitary wastewater or sewage treatment plants.

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<sup>1</sup> Counties, municipalities, and special districts located in a “rural area of opportunity” may be exempt from the requirements of sections 403.9301 and 403.9302, Florida Statutes, if compliance would create an undue economic hardship. This includes:

- *Northwest Rural Area of Opportunity*: Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway.
- *South Central Rural Area of Opportunity*: DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County).
- *North Central Rural Area of Opportunity*: Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.

**What constitutes “stormwater management program or stormwater management system”?**

“Stormwater management program” means an institutional strategy for stormwater management, including urban, agricultural, and other stormwater. “Stormwater Management System” means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

**What must the needs analysis for these services or systems include?**

- A detailed description of associated facilities;
- The number of current and projected residents served calculated in 5-year increments;
- The current and projected service area;
- The current and projected cost of providing services calculated in 5-year increments;
- The estimated remaining useful life of each facility or its major components;
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components;
- The district’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the district expects to close any projected funding gap.
- The Office of Economic and Demographic Research has [templates and other resources and guidance](#) under development on its website to assist in completion of this required analysis.

**When must the needs analysis required be complete?**

The 20-year needs analysis must be completed by June 30, 2022.

**What happens to the needs analysis once it is complete?**

The complete needs analysis and associated methodology and supporting data must be submitted to the county within which the largest portion of the subject district facilities are located. Each county must then compile all analyses submitted to it (from special districts, municipalities, and the county itself) into a single document that must be filed with the Department of Environmental Protection and Office of Economic and Demographic Research by July 31, 2022 and every five years thereafter. The Office of Economic and Demographic research is required to evaluate the compiled documents for purposes of developing a statewide analysis that will include an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure.

2.

# Hopping Green & Sams

Attorneys and Counselors

## MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Prompt Payment Policies

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As you may know, during the 2021 legislative session Part VII of Chapter 218, Florida Statutes (the “Local Government Prompt Payment Act”) was amended. This includes an increase from 1 percent to 2 percent as the floor interest rate on late payments for construction services and the addition of certain contractor rights in the event a local government entity fails to timely commence dispute resolution procedures in the event of an improper payment request or invoice. *See* §§ 218.735(9); 218.76(2)(b), Fla. Stat. As provided in Florida Chapter Laws 2021-124, these changes apply to contracts executed on or after July 1, 2021.

Accordingly, we advise that districts adopt new or updated Prompt Payment Policies and Procedures as attached hereto to reflect these changes. For districts that have previously adopted Prompt Payment Policies and Procedures prepared by Hopping, Green & Sams, this consists of the following changes as reflected in track-change format:

### **VII. Resolution of Disputes**

\* \* \*

#### **B. Dispute Resolution Procedures**

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District’s failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within

four (4) business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within four (4) business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.

- ~~34~~. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
- ~~45~~. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
- ~~56~~. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
- ~~67~~. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

## **X. Late Payment Interest Charges**

\* \* \*

### **B. Related to Construction Services**

Prompt Payment Policies

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74(4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

**RESOLUTION 2021-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES  
AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*;  
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the \_\_\_\_\_ Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within \_\_\_\_\_, Florida; and

**WHEREAS**, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

**WHEREAS**, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

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

**SECTION 1.** The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
**COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

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

**Exhibit A:** Prompt Payment Policies and Procedures

# **EXHIBIT A**



## **COMMUNITY DEVELOPMENT DISTRICT**

### **Prompt Payment Policies and Procedures**

**In Accordance with the Local Government Prompt Payment Act  
Chapter 218, Part VII, *Florida Statutes***

\_\_\_\_\_, 2021



**Community Development District**  
**Prompt Payment Policies and Procedures**

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**I. Purpose**

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) ("PPA"), the purpose of the [REDACTED] Community Development District ("District") Prompt Payment Policies and Procedures ("Policies & Procedures") is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

**II. Scope**

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

**III. Definitions**

**A. Agent**

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

**B. Construction Services**

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

**C. Contractor or Provider of Construction Services**

The entity or individual that provides Construction Services through direct contract with the District.

**D. Date Stamped**

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

**E. Improper Invoice**

An invoice that does not conform to the requirements of a Proper Invoice.

**F. Improper Payment Request**

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

**G. Non-Construction Goods and Services**

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

**H. Proper Invoice**

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

**I. Proper Payment Request**

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

**J. Provider**

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

**K. Purchase**

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

**L. Vendor**

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

#### **IV. Proper Invoice/Payment Request Requirements**

##### **A. General**

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

##### **B. Sales Tax**

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is [REDACTED]. A copy of the tax-exempt form will be supplied to Providers upon request.

##### **C. Federal Identification and Social Security Numbers**

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone [REDACTED], email [REDACTED]).

##### **D. Proper Invoice for Non-Construction Goods and Services**

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
  - a. A complete item description
  - b. Quantity purchased
  - c. Unit price(s)
  - d. Total price (for each item)
  - e. Total amount of invoice (all items)
  - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
  - a. Itemized description of services performed
  - b. The location and date of delivery of the services to the District
  - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
  - d. Itemization of other direct, reimbursable costs (including description and amount)
  - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
    - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
    - ii. Paid receipt
    - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

**E. Proper Payment Request Requirements for Construction Services**

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

**V. Submission of Invoices and Payment Requests**

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

**1. Mailing and Drop Off Address**

Community Development District

**2. Email Address**

**VI. Calculation of Payment Due Date**

**A. Non-Construction Goods and Services Invoices**

**1. Receipt of Proper Invoice**

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

**2. Receipt of Improper Invoice**

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

**3. Rejection of an Improper Invoice**

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

**4. Payment of Undisputed Portion of Invoice**

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

**B. Payment Requests for Construction Services**

**1. Receipt of Proper Payment Request**

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

**2. Receipt and Rejection of Improper Payment Request**

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
  - i. Be provided in writing;
  - ii. Specify any and all known deficiencies; and
  - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

**3. Payment of Undisputed Portion of Payment Request**

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

**VII. Resolution of Disputes**

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

**A. Dispute between the District and a Provider**

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

**B. Dispute Resolution Procedures**

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.



2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

#### **VIII. Purchases Involving Federal Funds or Bond Funds**

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

#### **IX. Requirements for Construction Services Contracts – Project Completion; Retainage**

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

#### **X. Late Payment Interest Charges**

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

##### **A. Related to Non-Construction Goods and Services**

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

**B. Related to Construction Services**

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

**C. Report of Interest**

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

*B.*

## **ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**

April 14, 2022

1. Ratification of Requisitions 98 - 100  
2019A Construction Account
2. Consideration of Work Authorization No. 8  
State Mandated – Storm Water Need Analysis (20 years)

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

*1.*

**ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT**  
**2019A BONDS**  
**REQUISITION SUMMARY**  
**April 14, 2022**

**2019A REQUISITIONS TO BE RATIFIED**

**Requisition Amount**

27-Oct	98	The Tree Amigos	Landscaping services - Invoice 10314INCO	Ph2 & 3 Greyhawk	\$	17,240.00
21-Mar	99	Onsight Industries	Signage - Invoice 002-22-311422D	Greyhawk Phase 2	\$	10,569.45
21-Mar	100	Onsight Industries	Signage - Invoice 002-22-313409-1	Greyhawk Phase 2	\$	1,070.00
<b>TOTAL REQUISITIONS TO BE RATIFIED April 14, 2022 \$</b>						<b>28,879.45</b>

2.





January 19, 2022

**WORK AUTHORIZATION NO. 8  
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT  
CONTINUING SERVICES**

**Scope of Work for the following:**

**State Mandated – Storm Water Need Analysis (20 years)**

ETM No. Job Number 22-019

England-Thims & Miller, Inc. shall prepare a 20-year stormwater needs analysis for the Armstrong Community Development District to be completed by June 30, 2022. It is our understanding that the stormwater needs analysis is a requirement of the passage of House Bill 53, Section 403.9302, Florida Statutes. Since this a new requirement and will require coordinating our efforts with the District Manager to provide the analysis, we are proposing to perform this work on an hourly basis with an estimated budget. We have attached a template with our comments showing the responsibilities of the District Engineer and the District Manager.

**FEE .....HOURLY**  
**(BUDGET ESTIMATE: \$10,000.00)**  
**Not to Exceed without prior authorization**

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 5%.

Re: State Mandated – Storm Water Need Analysis (20 years)

### ITEMS NOT INCLUDED

1. Waste Water Needs Analysis
2. NPDES Permitting / Analysis
3. MS4 Permitting Analysis
4. Geotechnical Investigations
5. Soil Boring / Analysis
6. Groundwater Modeling / testing
7. Environmental Investigation
8. Wetland drawdown analysis
9. Wetland mitigation / Design / Permitting
10. Irrigation or Irrigation supply design
11. Electrical, Phone, Gas, Design / Permitting
12. Lighting design / Street / Parking / etc.
13. FEMA Floodplain / Model / Analysis / Permitting
14. Overhead Power line adjustments
15. Offsite drainage study
16. Hardscape/ Design / Permitting
17. Comprehensive plan
18. Fire Hydrant Testing
19. ADA Compliance
20. As-built Surveying
21. Surveying (Topo, Bound., Route, Tree, R/W)
22. Const. Stakeout / Locates / Verification
23. Utility Locations / Analysis / Design / Soft digs
24. ACOE Permitting
25. Signage Design / Permitting
26. Unified Sign Plan Design / Compliance
27. Community Development District Issues (CDD)
28. Homeowners Association issues
29. NDPEs permit compliance
30. Life Safety /Code compliance
31. Project Wide code compliance
32. OSHA or other safety issues
33. Administrative Hearing
34. Utility Locations / Analysis / Design / Soft digs
35. Consumptive Use Permitting (CUP)
36. Historical / Archeological Issues
37. Endangered species
38. Traffic study
39. Pool Grading and Drainage (by others)
40. Application / Permit Fees
41. Retaining wall or Structural design
42. Separate clearing / grading permit
43. Streetscape Design (specialty paving)
44. Offsite Entrance Road to Gate House (by BBX)

### ENGLAND-THIMS & MILLER, INC.

#### HOURLY FEE SCHEDULE - 2022

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President .....	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager .....	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager .....	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector .....	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst .....	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern .....	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

Re: State Mandated – Storm Water Need Analysis (20 years)

## GENERAL CONDITIONS

**PAYMENT TERMS** - Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all outstanding invoices and all charges incurred between the issuance of the latest invoice through the date services are stopped plus any shutdown costs. If during the execution of the services, England, Thims & Miller, Inc. (ETM) is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

ETM will issue monthly invoices. For Lump Sum work, the invoice will reflect the percentage complete for each contract task item. For hourly services, the invoice will reflect the hours worked times the standard hourly billing rates as shown on Attachment A, (incorporated herein by reference). ETM's standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and subject to an increase not to exceed five (5) percent per year.

**INSURANCE** – ETM maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with bodily injury and property damage limits of \$1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation.

Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, ETM will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

**STANDARD OF CARE** - The only warranty or guarantee made by ETM in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

**PERMITTING/ZONING** - The Client is herein notified that several City, State and Federal environmental, zoning and regulatory permits may be required for this project. ETM will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining and abiding by all required permits. Furthermore, the Client holds ETM harmless from any losses or liabilities resulting from such permitting or regulatory action.

**LIMITATION OF LIABILITY** - To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of England, Thims & Miller, Inc. and its officers, directors, partners, employees, agents and subconsultants, and any of them, to the Client and anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of ETM and its officers, directors, employees, agents or subconsultants, or any of them, shall not exceed the total compensation received by ETM under this Agreement, or the total amount of \$50,000.00, whichever is less.

If Client prefers to have higher limits on professional liability, ETM agrees to increase the limits up to a maximum of \$500,000 upon Client's written request at the time of accepting this proposal provided that the Client agrees to pay an additional charge as a result of such increase.

**SEVERABILITY AND SURVIVAL** - If any of the provisions contained in this AGREEMENT are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this AGREEMENT will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

**GOVERNING LAW** - This agreement shall be governed in all respects by the laws of the State of Florida.

**COST OPINIONS** - Any cost opinions or Project economic evaluations provided by ETM will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, ETM cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

**SALES TAX** - The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

**OWNERSHIP OF DOCUMENTS** - All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by ETM as instruments of service pursuant to this Agreement, shall be the sole property of ETM. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by ETM, pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of ETM, and ETM will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the final plans and specifications contemplated by this Agreement.

**SAFETY** - Should ETM provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by ETM is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

**INDEMNIFICATION** - In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless ETM and its directors, employees, agents and subconsultants from and against all damage, liability or cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this project or the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of ETM.

## PURSUANT TO FLORIDA STATUTES SECTION 558.0035(2013), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

**MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES** – In no event shall either party hereunder be liable to the other party for punitive, speculative, consequential or special damages of any kind.

**CONTRACT ADMINISTRATION** - Client agrees that ETM will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that ETM will not assume responsibility for the contractor's means methods, techniques, sequences or procedures of construction and it is understood that field services provided by ETM will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision", "inspection", or "control" are used to mean periodic observation of the work by ETM to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees do not mean that ETM is observing placement of all materials. Full-time inspection means that an employee of ETM has been assigned for eight-hour days during regular business hours.

**Construction inspection and monitoring services which exceed 40 hours per week for one individual shall be invoiced at 150% of the standard billing rate.**

**ASSIGNABILITY** - Client and ETM, respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other part with respect to all covenants of this Agreement. Neither Client nor ETM shall assign this Agreement without the prior written consent of the other part.

**INTEGRATION** - This Agreement represents the entire and integrated Agreement between Client and ETM and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

**LIMITATIONS ON CAUSES OF ACTION** - Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our engineering services pursuant to this Agreement; or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our engineering services pursuant to this Agreement.

**THIRD PARTY BENEFICIARY** - Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or ETM.

Re: State Mandated – Storm Water Need Analysis (20 years)

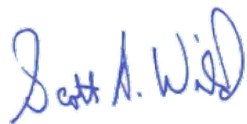
Please indicate your agreement with this proposal by signing in the space provided and return one copy to our office.

If you should have any questions or require additional information, please call. Thank you for this opportunity to be of professional service.

Yours sincerely,

Accepted this \_\_\_\_\_ day, 2022

**ENGLAND, THIMS & MILLER, INC.**



Scott A. Wild, P.E.  
Executive Vice President  
Shareholder

of: \_\_\_\_\_

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

For: \_\_\_\_\_

SAW:ZB:shb

*D.*

*1.*

# Armstrong CDD



**EVERGREEN**

LIFESTYLES MANAGEMENT

Alex Boyer/Carl Marchand  
April 2022  
Facility Manager/Facility  
Coordinator

## **Amenities**

### **Overview**

- Progress is being made on several open items that will be covered below.
- New PT Facility Coordinator has started
- New janitorial company has started.

### **Facility Usage & Updates**

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

- Decision made to remove broken pool area umbrellas.
- Outdoor sink faucet replaced
- Self- closing valve on outdoor shower repaired

#### **Fitness Center**

- Rowing tank replacement is scheduled for end of the month
- Workorder for cable replacements on 3 machines have been paced
- Annual fire extinguisher (2) inspection completed
- Women's Restroom Changing Station SS Cover was fixed

#### **Outdoor Amenities**

- playground raked and leveled on 03/18/22
- Request for pressure washing center exterior and the pool area canopies pressure washed. Building exterior paint to be touched up afterward has been scheduled
- Broken park bench wood slats replaced



## New Project/Proposals

## Lifestyles

### Events Updates

### *Other:* Attachments



2.

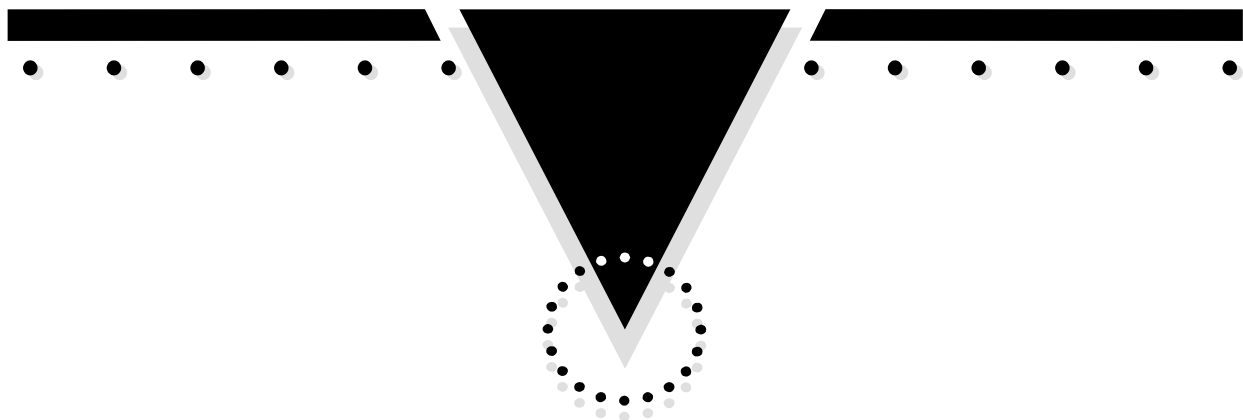
## ARMSTRONG CDD / GREYHAWK

### Landscape Report for April 2022

1. Ongoing maintenance per schedule for mowing and detail operations.
2. March irrigation inspection and repairs completed week of 3/14. The irrigation system has been set to run 3 days a week for this time of year. The flower program runs 6 days a week. Rain sensors were checked and working properly.
3. Fertilizer was applied to all turf areas 3/15.
4. All plant material at amenity was fertilized. All ant mounds around tennis and basketball courts were treated with appropriate insecticide 3/22.
5. All ornamental beds sprayed for weeds weekly, including crack weeds.
6. Detail was continued along royal pines drive.
7. Flowers were installed 3/25.
8. Pre-emergent and post emergent herbicides will be applied before the end of April.
9. Mulch was done in early March.

*FOURTEENTH ORDER OF BUSINESS*

*A.*



# **Armstrong Community Development District**

**Unaudited Financial Reporting  
March 31, 2022**



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**ARMSTRONG**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
March 31, 2022

	<b>Governmental Fund Types</b>			<b>Totals (Memorandum Only) 2022</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
<b><u>ASSETS:</u></b>				
Cash	\$49,581	---	---	\$49,581
Investments:				
Custody Account	\$369,006	---	---	\$369,006
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$274,145	---	\$274,145
Acquisition/Construction	---	---	\$9,761	\$9,761
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$17	\$17
<u>Series 2019</u>				
Reserve	---	\$411,950	---	\$411,950
Capitalized Interest	---	\$19	---	\$19
Revenue	---	\$418,556	---	\$418,556
Acquisition/Construction	---	---	\$44,568	\$44,568
Prepaid Expenses	\$182	---	---	\$182
Due from Other	\$1,185	---	---	\$1,185
<b>TOTAL ASSETS</b>	<b>\$419,954</b>	<b>\$1,386,476</b>	<b>\$54,346</b>	<b>\$1,860,777</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$3,937	---	---	\$3,937
Due to Construction	\$24,247	---	---	\$24,247
<b><u>FUND BALANCES:</u></b>				
Restricted for Debt Service	---	\$1,386,476	---	\$1,386,476
Restricted for Capital Projects	---	---	\$54,346	\$54,346
Unassigned	\$391,771	---	---	\$391,771
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$419,954</b>	<b>\$1,386,476</b>	<b>\$54,346</b>	<b>\$1,860,777</b>



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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2022

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 03/31/22</b>	<b>ACTUAL THRU 03/31/22</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessments - Net	\$504,612	\$503,902	\$503,902	\$0
Cost Share - Tynes Blvd.	\$36,000	\$18,000	\$7,518	(\$10,482)
Interest	\$0	\$0	\$4	\$4
Rental Income	\$0	\$0	\$250	\$250
<b>TOTAL REVENUES</b>	<b>\$540,612</b>	<b>\$521,902</b>	<b>\$511,674</b>	<b>(\$10,228)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisors Fees	\$9,600	\$4,800	\$800	\$4,000
FICA Expense	\$734	\$367	\$61	\$306
Engineering Fees	\$6,000	\$3,000	\$379	\$2,621
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$3,500	\$4,100	(\$600)
Attorney Fees	\$12,000	\$6,000	\$2,185	\$3,815
Annual Audit	\$3,910	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,758	\$7,758	\$0
Management Fees	\$45,000	\$22,500	\$22,500	\$0
Information Technology	\$1,800	\$900	\$900	\$0
Telephone	\$200	\$100	\$172	(\$72)
Postage	\$600	\$300	\$105	\$195
Insurance	\$6,550	\$6,550	\$6,127	\$423
Printing & Binding	\$1,500	\$750	\$286	\$464
Legal Advertising	\$2,500	\$1,250	\$223	\$1,027
Other Current Charges	\$500	\$250	\$217	\$33
Website Administration	\$1,250	\$625	\$625	\$0
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$125	\$85	\$40
Travel Per Diem	\$0	\$0	\$28	(\$28)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$113,469</b>	<b>\$65,050</b>	<b>\$52,826</b>	<b>\$12,224</b>
<b><u>Field</u></b>				
Security	\$45,000	\$22,500	\$21,347	\$1,154
Electric	\$6,000	\$3,000	\$263	\$2,737
Water & Sewer/Irrigation	\$30,000	\$15,000	\$17,349	(\$2,349)
Repairs & Maintenance	\$5,000	\$2,500	\$0	\$2,500
Landscape Contract	\$88,778	\$44,389	\$44,389	\$0
Landscape Contingency	\$5,000	\$2,500	\$0	\$2,500
Landscape Pond Banks	\$13,922	\$6,961	\$7,261	(\$300)
Lake Maintenance	\$10,000	\$5,000	\$6,455	(\$1,455)
Irrigation Repairs	\$10,000	\$5,000	\$2,663	\$2,337
<b>Total Field</b>	<b>\$213,700</b>	<b>\$106,850</b>	<b>\$99,727</b>	<b>\$7,123</b>

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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2022

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 03/31/22</b>	<b>ACTUAL THRU 03/31/22</b>	<b>VARIANCE</b>
<b><u>Amenity Center</u></b>				
Insurance	\$25,410	\$25,410	\$23,909	\$1,501
Phone/Internet/Cable	\$3,000	\$1,500	\$1,115	\$385
Electric	\$16,000	\$8,000	\$3,682	\$4,318
Water/Irrigation	\$6,000	\$3,000	\$3,443	(\$443)
Gas	\$1,500	\$750	\$358	\$392
Refuse Service	\$2,500	\$1,250	\$1,370	(\$120)
Access Cards	\$2,500	\$1,250	\$937	\$313
Landscape Contract	\$30,631	\$15,316	\$15,576	(\$261)
Fitness Equipment Lease	\$17,500	\$8,750	\$8,491	\$259
Janitorial Services	\$20,000	\$10,000	\$8,057	\$1,943
Janitorial Supplies	\$4,000	\$2,000	\$0	\$2,000
Pool Maintenance	\$15,100	\$7,550	\$8,451	(\$901)
Repairs & Maintenance	\$9,000	\$4,500	\$9,782	(\$5,282)
Fitness Center Repairs/Supplies	\$2,500	\$1,250	\$2,025	(\$775)
Office Supplies	\$1,000	\$500	\$0	\$500
ASCAP/BMI License Fees	\$500	\$250	\$0	\$250
Pest Control	\$800	\$400	\$135	\$265
Operating Reserve	\$55,502	\$27,751	\$0	\$27,751
Total Amenity Center	<b>\$213,443</b>	<b>\$119,427</b>	<b>\$87,331</b>	<b>\$32,095</b>
<b>TOTAL EXPENDITURES</b>	<b>\$540,612</b>	<b>\$291,327</b>	<b>\$239,884</b>	<b>\$51,442</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$0)</b>	<b>\$230,576</b>	<b>\$271,790</b>	<b>\$41,214</b>
Net change in Fund Balance	<b>(\$0)</b>	<b>\$230,576</b>	<b>\$271,790</b>	<b>\$41,214</b>
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$119,982</b>	
<b>Fund Balance - Ending</b>	<b>(\$0)</b>		<b>\$391,771</b>	

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

**DEBT SERVICE FUND**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/22</u>	<u>ACTUAL THRU 03/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Assessments - Series 2017A	\$265,819	\$265,445	\$265,445	\$0
Interest Income	\$0	\$0	\$11	\$11
<b><i>TOTAL REVENUES</i></b>	<b><u>\$265,819</u></b>	<b><u>\$265,445</u></b>	<b><u>\$265,456</u></b>	<b><u>\$11</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2017A</u></b>				
Interest Expense - 11/1	\$96,528	\$96,528	\$96,528	\$0
Principal Expense - 11/1	\$70,000	\$70,000	\$70,000	\$0
Interest Expense - 5/1	\$95,259	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$261,788</u></b>	<b><u>\$166,528</u></b>	<b><u>\$166,528</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$4,031</u>	<u>\$98,917</u>	<u>\$98,928</u>	<u>\$11</u>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	(\$7)	(\$7)
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$7)</u></b>	<b><u>(\$7)</u></b>
Net change in Fund Balance	<u>\$4,031</u>	<u><u>\$98,917</u></u>	<u>\$98,921</u>	<u><u>\$4</u></u>
FUND BALANCE - Beginning	<b>\$175,321</b>		<b>\$457,030</b>	
FUND BALANCE - Ending	<b><u><u>\$179,352</u></u></b>		<b><u><u>\$555,951</u></u></b>	

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

**DEBT SERVICE FUND**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/22</u>	<u>ACTUAL THRU 03/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Assessments - 2019	\$420,200	\$410,290	\$410,290	\$0
Interest Income	\$0	\$0	\$18	\$18
<b><i>TOTAL REVENUES</i></b>	<b><u>\$420,200</u></b>	<b><u>\$410,290</u></b>	<b><u>\$410,308</u></b>	<b><u>\$18</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2019</u></b>				
Special Call - 11/1	\$125,000	\$125,000	\$130,000	(\$5,000)
Interest Expense - 11/1	\$140,147	\$140,147	\$140,147	\$0
Principal Expense - 11/1	\$140,000	\$140,000	\$140,000	\$0
Interest Expense - 2/1	\$0	\$0	\$83	(\$83)
Special Call - 2/1	\$0	\$0	\$10,000	(\$10,000)
Interest Expense - 5/1	\$137,959	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$543,106</u></b>	<b><u>\$405,147</u></b>	<b><u>\$420,230</u></b>	<b><u>(\$15,083)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$122,906)</u>	<u>\$5,143</u>	<u>(\$9,922)</u>	<u>(\$15,065)</u>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in Fund Balance	<u>(\$122,906)</u>	<u><u>\$5,143</u></u>	<u>(\$9,922)</u>	<u><u>(\$15,065)</u></u>
FUND BALANCE - Beginning	<b>\$414,699</b>		<b>\$840,447</b>	
FUND BALANCE - Ending	<b><u><u>\$291,793</u></u></b>		<b><u><u>\$830,525</u></u></b>	

**ARMSTRONG**  
COMMUNITY DEVELOPMENT DISTRICT

**CAPITAL PROJECTS**  
**SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2022

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED THRU 03/31/22</b>	<b>ACTUAL THRU 03/31/22</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b><i>TOTAL REVENUES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$7	\$7
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$7</u></b>	<b><u>\$7</u></b>
Net change in Fund Balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$7</u></b>	<b><u>\$7</u></b>
FUND BALANCE - Beginning	<b><u>\$0</u></b>		<b><u>\$9,771</u></b>	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$9,778</u></b>	

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

**CAPITAL PROJECTS**  
**SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended March 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 03/31/22</u>	<u>ACTUAL THRU 03/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$1	\$1
<b><i>TOTAL REVENUES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$1</u></b>	<b><u>\$1</u></b>
<b><u>EXPENDITURES:</u></b>				
Improvements	\$0	\$0	\$28,879	(\$28,879)
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$28,879</u></b>	<b><u>(\$28,879)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>(\$28,878)</u>	<u>(\$28,878)</u>
<b><u>Other Financing Sources/(Uses):</u></b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b><i>Total Other Financing Sources/(Uses)</i></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in Fund Balance	<u>\$0</u>	<u>\$0</u>	<u>(\$28,878)</u>	<u>(\$28,878)</u>
FUND BALANCE - Beginning	<b><u>\$0</u></b>		<b><u>\$73,447</u></b>	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$44,568</u></b>	

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

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<b><u>Revenues:</u></b>													
Special Assessments - Net	\$0	\$12,383	\$458,672	\$1,001	\$2,233	\$29,613	\$0	\$0	\$0	\$0	\$0	\$0	\$503,902
Cost Share - Tynes Blvd.	\$1,419	\$1,324	\$1,100	\$1,244	\$1,245	\$1,185	\$0	\$0	\$0	\$0	\$0	\$0	\$7,518
Interest	\$0	\$0	\$0	\$1	\$2	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Rental Income	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Total Revenues	\$1,419	\$13,707	\$459,772	\$2,246	\$3,730	\$30,800	\$0	\$0	\$0	\$0	\$0	\$0	\$511,674
<b><u>Expenditures:</u></b>													
<b><i>Administrative</i></b>													
Supervisor Fees	\$600	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA Expense	\$46	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Engineering Fees	\$0	\$199	\$0	\$90	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379
Arbitrage	\$0	\$1,100	\$0	\$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	\$1,083	\$583	\$683	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$4,100
Attorney Fees	\$773	\$0	\$192	\$1,008	\$212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,185
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Telephone	\$0	\$97	\$29	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172
Postage	\$39	\$33	\$8	\$9	\$5	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$105
Insurance	\$6,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,127
Printing & Binding	\$194	\$54	\$17	\$3	\$8	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$286
Legal Advertising	\$96	\$48	\$0	\$0	\$47	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$223
Other Current Charges	\$25	\$27	\$32	\$43	\$50	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$217
Website Administration	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$13	\$0	\$1	\$1	\$69	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$85
Travel Per Diem	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$21,922</b>	<b>\$10,186</b>	<b>\$4,967</b>	<b>\$5,957</b>	<b>\$5,116</b>	<b>\$4,680</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$52,826</b>

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

<i>Field</i>	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Security	\$3,371	\$3,531	\$3,210	\$4,815	\$2,408	\$4,013	\$0	\$0	\$0	\$0	\$0	\$0	\$21,347
Electric	\$28	\$27	\$32	\$61	\$60	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$263
Water & Sewer/Irrigation	\$2,477	\$3,913	\$3,810	\$2,890	\$2,171	\$2,088	\$0	\$0	\$0	\$0	\$0	\$0	\$17,349
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$0	\$0	\$0	\$0	\$0	\$0	\$44,389
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Pond Banks	\$1,310	\$1,160	\$1,160	\$1,310	\$1,160	\$1,160	\$0	\$0	\$0	\$0	\$0	\$0	\$7,261
Lake Maintenance	\$995	\$995	\$1,480	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$0	\$6,455
Irrigation Repairs	\$1,287	\$0	\$0	\$1,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,663
<b>Total Field</b>	<b>\$16,865</b>	<b>\$17,025</b>	<b>\$17,090</b>	<b>\$18,845</b>	<b>\$14,192</b>	<b>\$15,709</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$99,727</b>
<b>Amenity Center</b>													
Property Insurance	\$23,909	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,909
Phone/Internet/Cable	\$186	\$186	\$186	\$185	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$1,115
Electric	\$0	\$0	\$0	\$1,253	\$1,261	\$1,168	\$0	\$0	\$0	\$0	\$0	\$0	\$3,682
Water/Irrigation	\$332	\$571	\$854	\$639	\$588	\$458	\$0	\$0	\$0	\$0	\$0	\$0	\$3,443
Gas	\$68	\$67	\$64	\$70	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$358
Refuse Service	\$198	\$198	\$198	\$253	\$262	\$262	\$0	\$0	\$0	\$0	\$0	\$0	\$1,370
Access Cards	\$0	\$0	\$0	\$937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$937
Landscape Contract	\$2,553	\$2,553	\$2,553	\$2,640	\$2,640	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$15,576
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$8,491
Janitorial Services	\$1,559	\$1,559	\$1,559	\$1,606	\$742	\$1,033	\$0	\$0	\$0	\$0	\$0	\$0	\$8,057
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,158	\$1,696	\$1,150	\$3,297	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,451
Repairs & Maintenance	\$3,931	\$310	\$785	\$155	\$4,351	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$9,782
Fitness Center Repairs/Supplies	\$0	\$0	\$1,651	\$0	\$0	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$2,025
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$45	\$0	\$45	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$135
<b>Total Amenity Center</b>	<b>\$35,309</b>	<b>\$8,556</b>	<b>\$10,459</b>	<b>\$12,450</b>	<b>\$12,728</b>	<b>\$7,830</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,331</b>
<b>Total Expenditures</b>	<b>\$74,096</b>	<b>\$35,766</b>	<b>\$32,515</b>	<b>\$37,252</b>	<b>\$32,036</b>	<b>\$28,219</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$239,884</b>
Excess Revenues (Expenditures)	(\$72,678)	(\$22,058)	\$427,257	(\$35,006)	(\$28,305)	\$2,581	\$0	\$0	\$0	\$0	\$0	\$0	\$271,790



**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	(\$70,000)
	11/1/21	<u>(\$70,000)</u>
Current Bonds Outstanding:		<u><u>\$3,830,000</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	(\$90,000)
	11/1/21	(\$130,000)
	11/1/21	(\$140,000)
	2/1/22	<u>(\$10,000)</u>
Current Bonds Outstanding:		<u><u>\$6,980,000</u></u>

Reserve Requirement:	\$411,950
Reserve Fund Balance:	\$411,950

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

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

-

**1. Recap of Capital Project Fund Activity Through March 31, 2022**

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,418.36
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$1,230.30
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
<b>Adjusted Balance in Construction Account at March 31, 2022</b>	<b><u><u>\$9,777.82</u></u></b>

**2. Funds Available For Construction at March 31, 2022**

Book Balance of Construction Fund at March 31, 2022	\$9,777.82
Contracts in place at March 31, 2022	

**3. Investments - US Bank**

March 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$9,777.82
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<b><u><u>\$9,777.82</u></u></b>

Armstrong Community Development District  
Series 2017

						B	C	A	D	F	E	E	E	E	E	E	E
REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74									
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00												
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88									
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13								
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68				\$8,107.68								
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District  
Series 2017

33	10/25/18	Basham & Lucas	\$2,200.00		\$2,200.00						\$2,200.00						
34	11/20/18	JR Davis Construction	\$139,836.51		\$139,836.51	\$138,702.97		\$1,133.54									
35	11/20/18	Basham & Lucas	\$4,400.00		\$4,400.00						\$4,400.00						
36	12/3/18	Scherer Construction	\$45,234.00		\$45,234.00				\$16,200.00						\$29,034.00		
37	12/11/18	Gemini Engineering	\$9,000.00		\$9,000.00									\$9,000.00			
38	1/16/19	Eiland & Assoc	\$1,285.00		\$1,285.00							\$1,285.00					
39	1/16/19	Basham & Lucas	\$3,932.70		\$3,932.70						\$3,932.70						
40	1/16/19	JR Davis Construction	\$187,117.98		\$187,117.98	\$187,117.98											
41	1/16/19	JR Davis Construction	\$482,000.11		\$482,000.11	\$141,541.07	\$228,900.29	\$107,013.13	\$4,545.62								
42	1/16/19	JR Davis Construction	\$30,272.81		\$30,272.78	\$30,272.81											
43	1/16/19	Scherer Construction	\$102,156.56		\$102,156.56				\$102,156.56								
44	5/13/19	Hadden Engineering	\$8,289.00		\$8,289.00					\$8,289.00							
45	2/28/19	Jr Davis Construction	\$18,254.18		\$18,254.18				\$18,254.18								
46	2/28/19	Scherer Construction	\$316,090.57		\$316,090.57				\$316,090.57								
47	2/28/19	Gemini Engineering	\$500.00		\$500.00									\$500.00			
48	2/28/19	Vallencourt Construction	\$5,843.00		\$5,843.00	\$5,843.00											
49	3/21/19	Basham & Lucas	\$4,798.10		\$4,798.10						\$4,798.10						
50	3/21/19	JR Davis Construction	\$90,449.36		\$90,449.36	\$3,727.55		\$84,201.81				\$2,520.00					
51	3/21/19	Hadden Engineering	\$1,450.00		\$1,450.00					\$1,450.00							
52	3/21/19	Scherer Construction	\$225,485.41		\$225,485.41				\$225,485.41								
53	3/21/19	BuiltRite Inspections	\$445.00		\$445.00											\$445.00	
54	3/21/19	Gaynelle James	\$1,011.75		\$1,011.75					\$1,011.75							
55	3/21/19	Basham & Lucas	\$1,432.70		\$1,432.70						\$1,432.70						
56	4/23/19	Basham & Lucas	\$4,965.40		\$4,965.40						\$4,965.40						
57	4/23/19	JR Davis Construction	\$66,879.94		\$66,879.94			\$66,879.94									
58	4/23/19	Scherer Construction	\$318,369.47		\$318,369.47				\$318,369.47								
59	4/23/19	Hadden Engineering	\$900.00		\$900.00					\$900.00							
60	5/13/19	Micamy Design	\$69,572.42		\$69,572.42				\$69,572.42								
61	5/13/19	Basham & Lucas	\$4,369.60		\$4,369.60						\$4,369.60						
62	5/13/19	Jr Davis	\$9,230.52		\$9,230.52	\$9,230.52											
63	5/13/19	Sofitco	\$24,363.58		\$24,363.58					\$24,363.58							
64	5/13/19	Scherer Construction	\$534,873.84		\$534,873.84				\$491,724.78						\$43,149.06		
65	5/13/19	Eiland & Assoc	\$325.00		\$325.00								\$325.00				
66	6/20/19	Basham & Lucas	\$3,939.20		\$3,939.20						\$3,939.20						
67	6/20/19	JR Davis	\$62,276.73		\$62,276.73			\$62,276.73									
68	6/20/19	Scherer Construction	\$307,816.51		\$307,816.51				\$269,743.81						\$38,072.70		
69	8/21/19	Basham & Lucas	\$3,239.20		\$3,239.20						\$3,239.20						
70	7/24/19	Hadden Engineering	\$1,000.00		\$1,000.00					\$1,000.00							
71	7/24/19	Hadden Engineering	\$450.00		\$450.00					\$450.00							
72	7/24/19	Jr Davis	\$49,761.92		\$49,761.92				\$49,761.92								
73	7/24/19	Scherer Construction	\$327,079.18		\$327,079.18				\$327,079.18								
74	7/24/19	Jr Davis	\$5,297.72		\$5,297.72				\$5,297.72								
75	8/21/19	Hadden Engineering	\$825.00		\$825.00					\$825.00							
76	8/21/19	Basham & Lucas	\$1,604.40		\$1,604.40						\$1,604.40						
77	8/21/19	Scherer Construction	\$148,692.52		\$148,692.52				\$148,692.52								
78	10/2/19	JR Davis Construction	\$25,344.44		\$25,344.44				\$25,344.44								
79	10/2/19	Micamy Design	\$23,190.73		\$23,190.73				\$23,190.73								
80	10/17/19	Eiland & Assoc	\$1,800.00		\$1,800.00											\$1,800.00	
Grand Total			\$8,792,939.41	\$409,225.50	\$8,383,713.88	\$1,745,453.37	\$2,181,215.35	\$1,370,377.54	\$2,457,555.82	\$68,494.30	\$79,180.75	\$202,477.88	\$49,839.35	\$5,110.00	\$12,500.00	\$110,255.76	\$101,253.80

# Armstrong Community Development District Series 2017

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,418.35
TRANS FROM DEBT SERVICE	\$1,230.30
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$9,777.82

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$9,777.82
O/S REQ.	\$0.00
ADJ BALANCE	\$9,777.82
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

<b>Developer Contributions:</b>		
2/28/19	\$186,863.26	\$73,848.09
3/20/19	\$258,769.58	\$135,875.16
4/23/19	\$224,376.94	\$166,737.87
5/13/19	\$337,241.90	\$244,209.64
6/19/19	\$216,938.82	\$157,093.62
7/24/19	\$386,918.02	
8/15/19	\$210,143.92	
9/17/19	\$7,561.10	
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  
\$40,616.10  
\$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	
	<b>\$4,780.84</b>	<b>\$3,419.77</b>	<b>\$11.90</b>
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
	<b>\$699.41</b>	<b>\$475.07</b>	<b>\$972.98</b>
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
	<b>\$21.41</b>	<b>\$8.94</b>	<b>\$236.20</b>

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
Sep-21	\$0.04	\$0.00		\$1.20
	<b>\$0.77</b>	<b>\$0.00</b>		<b>\$14.12</b>
Oct-21	\$0.04	\$0.00		\$1.16
Nov-21	\$0.04	\$0.00		\$1.20
Dec-21	\$0.04	\$0.00		\$1.16
Jan-22	\$0.04	\$0.00		\$1.20
Feb-22	\$0.04	\$0.00		\$1.20
Mar-22	\$0.04	\$0.00		\$1.08
	<b>\$0.24</b>	<b>\$0.00</b>		<b>\$7.00</b>

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

**1. Recap of Capital Project Fund Activity Through March 31, 2022**

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,407.66
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	(\$2,357,468.68)
Water, Sewer, Reuse & Electric	(\$1,822,373.13)
Stormwater Management System	(\$2,030,236.05)
Amenity Area	(\$2,671,439.84)
Neighborhood Parks	(\$570,242.62)
Contingency	\$0.00
Professional Fees	(\$481,580.59)
<b>Adjusted Balance in Construction Account at March 31, 2022</b>	<b><u><u>\$44,568.48</u></u></b>

**2. Funds Available For Construction at March 31, 2022**

Book Balance of Construction Fund at March 31, 2022	\$44,568.48
Contracts in place at March 31, 2022	

**3. Investments - US Bank**

March 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$44,568.48
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<b><u><u>\$44,568.48</u></u></b>

Armstrong Community Development District  
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64	\$2,518,111.64	\$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	\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60	\$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	\$65,630.75						
5	11/15/19	Eisman & Russo	\$2,934.80	\$2,934.80	\$2,934.80							\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60	\$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							\$192,478.43
8	1/14/20	England Thims & Miller	\$3,000.00	\$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							\$7,521.25
10	1/14/20	Hopping Green	\$111.65	\$111.65	\$111.65							\$111.65
11	12/16/19	Hadden Engineering	\$3,150.00	\$3,150.00	\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$600,869.78	\$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							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20	\$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							\$7,710.68
16	2/20/20	Eisman & Russo	\$1,430.72	\$1,430.72	\$1,430.72							\$1,430.72
17	2/20/20	Eisman & Russo	\$7,153.58	\$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							\$9,965.73
19	2/20/20	Hopping Green	\$1,420.00	\$1,420.00	\$1,420.00							\$1,420.00
20	2/20/20	Besch and Smith	\$668,766.60	\$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							\$4,255.46
22	4/17/20	Besch and Smith	\$498,794.03	\$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							\$8,151.95
24	3/20/20	England Thims & Miller	\$450.00	\$450.00	\$450.00							\$450.00
25	3/20/20	Eisman & Russo	\$5,576.12	\$5,576.12	\$5,576.12							\$5,576.12
26	6/24/20	Clay Electric	\$143,385.44	\$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							\$13,460.28
28	5/20/20	England Thims & Miller	\$1,582.04	\$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							\$3,750.00
30	5/20/20	England Thims & Miller	\$2,650.00	\$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		\$184,270.26					
32	5/20/20	Eisman & Russo	\$8,584.29	\$8,584.29	\$8,584.29							\$8,584.29
33	5/20/20	CCUA	\$4,237.64	\$4,237.64	\$4,237.64		\$4,237.64					
34	5/20/20	CCUA	\$6,896.92	\$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			\$265,109.40				
36	6/16/20	Eisman & Russo	\$7,483.74	\$7,483.74	\$7,483.74							\$7,483.74
37	6/16/20	England Thims & Miller	\$225.00	\$225.00	\$225.00							\$225.00
38	6/16/20	England Thims & Miller	\$3,250.00	\$3,250.00	\$3,250.00							\$3,250.00
39	7/28/20	Eisman & Russo	\$5,576.12	\$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	\$199,339.24						
41	7/28/20	Scherer Construction	\$109,415.79	\$109,415.79	\$109,415.79					\$109,415.79		
42	7/28/20	Eisman & Russo	\$5,869.60	\$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							\$7,272.39
44	7/28/20	England Thims & Miller	\$3,150.00	\$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	\$354,774.60						
46	8/25/20	England Thims & Miller	\$5,750.00	\$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							\$1,965.00
48	9/23/20	England Thims & Miller	\$6,889.75	\$6,889.75	\$6,889.75							\$6,889.75
49	9/23/20	Besch and Smith	\$178,900.83	\$178,900.83	\$178,900.83	\$9,000.00	\$19,000.00			\$150,900.83		
50	10/15/20	Eisman & Russo	\$5,576.12	\$5,576.12	\$5,576.12							\$5,576.12
51	10/15/20	England Thims & Miller	\$524.00	\$524.00	\$524.00							\$524.00
52	10/15/20	England Thims & Miller	\$532.00	\$532.00	\$532.00							\$532.00
53	10/15/20	Besch and Smith	\$98,610.30	\$98,610.30	\$98,610.30		\$27,000.00	\$68,910.30				\$27,000.00
54	10/15/20	Eisman & Russo	\$4,989.16	\$4,989.16	\$4,989.16							\$4,989.16
55	12/3/20	Clay Electric	\$72,940.00	\$72,940.00	\$72,940.00		\$72,940.00					
56	12/3/20	Besch and Smith	\$39,470.50	\$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							\$7,043.52
58	12/3/20	ECS Florida, LLC	\$850.00	\$850.00	\$850.00							\$850.00
59	12/3/20	Eisman & Russo	\$5,649.49	\$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							\$3,626.20
61	12/3/20	England Thims & Miller	\$2,196.34	\$2,196.34	\$2,196.34							\$2,196.34

# Armstrong Community Development District Series 2019

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 - Reg.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		
96	9/10/21	VOID	\$0.00		\$0.00						\$0.00	
97	9/10/21	Security Engineering and Design	\$1,473.00		\$1,473.00						\$1,473.00	
98	1/13/22	Thre Tree Amigos	\$17,240.00		\$17,240.00				\$17,240.00			
99	3/25/22	Onsight Industries	\$10,569.45		\$10,569.45	\$10,569.45						
100	3/25/22	Onsight Industries	\$1,070.00		\$1,070.00	\$1,070.00						
Grand Total			\$10,330,649.05	\$397,308.14	\$9,933,341.91	\$2,357,468.68	\$1,822,373.13	\$2,030,236.05	\$2,671,439.84	\$570,242.62	\$0.00	\$481,580.59

<b>SUMMARY:</b>	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,407.66
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,649.05)
BALANCE	\$44,568.48

<b>RECONCILIATION</b>	
TRUST STATEMENT	\$44,568.48
O/S REQ.	\$0.00
ADJ BALANCE	\$44,568.48
VARIANCE	(\$0.00)

INT REC'D	A	COI	Add'l Revenue/Developer Contributions:			
Oct-19	\$0.00	\$0.00				
Nov-19	\$194.83	\$1.42	6/23/20	\$328,037.36		
Dec-19	\$401.21	\$0.44	7/27/20	\$330,623.14		
Jan-20	\$345.21	\$0.16	7/29/20	\$34,813.80	Prepaid CEC Fees from FY19	
Feb-20	\$276.32	\$0.00	7/29/20	\$65,154.00	Agmt# 19 - Media	
Mar-20	\$137.19	\$0.00	7/29/20	\$6,863.03	Trans from Acq 2019 A1	
Apr-20	\$39.48	\$0.00	8/20/20	\$255,658.30		
May-20	\$4.78	\$0.00	9/21/20	\$185,790.58		
Jun-20	\$1.95	\$0.00	9/28/20	\$157,645.00	Clay Electric	
Jul-20	\$0.38	\$0.00	10/22/20	\$12,833.40		
Aug-20	\$0.09	\$0.00	12/3/20	\$71,528.16	Greyhawk Venture	
Sep-20	\$0.52	\$0.00	12/14/20	\$53,900.28		
\$1,401.96		\$2.02	12/16/20	\$41,066.88		
Oct-20	\$0.12	\$0.00	1/27/21	\$555,129.53		
Nov-20	\$0.43	\$0.00	3/1/21	\$558,891.81		
Dec-20	\$0.25	\$0.00	4/1/21	\$273,538.55		
Jan-21	\$0.24	\$0.00	4/5/21	\$16,041.75	Feldman & Mahoney Chk#1	
Feb-21	\$0.34	\$0.00	4/26/21	\$112,865.44		
Mar-21	\$0.00	\$0.00	5/27/21	\$13,455.34	Greyhawk Venture	
Apr-21	\$0.00	\$0.00	6/18/21	\$20,455.81		
May-21	\$0.07	\$0.00	6/28/21	\$57,750.30		
Jun-21	\$0.07	\$0.00	7/30/21	\$453,024.70		
Jul-21	\$0.09	\$0.00		\$3,605,067.16		
Aug-21	\$0.32	\$0.00				
Sep-21	\$0.32	\$0.00				
\$2.25		\$0.00				
Oct-21	\$0.24	\$0.00				
Nov-21	\$0.22	\$0.00				
Dec-21	\$0.21	\$0.00				
Jan-22	\$0.27	\$0.00				
Feb-22	\$0.27	\$0.00				
Mar-22	\$0.22	\$0.00				
\$1.43		\$0.00				





*B.*

# Armstrong Community Development District

## Summary of Check Register

February 1, 2022 to March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	2/1/22	628-629	\$ 11,242.91
	2/7/22	630-637	\$ 13,713.58
	2/14/22	638-643	\$ 4,665.97
	2/22/22	644-647	\$ 4,626.23
	3/7/22	648-653	\$ 9,520.37
	3/15/22	654-659	\$ 6,487.07
	3/21/22	660-661	\$ 11,229.91
	3/28/22	662-663	\$ 12,802.91
			<hr/>
			\$ 74,288.95
			<hr/>
			\$ 74,288.95

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/22	00029	1/18/22 79930	202201 320-53800-46500		*	45.00	
			BACKFLOW TEST/CERTIFIED				
				BOB'S BACKFLOW & PLUMBING SERVICES			45.00 000628
2/01/22	00021	1/28/22 16850	202201 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT JAN22				
		1/28/22 16850	202201 330-57200-46200		*	2,552.58	
			AMENITY LANDSCAPE JAN22				
		1/28/22 16850	202201 320-53800-46200		*	800.97	
			TYNES BLVD EXT. JAN22				
		1/28/22 16850	202201 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II JAN22				
		1/28/22 16850	202201 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES JAN22				
		1/28/22 16850	202201 330-57200-46200		*	87.00	
			VIBURNAM HDGE AMNTY JAN22				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000629
2/07/22	00034	2/07/22 351	202201 330-57200-34500		*	1,605.00	
			SECURITY SVC JAN22				
				BUSINESS INVESTMENT HOLDINGS DBA			1,605.00 000630
2/07/22	00025	1/31/22 JAN2022-	202201 330-57200-46700		*	31.67	
			INST.#5 STENNER INSD TUBE				
		1/31/22 JAN2022-	202201 330-57200-46700		*	1,150.00	
			JAN22 - POOL MAINTENANCE				
				CROWN POOLS, INC.			1,181.67 000631
2/07/22	00054	2/01/22 2202	202202 330-57200-46000		*	155.00	
			PET STATION MAINT FEB22				
				DOODY DADDY			155.00 000632
2/07/22	00001	2/01/22 77	202202 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES FEB22				
		2/01/22 77	202202 310-51300-49500		*	104.17	
			WEBSITE ADMIN FEB22				
		2/01/22 77	202202 310-51300-35100		*	150.00	
			INFORMATION TECH FEB22				
		2/01/22 77	202202 310-51300-31300		*	583.33	
			DISSEMINATION FEE FEB22				
		2/01/22 77	202202 310-51300-42000		*	5.36	
			POSTAGE				
		2/01/22 77	202202 310-51300-42500		*	8.40	
			COPIES				
		2/01/22 77	202202 310-51300-41000		*	46.22	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			4,647.48 000633
				ARMS ARMSTRONG TVISCARRA			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/07/22	PAGE	2
*** CHECK DATES 02/01/2022 - 03/31/2022 ***														
ARMSTRONG CDD - GENERAL FUND														
BANK A ARMSTRONG GENERAL														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
2/07/22	00061	1/31/22	2979390	202112	310	51300	31500		*		192.00			
REV.AGDA/REQ.CONVEY/CRSPD														
KUTAK ROCK LLP												192.00	000634	
2/07/22	00019	2/01/22	5727B	202202	320	53800	46800		*		995.00			
LAKE MAINTENANCE-FEB22														
SITEX AQUATICS												995.00	000635	
2/07/22	00043	2/01/22	9809	202202	330	57200	46300		*		741.60			
JANITORIAL SERVICES FEB22														
SUMMIT FACILITY SOLUTIONS INC												741.60	000636	
2/07/22	00060	2/01/22	1010	202202	330	57200	46000		*		4,195.83			
RMV/REINST PAVER/RPR EDGE														
TROPICAL PAVERS OF NE FLORIDA LLC												4,195.83	000637	
2/14/22	00016	2/04/22	567729FE	202202	320	53800	43100		*		290.74			
3518 ROYAL PINES DR IRRG														
2/04/22		568411FE	202202	320	53800	43100			*		595.78			
3682 ROYAL PINES DR IRRG														
2/04/22		574046FE	202202	330	57200	43100			*		287.63			
3645 ROYAL PINES DR POOL														
2/04/22		574047FE	202202	330	57200	43100			*		300.30			
3645 ROYAL PINES DR CLBHS														
2/04/22		574048FE	202202	320	53800	43100			*		317.48			
3645 ROYAL PINES DR IRRG														
2/04/22		577060FE	202202	320	53800	43100			*		133.30			
875 TYNES BLVD IRRG-FEB22														
2/04/22		577061FE	202202	320	53800	43100			*		445.72			
705 TYNES BLVD IRRG-FEB22														
2/04/22		586607FE	202202	320	53800	43100			*		58.73			
3976 HEATHERBROOK PL IRRG														
2/04/22		586608FE	202202	320	53800	43100			*		52.92			
4121 HEATHERBROOK PL IRRG														
2/04/22		588041FE	202202	320	53800	43100			*		61.22			
3846 SUNBERRY LANE IRRG														
2/04/22		594522FE	202202	320	53800	43100			*		47.94			
4173 HEATHERBROOK PLACE														
2/04/22		596272FE	202202	320	53800	43100			*		103.78			
1980 AMBERLY DR - FEB22														
2/04/22		596274FE	202202	320	53800	43100			*		63.71			
544 TYNES BLVD - FEB22														
CLAY COUNTY UTILITY AUTHORITY												2,759.25	000638	
2/14/22	00100	1/13/22	9082351J	202201	320	53800	43000		*		29.63			
705 TYNES BLVD IRRG-JAN22														
CLAY ELECTRIC COOPERATIVE, INC.												29.63	000639	
ARMS ARMSTRONG TVISCARRA														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/14/22	00007	1/26/22 333710	202202 310-51300-48000		*	47.00	
		NOT.OF MEETING 02/10/22					
			CLAY TODAY				47.00 000640
2/14/22	00018	2/01/22 618375	202202 330-57200-44000		*	1,415.21	
		FEB 22 - FITNESS EQUIP					
			MUNICIPAL ASSET MANAGEMENT, INC.				1,415.21 000641
2/14/22	00027	2/04/22 22100762	202201 330-57200-43200		*	69.88	
		3645 ROYAL PINES - JAN22					
			TECO				69.88 000642
2/14/22	00057	2/08/22 600039	202201 330-57200-46700		*	345.00	
		CTRL COMMUNICATION DOWN					
			VAK PAK, INC.				345.00 000643
2/22/22	00031	2/07/22 608707	202202 330-57200-46500		*	45.00	
		MTHLY PEST CONTROL FEB22					
			APEX PEST CONTROL, INC.				45.00 000644
2/22/22	00100	2/11/22 9054872F	202202 320-53800-43000		*	28.23	
		3599 ROYAL PINES DR IRRG					
		2/11/22 9082120F	202202 330-57200-43000		*	1,261.00	
		3645 ROYAL PINES DR AMNTY					
		2/11/22 9082351F	202202 320-53800-43000		*	32.00	
		705 TYNES BLVD IRRG-FEB22					
			CLAY ELECTRIC COOPERATIVE, INC.				1,321.23 000645
2/22/22	00019	1/01/22 5687B	202201 320-53800-46800		*	995.00	
		LAKE MAINTENANCE-JAN22					
			SITEX AQUATICS				995.00 000646
2/22/22	00049	10/28/21 21-40440	202110 330-57200-46000		*	2,265.00	
		ACCESS CONTROL SYSTEM					
			SECURITY ENGINEERING AND DESIGN, INC				2,265.00 000647
3/07/22	00034	3/07/22 365	202202 330-57200-34500		*	802.50	
		SECURITY SVC FEB22					
		3/07/22 365A	202203 330-57200-34500		*	802.50	
		SECURITY SVC MAR22					
			BUSINESS INVESTMENT HOLDINGS DBA				1,605.00 000648
3/07/22	00025	2/28/22 FEB2022-	202202 330-57200-46700		*	1,150.00	
		FEB 22 - POOL MAINTENANCE					
			CROWN POOLS, INC.				1,150.00 000649
			ARMS ARMSTRONG	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/07/22	00054	3/01/22 2203	202203 330-57200-46000		*	155.00	
			PET STATION MAINT MAR22				
			DOODY DADDY				155.00 000650
3/07/22	00001	3/01/22 78	202203 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES MAR22				
		3/01/22 78	202203 310-51300-49500		*	104.17	
			WEBSITE ADMIN MAR22				
		3/01/22 78	202203 310-51300-35100		*	150.00	
			INFORMATION TECH MAR22				
		3/01/22 78	202203 310-51300-31300		*	583.33	
			DISSEMINATION FEE MAR22				
		3/01/22 78	202203 310-51300-51000		*	.87	
			OFFICE SUPPLIES				
		3/01/22 78	202203 310-51300-42000		*	10.45	
			POSTAGE				
		3/01/22 78	202203 310-51300-42500		*	8.55	
			COPIES				
			GOVERNMENTAL MANAGEMENT SERVICES				4,607.37 000651
3/07/22	00061	3/04/22 3020378	202201 310-51300-31500		*	1,008.00	
			MTG/TERMINATION NOT/SECUR				
			KUTAK ROCK LLP				1,008.00 000652
3/07/22	00019	3/01/22 5836B	202203 320-53800-46800		*	995.00	
			LAKE MAINTENANCE MAR22				
			SITEX AQUATICS				995.00 000653
3/15/22	00016	3/04/22 567729MA	202203 320-53800-43100		*	170.12	
			3518 ROYAL PINES DR IRRG				
		3/04/22 568411MA	202203 320-53800-43100		*	647.36	
			3682 ROYAL PINES DR IRRG				
		3/04/22 574046MA	202203 330-57200-43100		*	157.85	
			3645 ROYAL PINES DR POOL				
		3/04/22 574047MA	202203 330-57200-43100		*	300.30	
			3645 ROYAL PINES DR CLBHS				
		3/04/22 574048MA	202203 320-53800-43100		*	314.91	
			3645 ROYAL PINES DR IRRG				
		3/04/22 577060MA	202203 320-53800-43100		*	84.63	
			875 TYNES BLVD IRRG-MAR22				
		3/04/22 577061MA	202203 320-53800-43100		*	482.54	
			705 TYNES BLVD IRRG-MAR22				
		3/04/22 586607MA	202203 320-53800-43100		*	57.90	
			3976 HEATHERBROOK PL IRRG				
		3/04/22 586608MA	202203 320-53800-43100		*	50.43	
			4121 HEATHERBROOK PL IRRG				
			ARMS ARMSTRONG	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/04/22	588041MA 202203 320-53800-43100		*	55.41	
			3846 SUNBERRY LANE IRRG				
		3/04/22	594522MA 202203 320-53800-43100		*	47.94	
			4173 HEATHERBOOK PL-MAR22				
		3/04/22	596272MA 202203 320-53800-43100		*	128.30	
			1980 AMBERLY DR - MAR22				
		3/04/22	596274MA 202203 320-53800-43100		*	48.77	
			544 TYNES BLVD - MAR22				
				CLAY COUNTY UTILITY AUTHORITY			2,546.46 000654
3/15/22	00100	3/11/22	9054872M 202203 320-53800-43000		*	23.00	
			3599 ROYAL PINES DR IRRG				
		3/11/22	9082120M 202203 330-57200-43000		*	1,168.00	
			3645 ROYAL PINES DR AMNTY				
		3/11/22	9082351M 202203 320-53800-43000		*	32.00	
			705 TYNES BLVD IRRG-MAR22				
				CLAY ELECTRIC COOPERATIVE, INC.			1,223.00 000655
3/15/22	00062	3/01/22	32013006 202203 330-57200-46300		*	1,033.00	
			JANITORIAL SERVICES MAR22				
				NORTH FLORIDA BUILDING MAINT. LLC			1,033.00 000656
3/15/22	00038	2/07/22	201443 202201 310-51300-31100		*	90.00	
			GEN.ENG.CONSLT-AGDA CALL				
		3/07/22	201851 202202 310-51300-31100		*	90.00	
			STORM ANALYSIS WORK AUTH.				
				ENGLAND-THIMS AND MILLER, INC.			180.00 000657
3/15/22	00018	3/01/22	618406 202203 330-57200-44000		*	1,415.21	
			MAR 22 - FITNESS EQUIP				
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000658
3/15/22	00027	3/07/22	22100762 202202 330-57200-43200		*	89.40	
			3645 ROYAL PINES DR-FEB22				
				TECO			89.40 000659
3/21/22	00007	3/03/22	2022-219 202203 310-51300-48000		*	32.00	
			NOT.OF MEETING 03/10/22				
				CLAY TODAY			32.00 000660
3/21/22	00021	2/28/22	17076 202202 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT FEB22				
		2/28/22	17076 202202 330-57200-46200		*	2,552.58	
			AMENITY LANDSCAPE FEB22				
		2/28/22	17076 202202 320-53800-46200		*	800.97	
			TYNES BLVD EXT. FEB22				

ARMS ARMSTRONG TVISCARRA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/28/22 17076	202202 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II FEB22				
		2/28/22 17076	202202 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES FEB22				
		2/28/22 17076	202202 330-57200-46200		*	87.00	
			VIBURNAM HDGE AMNTY FEB22				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000661
3/28/22 00034		3/21/22 376	202203 330-57200-34500		*	1,605.00	
			SECURITY SRVC 03/08-21/22				
				BUSINESS INVESTMENT HOLDINGS DBA			1,605.00 000662
3/28/22 00021		3/28/22 17260	202203 320-53800-46200		*	4,363.75	
			LANDSCAPE MAINT MAR22				
		3/28/22 17260	202203 330-57200-46200		*	2,552.58	
			AMENITY LANDSCAPE MAR22				
		3/28/22 17260	202203 320-53800-46200		*	800.97	
			TYNES BLVD EXT.MAR22				
		3/28/22 17260	202203 320-53800-46200		*	2,233.41	
			GREYHAWK PHASE II MAR22				
		3/28/22 17260	202203 320-53800-46400		*	1,160.20	
			GREYHAWK LAKES MAR22				
		3/28/22 17260	202203 330-57200-46200		*	87.00	
			VIBURNAM HDGE AMNTY MAR22				
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000663
				TOTAL FOR BANK A		74,288.95	
				TOTAL FOR REGISTER		74,288.95	

ARMS ARMSTRONG TVISCARRA

**BOB'S BACKFLOW**  
**& PLUMBING SERVICES, INC.**

**Invoice Date**  
1/18/2022

<b>Bill To</b>
Armstrong Community C/o Governmental Management Services 475 West Town Place Suite 114 St Augustine, FL 32092 Attn: Dave deNagy

Job Location
Armstrong Community 3645 Royal Pines Drive Middleburg, FL 32068

**Please detach and return top portion with payment**

<b>P.O. Number</b>	<b>Terms</b>	<b>Due Date</b>
	<b>Net 30</b>	<b>2/17/2022</b>

Serviced	Description	Quantity	Price Each	Amount
1/14/2022	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	45.00	45.00
	Potable: 2" Watts 919 Serial# 34726 - PASSED			
	#29 320-576-665			

*Please note there was a small increase for testing on 2/1/2021. Due to circumstances out of our control, we had to raise our cost for testing for the first time in over eight years. We appreciate your understanding and continued business.*

**Thank you for your business. We appreciate your prompt payment.**

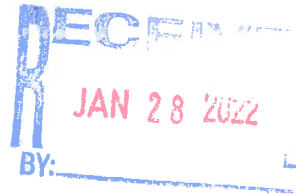
*Please make checks payable to Bob's Backflow and include your invoice number.*

<b>Total</b>	\$45.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$45.00



# Tree Amigos

## Outdoor Services



## Invoice

Invoice#: 16850

Date: 01/28/2022

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

**Project:** 20104  
Armstrong CDD Maintenance

Description	#21	Quantity	Price	Ext Price
January Monthly <u>Landscape Maintenance</u> Common Areas	320-538-462	1.00	4,363.75	4,363.75
January Monthly <u>Landscape Maintenance</u> Amenity Center	330-538-462	1.00	2,552.58	2,552.58
January Monthly Landscape Maintenance Tynes Blvd Extension	320-538-462	1.00	800.97	800.97
January Monthly Landscape Maintenance Tynes <u>Greyhawk Phase II</u>	320-538-462	1.00	2,233.41	2,233.41
January Monthly Landscape Maintenance Tynes <u>Greyhawk Lakes</u>	320-538-464	1.00	1,160.20	1,160.20
January Monthly Landscape Maintenance Viburnam hedges Amenity Cent	330-538-462	1.00	87.00	87.00

**Notes:**

**APPROVED**

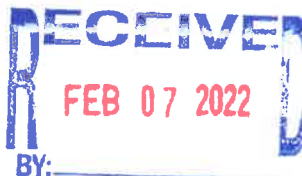
By Alex Boyer at 9:19 am, Jan 28, 2022

**Invoice Total: \$11,197.91**

Field-Landscape



#24  
Security Svc Jan22  
336-572-345



# INVOICE

**Viewpoint Security - BIHC**  
1348 Beach Blvd  
P.O. Box 50014  
Jacksonville Beach, Florida 32240  
United States  
904-254-1474

**BILL TO**  
**Armstrong CDD**  
Teresa Viscarra  
1408 Hamlin Avenue, Unit E  
St. Cloud, Florida 34771  
United States

9042996115  
tviscarra@gmscfl.com

**Invoice Number:** 351

**Invoice Date:** February 7, 2022

**Payment Due:** February 14, 2022

**Amount Due (USD):** \$1,605.00

Items	Quantity	Price	Amount
<b>Gurd services</b> 2 week invoice 30 hours a week (x2)	60	\$26.75	\$1,605.00

**Total:** \$1,605.00

**Amount Due (USD):** \$1,605.00

## Notes / Terms

Invoice Dates:

January 11th, 2022 - January 24th, 2022



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
1/31/2022	JAN2022-95

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

## Bill To

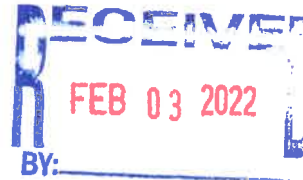
GREYHAWK AMENITY-Armstrong CDD  
1408 HAMLIN AVE UNIT E  
ST CLOUD, FL 34771

**APPROVED**

*By Alex Boyer at 1:06 pm, Feb 03, 2022*

Amenity-Pool Maint

#28  
330.572.462



## Terms

Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	installed new number 5 stenner inside tube for chlorine side	31.67	1/14/2022	31.67
1	MONTHLY POOL SERVICE FOR JANUARY	1,150.00	1/31/2022	1,150.00
			<b>Total</b>	<b>\$1,181.67</b>

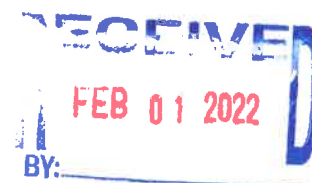
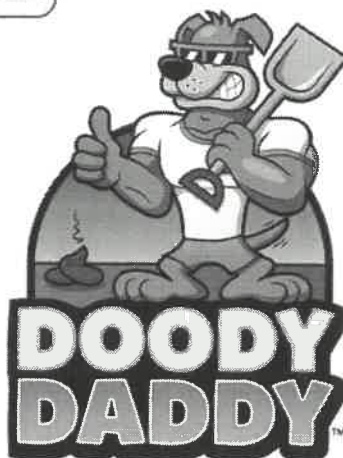
**Customer Total Balance**

\$1,181.67

**APPROVED**

**By Alex Boyer at 11:25 am, Feb 01, 2022**

Amenity-Repairs & Maintenance



#54  
378.572.46

February 1, 2022

Invoice No. 2202

INVOICE

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

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - February

3 stations

1 X Week

\$155

- Pet Waste Station Maintenance

TOTAL:

\$155

PAID:

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

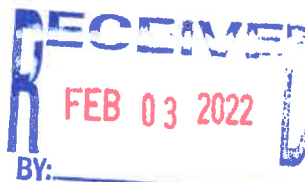
Invoice #: 77

Invoice Date: 2/1/22

Due Date: 2/1/22

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 - February 2022	310-33.24		3,750.00	3,750.00
Website Administration - February 2022	498		104.17	104.17
Information Technology - February 2022	351		150.00	150.00
Dissemination Agent Services - February 2022	313		583.33	583.33
Postage	42		5.36	5.36
Copies	423		8.40	8.40
Telephone	41		46.22	46.22
<b>Total</b>				<b>\$4,647.48</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,647.48</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

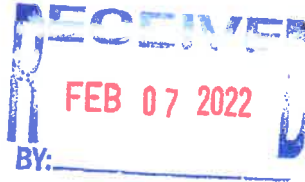
First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2979390

Client Matter No. 1323-1



Ms. Marilee Giles  
Armstrong CDD  
Governmental Management Services  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

#61  
310-512-315

Invoice No. 2979390  
1323-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/21	K. Buchanan	0.30	96.00	Review tentative agenda and confer with district manager
12/07/21	K. Buchanan	0.30	96.00	Review request for conveyance of common area; prepare correspondence to Mr. Kern
TOTAL HOURS		0.60		
TOTAL FOR SERVICES RENDERED				\$192.00
TOTAL CURRENT AMOUNT DUE				<u>\$192.00</u>





Invoice

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

Date	Invoice #
2/1/2022	5727B

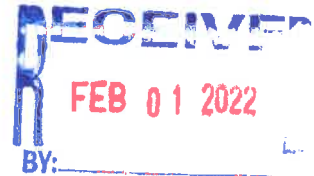
Bill To

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

**APPROVED**

*By Alex Boyer at 11:28 am, Feb 01, 2022*

Field-Lake Maintenance



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 9 Waterways-February	995.00	995.00
	Sales Tax	7.00%	0.00
		<b>Balance Due</b>	<b>\$995.00</b>

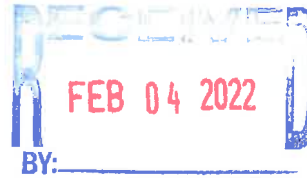


Invoice Date  
02/01/2022

Invoice Number  
9809

21 Janet Drive  
Plainview NY 11803

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



To ensure proper application, 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:

**\$741.60**

Terms:

**Net 30 Days**

**APPROVED**

*By Alex Boyer at 3:23 pm, Feb 04, 2022*

Amenity-Janitorial

Service Location: 180119 Customer: 400088 Billing Period: 02/01/2022 - 02/14/2022

**Greyhawk**

1090 Oakleaf Plantation Pkwy  
Orange Park, FL 32065

Description	Quantity	UOM	Price	Amount
February Recurring Services				
General Cleaning Services - 3x/week	1.00	each	741.60	741.60
**Service Ends 2.14.22**				
<b>Subtotal</b>				<b>741.60</b>
<b>Sales Tax Subtotal</b>				<b>0.00</b>
<b>Total for - Greyhawk</b>				<b>741.60</b>

#43

Janitorial Services Feb22

330-572-463

<b>Subtotal</b>	
	<b>\$741.60</b>
<b>Sales Tax</b>	
	<b>\$0.00</b>
<b>Total Amount Due:</b>	
	<b>\$741.60</b>

# TROPICAL PAVERS N.E. FL.LLC

**DATE:** February 1, 2022  
**INVOICE #** 1010  
**FOR:** POOL DECK  
REPAIR

### Amenity-Repairs & Maintenance

RECEIVED  
FEB 01 2022  
RY.

If you have any questions concerning this invoice, Contact Jody Rich-904-219-8106.  
jodyrich@tropicalpaversjax.com

DESCRIPTION	AMOUNT
-------------	--------

THANK YOU FOR YOUR BUSINESS!



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)		02/04/22 to 03/04/22				\$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	02/01/22	29	7765	7894	129
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	35.8	X	0.83	\$29.71
Proration Factor: 0.9667		Tier 2	12.5	X	1.63	\$20.38
		Tier 3	80.7	X	2.46	\$198.52

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$290.74
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$290.74</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

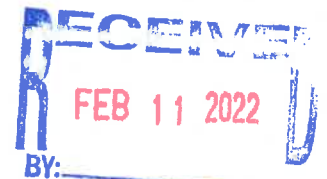
Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

**Please pay \$290.74 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$288.20 was posted to your account on 01/18/2022.

#16  
320538-431



**Please return this portion with payment**



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

### ADDRESSEE:

AYC0203B  
2000000803 25/2

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$290.74
<b>Current Charges Past Due After</b>	<b>02/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$290.74</b>

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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)		02/04/22 to 03/04/22				\$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	02/01/22	29	8384	8637	253
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	35.8	X	0.83	\$29.71
Proration Factor: 0.9667		Tier 2	12.5	X	1.63	\$20.38
		Tier 3	204.7	X	2.46	\$503.56

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$595.78
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$595.78</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

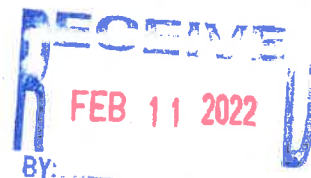
Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

**Please pay \$595.78 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$679.34 was posted to your account on 01/18/2022.

16  
320.578.431



**Please return this portion with payment**



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC0203B  
2000000804 25/3

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$595.78
<b>Current Charges Past Due After</b>	<b>02/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$595.78

MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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	02/01/22	29	2806	2931	125

Base Charges (Prepaid)	02/04/22 to 03/04/22					\$27.92
Consumption Charges	Tier 1	125.0	X	2.06		\$257.50
Proration Factor: 0.9667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.12

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges		0.0	X	4.60		\$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

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$287.63
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$287.63</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

**Please pay \$287.63 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$339.13 was posted to your account on 01/18/2022.

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

#16  
330-572-431



**Please return this portion with payment**



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

### ADDRESSEE:

AYC0203B  
2000000805 25/4

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$287.63
<b>Current Charges Past Due After</b>	<b>02/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$287.63



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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	02/01/22	29	118	119	1
Base Charges (Prepaid)		02/04/22 to 03/04/22				\$89.27
Consumption Charges		Tier 1	1.0	X	2.06	\$2.06
Proration Factor: 0.9667		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.12

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

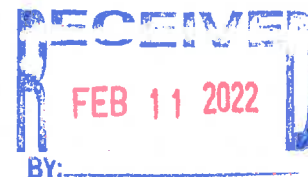
To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

Please pay \$300.30 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$300.30 was posted to your account on 01/18/2022.

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

#16  
330-592-431



### Sewer

Base Charges (Prepaid)						\$202.16
Consumption Charges	1.0	X			4.60	\$4.60

### 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

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$300.30
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$300.30</b>

Please return this portion with payment

### Bill Summary

Bill Date	02/04/22
Current Charges	\$300.30
Current Charges Past Due After	02/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$300.30



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

### ADDRESSEE:

AYC0203B  
2000000806 25/5

### MAIL PAYMENT TO:

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



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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) 02/04/22 to 03/04/22 \$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	02/01/22	29	5136	5287	151
Base Charges (Prepaid)						\$84.27
Consumption Charges Tier 1 72.5 X 0.83						\$60.18
Proration Factor: 0.9667 Tier 2 24.2 X 1.63						\$39.45
Tier 3 54.3 X 2.46						\$133.58

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$317.48
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$317.48</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

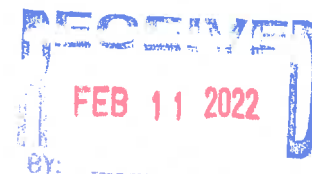
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**Please pay \$317.48 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$506.79 was posted to your account on 01/18/2022.

#16  
220578-VA



**Please return this portion with payment**



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

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

ADDRESSEE:

AYC0203B  
2000000807 25/6

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$317.48
<b>Current Charges Past Due After</b>	<b>02/25/22</b>
Lend A Helping Hand (If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$317.48



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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
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Base Charges (Prepaid)	02/04/22 to 03/04/22					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00	\$0.00	
Proration Factor: 0.0000	Tier 2	0.0	X	0.00	\$0.00	
	Tier 3	0.0	X	0.00	\$0.00	
	Tier 4	0.0	X	0.00	\$0.00	

Alternative Water Supply Surcharge	\$0.00
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### 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
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86278202	1	02/01/22	29	3916	3981	65
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	35.8	X	0.83	\$29.71	
Proration Factor: 0.9667	Tier 2	12.5	X	1.63	\$20.38	
	Tier 3	16.7	X	2.46	\$41.08	

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00

Current Charges	\$133.30
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$133.30
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**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

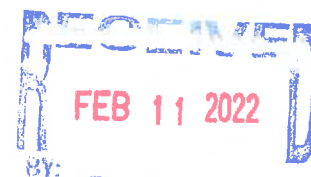
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Please pay \$133.30 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$300.50 was posted to your account on 01/18/2022.

#16  
320-538-431



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:

AYC0203B  
2000000809 25/8

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$133.30
Current Charges Past Due After	02/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$133.30



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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) 02/04/22 to 03/04/22 \$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	02/01/22	29	5025	5217	192
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 35.8 X 0.83 \$29.71						
Proration Factor: 0.9667 Tier 2 12.5 X 1.63 \$20.38						
Tier 3 143.7 X 2.46 \$353.50						

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$445.72
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$445.72</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

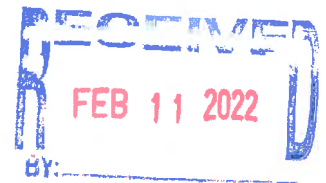
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**Please pay \$445.72 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$610.46 was posted to your account on 01/18/2022.

#16  
320-578-431



**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:

AYC0203B  
2000000808 25/7

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$445.72
<b>Current Charges Past Due After</b>	<b>02/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$445.72</b>



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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) 02/04/22 to 03/04/22 \$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	02/01/22	29	1416	1436	20
Base Charges (Prepaid) \$42.13						
Consumption Charges		Tier 1	20.0	X	0.83	\$16.60
Proration Factor: 0.9667		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$58.73
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$58.73</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

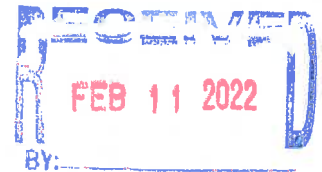
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**Please pay \$58.73 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$51.26 was posted to your account on 01/18/2022.

#16  
220-538-491



Please return this portion with payment

### Bill Summary



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:

AYC0203B  
2000000810 25/9

### MAIL PAYMENT TO:

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



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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)		02/04/22 to 03/04/22				\$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	02/01/22	29	830	843	13
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	13.0	X	0.83	\$10.79
Proration Factor: 0.9667		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$52.92
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$52.92</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

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**Please pay \$52.92 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.**

Your last payment of \$67.03 was posted to your account on 01/18/2022.

#16  
320 SJR 431



**Please return this portion with payment**



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

### ADDRESSEE:

AYC0203B  
2000000811 25/10

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$52.92
<b>Current Charges Past Due After</b>	<b>02/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$52.92

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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) 02/04/22 to 03/04/22 \$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	02/01/22	29	870	893	23
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 23.0 X 0.83 \$19.09						
Proration Factor: 0.9667 Tier 2 0.0 X 1.63 \$0.00						
Tier 3 0.0 X 2.46 \$0.00						

### Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$61.22						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
<b>TOTAL AMOUNT DUE</b>						<b>\$61.22</b>

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

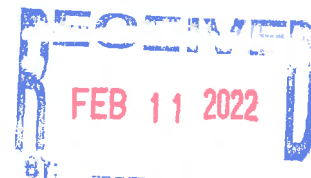
Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

Please pay \$61.22 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$89.52 was posted to your account on 01/18/2022.

#16  
320 336 431



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:

AYC0203B  
2000000812 25/11

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$61.22
Current Charges Past Due After	02/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$61.22

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

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) 02/04/22 to 03/04/22						
Consumption Charges						
Proration Factor: 0.0000						
			Tier 1	0.0	X	0.00
			Tier 2	0.0	X	0.00
			Tier 3	0.0	X	0.00
			Tier 4	0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

### Sewer

Base Charges (Prepaid)						
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	02/01/22	29	192	199	7
Base Charges (Prepaid)						
Consumption Charges						
Proration Factor: 0.9667						
			Tier 1	7.0	X	0.83
			Tier 2	0.0	X	1.63
			Tier 3	0.0	X	2.46

### Other Charges

SJRWMD Cost Recovery Charge						
Capacity Fees (Prepaid)						
Deposit Interest Refund						
Current Charges						\$47.94
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$47.94

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

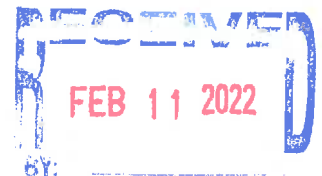
Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

Please pay \$47.94 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$57.07 was posted to your account on 01/18/2022.

#16  
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC0203B  
2000000813 25/12

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$47.94
Current Charges Past Due After	02/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$47.94



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 02/04/22 to 03/04/22 \$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
89187072	1	02/01/22	29	513	566	53
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 35.8 X 0.83 \$29.71						
Proration Factor: 0.9667 Tier 2 12.5 X 1.63 \$20.38						
Tier 3 4.7 X 2.46 \$11.56						

### Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges						\$103.78
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$103.78

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. Know Your Days: During Eastern Standard Time, you should water one day per week.

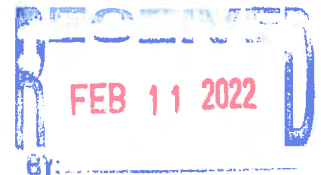
Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

Please pay \$103.78 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$128.30 was posted to your account on 01/18/2022.

#16  
326-518 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

### ADDRESSEE:

AYC0203B  
2000000814 25/13

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$103.78
Current Charges Past Due After	02/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$103.78



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 02/04/2022

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 02/04/22 to 03/04/22						
Consumption Charges						
Proration Factor: 0.0000			Tier 1	0.0	X	0.00
			Tier 2	0.0	X	0.00
			Tier 3	0.0	X	0.00
			Tier 4	0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

### Sewer

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

### Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187071	1	02/01/22	29	367	393	26
Base Charges (Prepaid)						
Consumption Charges						
Proration Factor: 0.9667			Tier 1	26.0	X	0.83
			Tier 2	0.0	X	1.63
			Tier 3	0.0	X	2.46

### Other Charges

SJRWMD Cost Recovery Charge						
Capacity Fees (Prepaid)						
Deposit Interest Refund						
Current Charges						\$63.71
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$63.71

**Saving Water:** Water lawns during early morning hours before 10 a.m. or after 4 p.m., when temperatures and winds are lower. **Know Your Days:** During Eastern Standard Time, you should water one day per week.

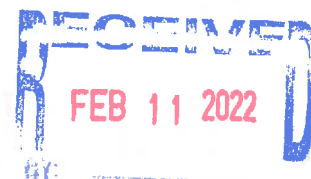
Homes with odd numbered addresses should water on Saturday. Homes with even numbered addresses should water on Sunday. Commercial properties should water on Tuesday.

To learn more about saving water and money on your utility bill, visit <https://www.sjrwmd.com/water-conservation/savingwater/outdoors/#chart>

Please pay \$63.71 by 2/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$111.08 was posted to your account on 01/18/2022.

#16  
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC0203B  
2000000815 25/14

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



### Bill Summary

Bill Date	02/04/22
Current Charges	\$63.71
Current Charges Past Due After	02/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$63.71



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

### Important Messages

Scholarship forms for high school seniors are available. The co-op will present at least 25 scholarships to graduating seniors this year. The deadline to apply is April 4.

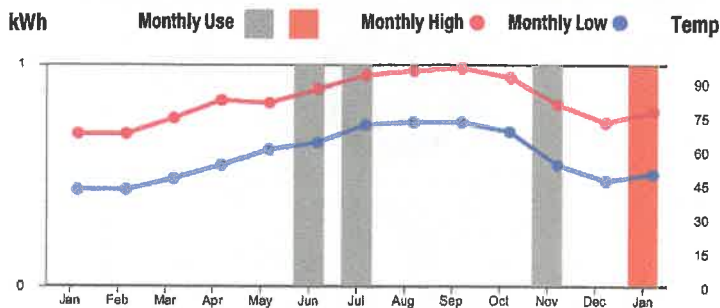
Visit [ClayElectric.com](http://ClayElectric.com) for more information and an application.



Previous Balance	-\$2.37
No Payment Received	\$0.00
Balance Forward	-\$2.37
<b>Current Charges Due 02/03/22</b>	<b>\$32.00</b>

**Service Address: 705 TYNES BLVD IRRIGATION**

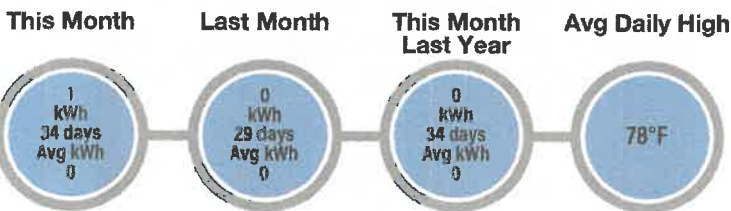
Rate Schedule Description	Meter No.	Reading Dates From	To	Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	12/09/21	01/12/22	15	16	1	1



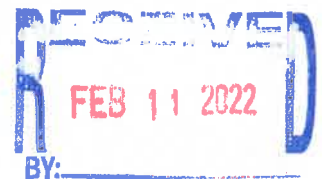
**Current Service Detail**

Access Charge		\$27.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0204	\$0.02
FLA Gross Receipts Tax		\$0.70
Florida State Sales Tax		\$1.93
Clay County Sales Tax		\$0.42
Clay Co Public Ser Utility Tax		\$1.08
Operation Round Up		\$0.77
<b>Total Current Charges for this Location</b>		<b>\$32.00</b>

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



#100  
320-338-413



**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](http://ClayElectric.com) or download the mobile app.



ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-0000

<b>Account Number</b>	<b>9082351</b>
<b>Balance Forward</b>	<b>-\$2.37</b>
<b>Current Charges Due 02/03/22</b>	<b>\$32.00</b>
<b>Total Amount Due</b>	<b>\$29.63</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308



09082351 0000029631

**CLAY  
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003  
Phone: (904) 284-3200**Ponte Vedra  
Recorder**1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082  
Phone: (904) 285-8831**Advertising Invoice****ARMSTRONG CDD C/O GMS, LLC**  
393 PALM COAST PKWY SW # 4  
PALM COAST, FL 32137**Cust#:989731**  
**Ad#:333710**  
**Phone#:904-940-5850**  
**Date:01/26/2022****Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 4.70****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	02/03/2022	02/03/2022	1	47.00	47.00

**Payment Information:**

<b>Date:</b>	<b>Order#</b>	<b>Type</b>
01/21/2022	333710	BILLED ACCOUNT

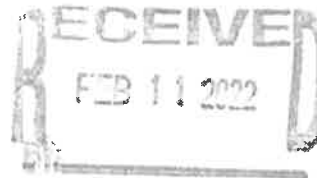
**Total Amount: 47.00****Tax: 0.00****Amount Due: 47.00****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy****Notice of Meeting****Armstrong Community Development District**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, February 10, 2022 at 3:30 p.m. at the Plantation Oaks Amonity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles  
District Manager  
Legal 49066 Published Feb 3, 2022 in  
Clay County's Clay Today Newspaper

#7  
310513-48

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

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

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

Notice of Meeting

in the matter of

Feb Meeting

LEGAL: 49066 ORDER: 333710

was published in said newspaper in the issues:

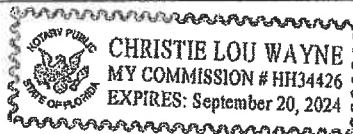
02/03/2022

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



Sworn to me and subscribed before me 02/03/2022.

*Christie Lou Wayne*  
 NOTARY PUBLIC, STATE OF FLORIDA



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

**NOTICE OF MEETING**

**Armstrong Community Development District**  
 The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, February 10, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 Martlee Giles  
 District Manager  
 Legal 49066 Published Feb 3, 2022 in Clay County's Clay Today Newspaper

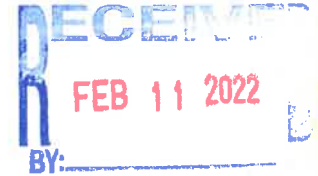
## Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618375  
**DATE:** 2/1/2022

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



DUE DATE	RENTAL PERIOD
3/12/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
33	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.  #18 nd Feb '22 - Fitness Equip 30687244	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
0618375	3/12/2022	\$1,415.21	

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

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





## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 02/04/2022

Account: 221007627575

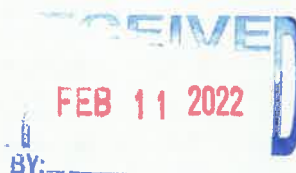
ARMSTRONG CDD  
3645 ROYAL PINES DR  
MIDDLEBURG, FL 32068

Current month's charges:	\$69.88
Total amount due:	\$69.88
Payment Due By:	02/25/2022

### Your Account Summary

Previous Amount Due	\$63.73
Payment(s) Received Since Last Statement	-\$63.73
Current Month's Charges	\$69.88
<b>Total Amount Due</b>	<b>\$69.88</b>

#27  
30-592432



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

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

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

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

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

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007627575

Current month's charges:	\$69.88
Total amount due:	\$69.88
Payment Due By:	02/25/2022

Amount Enclosed \$

684716877971

00001429 01 AB 0.45 34771 FTECO10204222362510 00000 04 01000000 010 04 20268 003



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

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

6847168779712210076275750000000069888

## 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 averages your home's last 12 monthly billing periods so you pay 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 meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference 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. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A 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.

**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 Peoples Gas program administered by the Salvation Army and Catholic Charities that helps pay energy bills of customers in need. If you choose to contribute, 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.

For more information about your bill, please visit [peoplesgas.com](http://peoplesgas.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [peoplesgas.com](http://peoplesgas.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit [peoplesgas.com](http://peoplesgas.com) or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at [peoplesgas.com](http://peoplesgas.com) or call 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

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

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

**Account:** 221007627575  
**Statement Date:** 02/04/2022  
**Current month's charges due** 02/25/2022

## Details of Current Month's Charges – Service from - 12/31/2021 to 01/31/2022

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	01/31/2022	247	-	244	=	3 CCF		1.044		1.0000		3.1 Therms	32 Days

Customer Charge												\$30.60
Distribution Charge				3.1 THMS @ \$0.48778								\$1.51
PGA				3.1 THMS @ \$1.19163								\$3.69
Florida Gross Receipts Tax												\$0.09
<b>Natural Gas Service Cost</b>												<b>\$35.89</b>
Municipal Public Service Tax												\$1.30
State Tax												\$2.69

**Total Natural Gas Cost, Local Fees and Taxes**

**\$39.88**

### Miscellaneous Charges

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

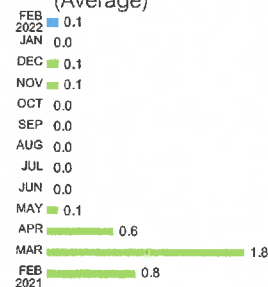
**\$30.00**

**Total Current Month's Charges**

**\$69.88**

### Peoples Gas Usage History

Therms Per Day  
(Average)





# Medical Watch is here for you.



*Let's work together to make staying safe in emergencies a top priority.*

Our Medical Watch program helps us identify residential customers who use electrically powered or natural-gas-supplied life-sustaining equipment. To qualify, the customer or a patient residing at the customer's address must be dependent upon electrically powered or natural-gas-supplied medical equipment to sustain life and be certified as eligible by his or her Florida-licensed attending physician.

We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

We will give advanced notice when interruption of service is necessary due to scheduled maintenance or unpaid bills. Participation in Medical Watch does not provide priority restoration, extended payment options or guaranteed uninterrupted service.

We recommend that all customers have a plan and be prepared for emergencies or severe weather. All customers are responsible for any backup equipment or power supply.

For more information about Medical Watch, call **813.225.5051** or visit [peoplesgas.com/medicalwatch](http://peoplesgas.com/medicalwatch)

## Now is a good time to register for help

Assistance is available for those with special needs, especially during storm-related emergencies. Emergency authorities can assist you with finding a shelter and getting you there. A statewide registry provides emergency management agencies with valuable information to prepare and respond to disasters and other emergencies. Visit [floridadisaster.org](http://floridadisaster.org) to learn more or contact the special needs registry in your area:

**813.307.8063 (Hillsborough County)**

**727.847.8137 (Pasco County)**

**863.298.7027 (Polk County)**

**727.464.3800 (Pinellas County)**

*Note: These are county numbers. Do not call these numbers for billing and/or account-related questions.*

## REGISTER TWO WAYS



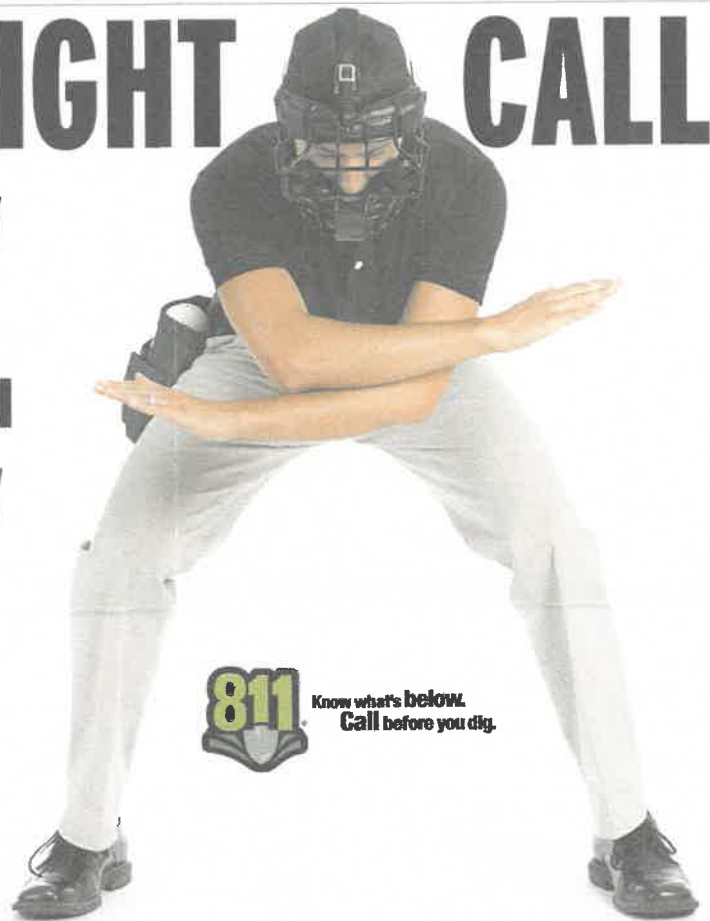
[peoplesgas.com](http://peoplesgas.com)



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



Know what's below.  
Call before you dig.

PGS071015



**APPROVED****By Alex Boyer at 12:46 pm, Feb 08, 2022**

Vak Pak, Inc.

1824 Phoenix Avenue  
PO BOX 3264  
Jacksonville, FL 32206

Amenity-Pool Maint

**Invoice**

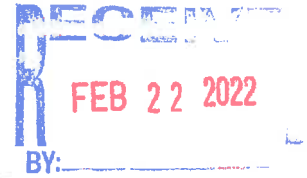
Date	Invoice #
2/8/2022	600039

Bill To
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT 1408 HAMLIN AVE, UNIT E ST. CLOUD, FL 34771

Ship To
GREYHAWK 3645 ROYAL PINES DRIVE ORANGE PARK, FL 32065

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
SO-200935	Due on receipt	JW					
Quantity	Item Code	Description			U/M	Price Each	Amount
1	SERVICE	CONTROLLER COMMUNICATIONS DOWN COMMERCIAL ENERGY SPECIALIST - INVOICE 174382 DATE OF INVOICE: 01/04/22  457 330-572-467				345.00	345.00
We appreciate your prompt payment.					Total \$345.00		

Apex Pest Control



1180 US Highway 1, STE 105  
Rockledge, FL 32955  
1-800-929-2847

**APPROVED**

By Alex Boyer at 1:22 pm, Feb 22, 2022

Amenity-Pest Control

**Billing Account Information**



Account #: 155407  
REGISTRATION #: 5D722C2C  
Armstrong CDD  
1408 Hamlin Ave  
St. Cloud, FL 34771

#31  
Monthly Pest Control Feb 22  
330-572-465

**Statement Details**

<u>DATE</u>	<u>DESCRIPTION</u>	<u>INVOICE #</u>	<u>PO#</u>	<u>TAX</u>	<u>TOTAL</u>	<u>ADJUSTMENT</u>	<u>DAYS OLD</u>	<u>FIN CHARGE</u>	<u>GRAND TOTAL</u>
For service at 3645 Royal Pines Dr Middleburg, FL 32068									
2/7/2022	Pest Control - Monthly Service	608707		\$0.00	\$45.00	\$0.00	11	\$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](#)





**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9054872

Trustee District:

06

Statement Date:

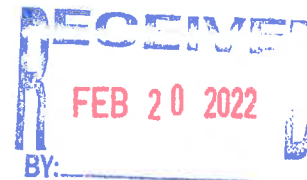
02/11/2022

Current Bill Due Date:

03/04/2022

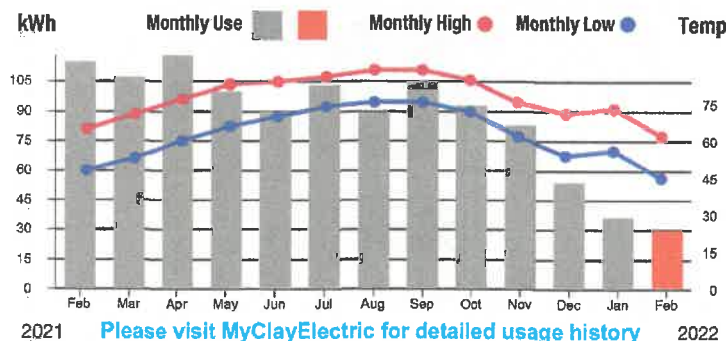
## Important Messages

You can request an absentee ballot to vote in the Board of Trustees election by visiting <https://Ballot.ClayElectric.com>, emailing [BallotRequest@ClayElectric.com](mailto:BallotRequest@ClayElectric.com), or calling 1-800-224-4917 toll-free. Members who vote & return ballots by March 14 will be entered to win one of 42 bill credits or the grand prize, a 2016 Ford Fusion.



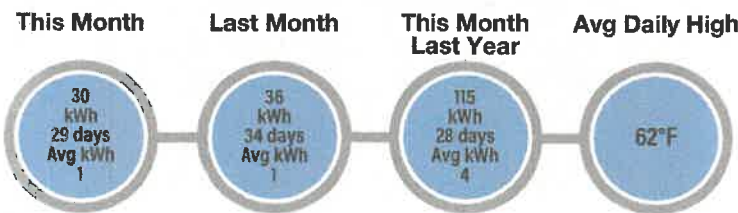
**Service Address: 3599 ROYAL PINES DR IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	01/12/22	02/10/22	3051	3081	1	30



Current Service Detail		
Access Charge		\$27.00
Energy Charge	30 kWh @ 0.0813	\$2.44
Power Cost Adjustment	30 kWh @ 0.0204	\$0.61
FLA Gross Receipts Tax		\$0.77
Florida State Sales Tax		\$2.14
Clay County Sales Tax		\$0.46
Clay Co Public Ser Utility Tax		\$1.16
Operation Round Up		\$0.42
<b>Total Current Charges for this Location</b>		<b>\$35.00</b>

#100  
220-578-43



Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

**PAY YOUR BILL 24/7**

ONLINE: Check or credit/debit card at [ClayElectric.com](http://ClayElectric.com) or download the mobile app.



5697 2 MB 0.485  
ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

5 5697  
C-22

Account Number	9054872
Balance Forward	-\$6.77
Current Charges Due 03/04/22	\$35.00
<b>Total Amount Due</b>	<b>\$28.23</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
**PO BOX 308**  
**KEYSTONE HEIGHTS, FL 32656-0308**

9



09054872 0000028236



**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082120

Trustee District:

06

Statement Date:

02/11/2022

Current Bill Due Date:

03/04/2022

Previous Balance

\$1,238.00

No Payment Received

\$0.00

Late Charge

~~\$61.90~~

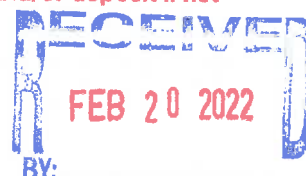
Past Due Balance

\$1,299.90

Current Charges Due 03/04/22

\$1,261.00

Past Due Balance of \$1,299.90 is subject to late fee, disconnection, and/or deposit if not paid by 02/24/2022.



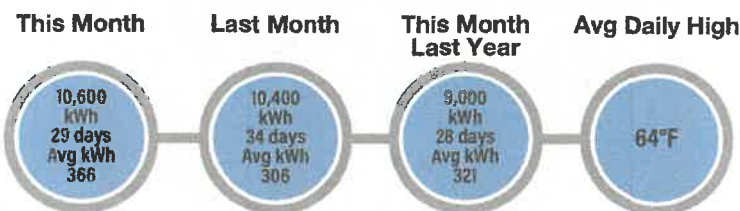
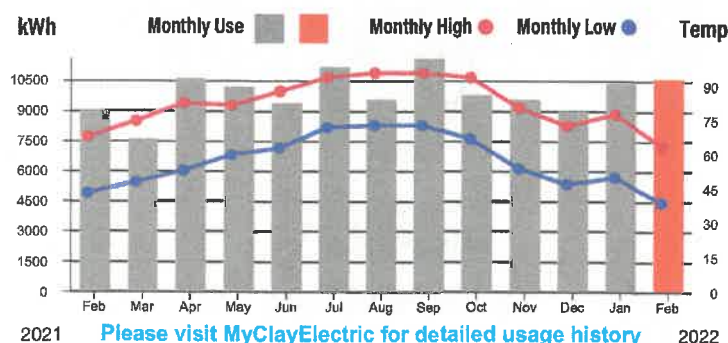
## Important Messages

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Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	01/12/22	02/10/22	1588	1641	200	10,600



Current Service Detail		
Access Charge		\$27.00
Energy Charge	10,600 kWh @ 0.0813	\$861.78
Power Cost Adjustment	10,600 kWh @ 0.0204	\$216.24
FLA Gross Receipts Tax		\$28.32
Florida State Sales Tax		\$78.77
Clay County Sales Tax		\$17.00
Clay Co Public Ser Utility Tax		\$31.10
Operation Round Up		\$0.79
<b>Total Current Charges for this Location</b>		<b>\$1,261.00</b>

#100  
376.572.43

KEEP  
SEND

Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



**Clay Electric Cooperative, Inc.**

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at [ClayElectric.com](http://ClayElectric.com) or download the mobile app.



ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-0000

Account Number	9082120
Past Due Balance	\$1,299.90
Current Charges Due 03/04/22	\$1,261.00
Total Amount Due	\$2,560.90

Checks must be in U.S. funds and drawn on a U.S. bank.



CLAY ELECTRIC COOPERATIVE  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308



09082120 0002560906

### Important Messages

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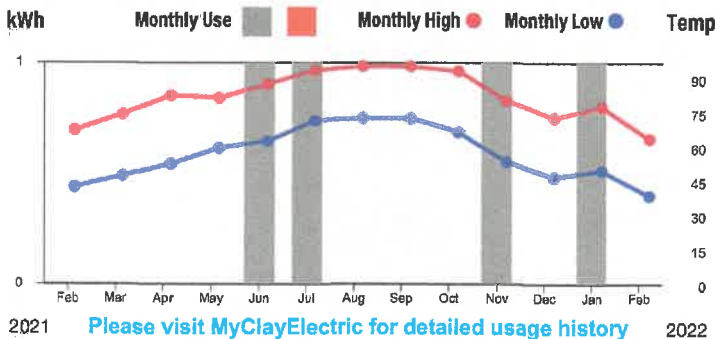
**Total Amount Due**  
**\$66.63**  
**Due Date:** 03/04/2022

Previous Balance \$29.63  
No Payment Received \$0.00  
Late Charge ~~\$5.00~~  
**Past Due Balance \$34.63**  
**Current Charges Due 03/04/22 \$32.00**

**RECEIVED**  
**FEB 20 2022**  
BY: \_\_\_\_\_

**Service Address: 705 TYNES BLVD IRRIGATION**

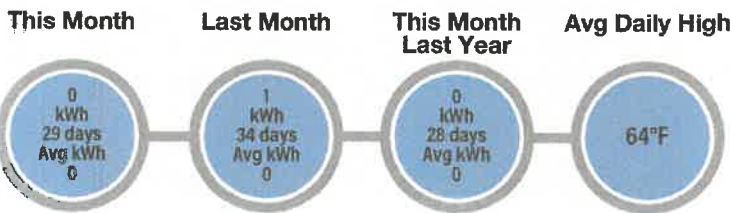
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	01/12/22	02/10/22	16	16	1	0



**Current Service Detail**

Access Charge	\$27.00
FLA Gross Receipts Tax	\$0.70
Florida State Sales Tax	\$1.93
Clay County Sales Tax	\$0.42
Clay Co Public Ser Utility Tax	\$1.08
Operation Round Up	\$0.87
<b>Total Current Charges for this Location</b>	<b>\$32.00</b>

#100  
220 538-43



**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](https://ClayElectric.com) or download the mobile app.



ARMSTRONG CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-0000

<b>Account Number</b>	<b>9082351</b>
<b>Past Due Balance</b>	<b>\$34.63</b>
<b>Current Charges Due 03/04/22</b>	<b>\$32.00</b>
<b>Total Amount Due</b>	<b>\$66.63</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308



09082351 0000066633





## Invoice

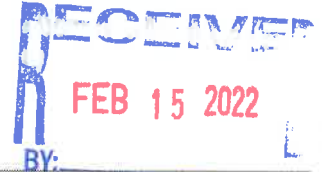
7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
1/1/2022	5687B

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 10:11 am, Feb 16, 2022*

Field-Lake Maintenance



#19  
Lake Maintenance - Jan 22  
320-528-4168

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 9 Waterways-January	995.00	995.00
	Sales Tax	7.00%	0.00
		<b>Balance Due</b>	<b>\$995.00</b>



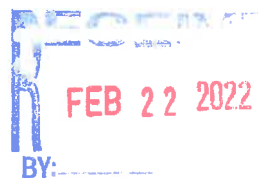
# Invoice

Invoice Number  
21-40440

Invoice Date  
10/28/21

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		11/7/21

Description	Amount
ACCESS CONTROL SYSTEM	2,265.00
<div><b>APPROVED</b> <i>By Alex Boyer at 1:24 pm, Feb 22, 2022</i></div>	
Amenity- Facility Maintenance	

#49

330.57246

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

Please include invoice number on payment

21-40440

Subtotal	2,265.00
Sales Tax	
Total Invoice Amount	2,265.00
Payment Received	0.00
<b>TOTAL</b>	<b>2,265.00</b>



**APPROVED**

By Alex Boyer at 12:02 pm, Mar 07, 2022

# INVOICE

Amenity- Security Monitoring

**Viewpoint Security - BIHC**

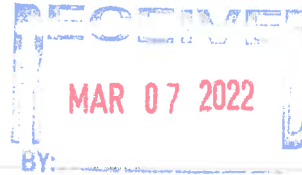
1348 Beach Blvd

P.O. Box 50014

Jacksonville Beach, Florida 32240

United States

904-254-1474



**BILL TO**

**Armstrong CDD**

Teresa Viscarra

1408 Hamlin Avenue, Unit E

St.Cloud, Florida 34771

United States

9042996115

tviscarra@gmscfl.com

#34  
Security Svc Feb22 \$802.50  
Mar22 \$802.50  
330.538 hrs

**Invoice Number:** 365

**Invoice Date:** March 7, 2022

**Payment Due:** March 14, 2022

**Amount Due (USD):** \$1,605.00

Items	Quantity	Price	Amount
<b>Gurd services</b> February 22nd - February 28th / March 1st - March 7th 2 week invoice 30 hours a week (x2)	60	\$26.75	\$1,605.00

**Total:** \$1,605.00

**Amount Due (USD):** \$1,605.00

**Notes / Terms**

Invoice for previous 2 weeks of service ( 14 days )



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
2/28/2022	FEB2022-97

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

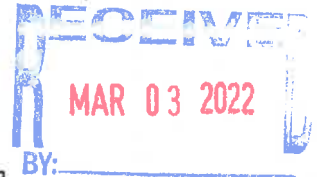
Bill To

GREYHAWK AMENITY-Armstrong CDD  
1408 HAMLIN AVE UNIT E  
ST CLOUD, FL 34771

**APPROVED**

*By Alex Boyer at 9:02 am, Mar 03, 2022*

Amenity-Pool Maint



Terms

Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR FEBRUARY #25 Feb 22 - Pool Maintenance 330.572.469	1,150.00	2/28/2022	1,150.00
<b>Total</b>				<b>\$1,150.00</b>

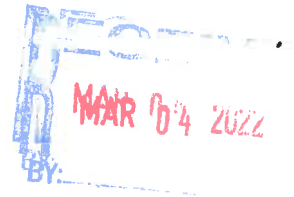
**Customer Total Balance**

**\$1,150.00**

**APPROVED**

By Alex Boyer at 12:31 pm, Mar 04, 2022

Field-Repairs & Maint



March 1, 2022

Invoice No. 2203

INVOICE

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

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - March

3 stations

1 X Week

\$155

- Pet Waste Station Maintenance

#54  
Mar 22  
336-572-46

TOTAL:

\$155

PAID:

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

# Invoice

Invoice #: 78  
Invoice Date: 3/1/22  
Due Date: 3/1/22

Case:

P.O. Number:

**Bill To:**

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

RECEIVED  
MAR 04 2022  
BY: \_\_\_\_\_

Description	#1	Hours/Qty	Rate	Amount
Management Fees - March 2022	310.50	34	3,750.00	3,750.00
Website Administration - March 2022	445		104.17	104.17
Information Technology - March 2022	351		150.00	150.00
Dissemination Agent Services - March 2022	713		583.33	583.33
Office Supplies	51		0.87	0.87
Postage	42		10.45	10.45
Copies	425		8.55	8.55
<b>Total</b>				<b>\$4,607.37</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,607.37</b>

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 4, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

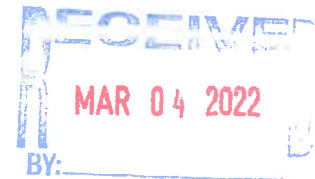
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3020378

Client Matter No. 1323-1

Ms. Marilee Giles  
Armstrong CDD  
Governmental Management Services  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

#61  
310-817.75

Invoice No. 3020378

1323-1

Re: General Counsel

## For Professional Legal Services Rendered

01/05/22	K. Buchanan	0.90	288.00	Prepare for and attend agenda call
01/06/22	J. Gillis	0.90	130.50	Review agreement with Viewpoint for security guard and draft addendum
01/07/22	K. Buchanan	0.80	256.00	Confer with district manager; prepare notice of termination
01/13/22	J. Gillis	0.60	87.00	Draft amendment to Tree Amigos agreement adding additional services
01/14/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations for week of January 14
01/14/22	J. Gillis	0.20	29.00	Confer with Giles and staff regarding amended and restated landscape and irrigation maintenance agreement with Tree Amigos
01/19/22	J. Gillis	0.90	130.50	Draft janitorial maintenance services agreement with City Wide
01/21/22	J. Gillis	0.20	29.00	Confer with staff and begin researching public facilities report and disclosure of public financing; prepare and distribute Capitol

**KUTAK ROCK LLP**

Armstrong CDD

March 4, 2022

Client Matter No. 1323-1

Invoice No. 3020378

Page 2

01/24/22	J. Gillis	0.20	29.00	Conversations for week of January 21
01/28/22	J. Gillis	0.10	14.50	Research official records regarding disclosure of public financing
				Prepare and distribute Capitol Conversations for week of January 28
TOTAL HOURS		4.90		
TOTAL FOR SERVICES RENDERED				\$1,008.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,008.00</u>



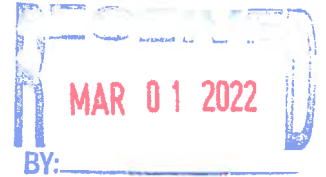
Invoice

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

Date	Invoice #
3/1/2022	5836B

Bill To

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



#10  
320-578-466

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly <u>Lake Maintenance</u> - 9 Waterways- <u>March</u>	995.00	995.00
	Sales Tax	7.00%	0.00
<div><b>APPROVED</b> <i>By Alex Boyer at 11:24 am, Mar 01, 2022</i></div> <p>Field-Lake Maintenance</p>			
		<b>Balance Due</b>	\$995.00





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

Customer #: 00567729

Service Address: 3518 Royal Pines Drive Reclaimed Irrigation

Route #: MC05533398

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/04/22 to 04/07/22 \$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	03/01/22	28	7894	7973	79
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 34.5 X 0.83 \$28.64						
Proration Factor: 0.9333 Tier 2 12.2 X 1.63 \$19.89						
Tier 3 32.3 X 2.46 \$79.46						

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$170.12
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$170.12</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

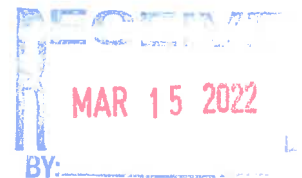
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$170.12 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$290.74 was posted to your account on 02/23/2022.

#16  
920-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00567729

3518 Royal Pines Drive Reclaimed Irrigation

Route #:MC05533398

Route Group:27

### ADDRESSEE:

AYC0303B  
2000000787 28/2

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$170.12
Current Charges Past Due After	03/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$170.12

### 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](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	8637	8910	273
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 34.5 X 0.83 \$28.64						
Proration Factor: 0.9333 Tier 2 12.2 X 1.63 \$19.89						
Tier 3 226.3 X 2.46 \$556.70						

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$647.36
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$647.36</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

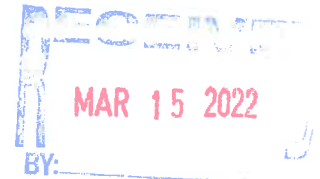
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$647.36 by 3/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$595.78 was posted to your account on 02/23/2022.

#16  
320.528.431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

### ADDRESSEE:

AYC0303B  
2000000788 28/3

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$647.36
Current Charges Past Due After	03/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$647.36

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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	03/01/22	28	2931	2993	62

Base Charges (Prepaid)	03/04/22 to 04/07/22					\$27.92
Consumption Charges	Tier 1	62.0	X	2.06		\$127.72
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 \$1.12

### Sewer

Base Charges (Prepaid)						\$0.00
Consumption Charges	0.0	X	4.60			\$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

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$157.85
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$157.85</b>

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Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

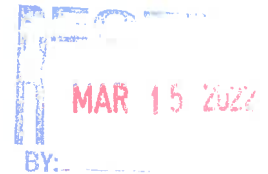
You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$157.85 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$287.63 was posted to your account on 02/23/2022.

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

#16  
330-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC0303B  
2000000789 28/4

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$157.85
Current Charges Past Due After	03/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$157.85

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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	03/01/22	28	119	120	1

Base Charges (Prepaid)	03/04/22 to 04/07/22					\$89.27
Consumption Charges	Tier 1	1.0	X	2.06		\$2.06
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						\$1.12
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### Sewer

Base Charges (Prepaid)						\$202.16
Consumption Charges		1.0	X	4.60		\$4.60

### 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

SJRWMD Cost Recovery Charge		\$1.09
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$300.30
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$300.30</b>

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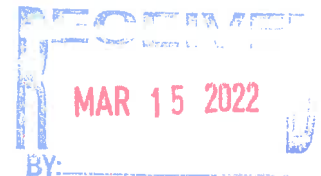
You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$300.30 by 3/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$300.30 was posted to your account on 02/23/2022.

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

#16  
330-572-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574047

3645 Royal Pines Drive Clubhouse

Route #:MC05560402

Route Group:26

ADDRESSEE:

AYC0303B  
2000000790 28/5

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$300.30
Current Charges Past Due After	03/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$300.30

MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	5287	5435	148
Base Charges (Prepaid)						\$84.27
Consumption Charges		Tier 1	70.0	X	0.83	\$58.10
Proration Factor: 0.9333		Tier 2	23.3	X	1.63	\$37.98
		Tier 3	54.7	X	2.46	\$134.56

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$314.91
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$314.91</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

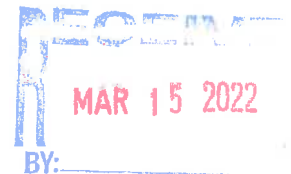
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$314.91 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$317.48 was posted to your account on 02/23/2022.

#16  
320538.471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

### ADDRESSEE:

AYC0303B  
2000000791 28/6

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$314.91
Current Charges Past Due After	03/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$314.91

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	3981	4024	43
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	34.5	X	0.83	\$28.64
Proration Factor: 0.9333		Tier 2	8.5	X	1.63	\$13.86
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$84.63
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$84.63</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

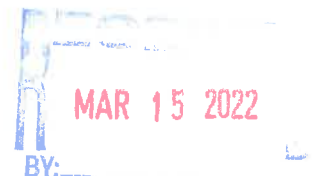
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$84.63 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$133.30 was posted to your account on 02/23/2022.

#16  
320-538-431



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:

AYC0303B  
2000000793 28/8

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$84.63
Current Charges Past Due After	03/25/22
Lend A Helping Hand ( If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$84.63

### 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](http://www.clayutility.org)  
Hours: Monday - Friday, 8am-5pm Phone: 904-272-5999

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	5217	5423	206
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	34.5	X	0.83	\$28.64
Proration Factor: 0.9333		Tier 2	12.2	X	1.63	\$19.89
		Tier 3	159.3	X	2.46	\$391.88

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$482.54
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$482.54</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

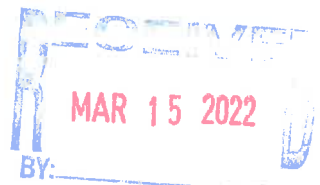
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$482.54 by 3/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$445.72 was posted to your account on 02/23/2022.

#16  
220538.431



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:

AYC0303B  
2000000792 28/7

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$482.54
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$482.54</b>

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	1436	1455	19
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	19.0	X	0.83	\$15.77
Proration Factor: 0.9333		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$57.90
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$57.90</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

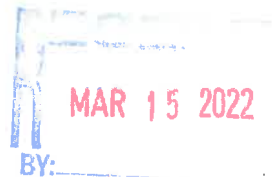
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You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$57.90 by 3/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$58.73 was posted to your account on 02/23/2022.

#16  
320-538-471



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:

AYC0303B  
2000000794 28/9

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$57.90
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$57.90

### MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	843	853	10
Base Charges (Prepaid) \$42.13						
Consumption Charges		Tier 1	10.0	X	0.83	\$8.30
Proration Factor: 0.9333		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$50.43
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
<b>TOTAL AMOUNT DUE</b>						<b>\$50.43</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

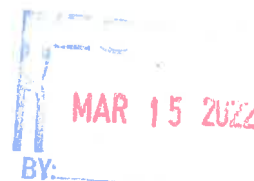
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You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$50.43 by 3/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$52.92 was posted to your account on 02/23/2022.

#16  
320-378-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

### ADDRESSEE:

AYC0303B  
2000000795 28/10

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$50.43
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$50.43

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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) 03/04/22 to 04/07/22 \$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	03/01/22	28	893	909	16
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	16.0	X	0.83	\$13.28
Proration Factor: 0.9333		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$55.41
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$55.41</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
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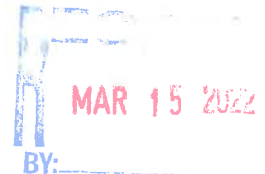
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$55.41 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$61.22 was posted to your account on 02/23/2022.

Handwritten: 320-578-431



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:

AYC0303B  
2000000796 28/11

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$55.41
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
Total Amount Due	\$55.41

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

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)		03/04/22 to 04/07/22				\$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	03/01/22	28	199	206	7
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	7.0	X	0.83	\$5.81
Proration Factor: 0.9333		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

### Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$47.94
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
<b>TOTAL AMOUNT DUE</b>		<b>\$47.94</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

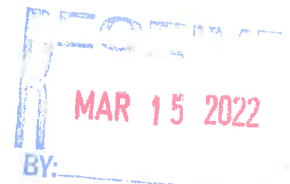
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$47.94 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$47.94 was posted to your account on 02/23/2022.

#16  
220.538 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

### ADDRESSEE:

AYC0303B  
2000000797 28/12

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$47.94
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$47.94</b>

### MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

### Water

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

Base Charges (Prepaid)	03/04/22 to 04/07/22					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

89187072	1	03/01/22	28	566	628	62
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	34.5	X	0.83	\$28.64	
Proration Factor: 0.9333	Tier 2	12.2	X	1.63	\$19.89	
	Tier 3	15.3	X	2.46	\$37.64	

### Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$128.30
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
<b>TOTAL AMOUNT DUE</b>	<b>\$128.30</b>

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

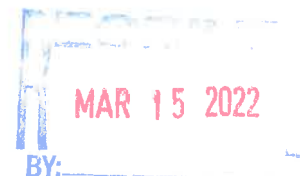
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$128.30 by 3/25/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$103.78 was posted to your account on 02/23/2022.

#16  
320-538-471



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596272

1980 Amberly Drive

Route #:MC05560415

Route Group:26

ADDRESSEE:

AYC0303B  
2000000798 28/13

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$128.30
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$128.30</b>

MAIL PAYMENT TO:



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





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

Customer Name: ARMSTRONG CDD

Bill Date: 03/04/2022

Customer #: 00596274

Service Address: 544 Tynes Blvd

Route #: MC05560677

### Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid) 03/04/22 to 04/07/22 \$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
89187071	1	03/01/22	28	393	401	8
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 8.0 X 0.83 \$6.64						
Proration Factor: 0.9333 Tier 2 0.0 X 1.63 \$0.00						
Tier 3 0.0 X 2.46 \$0.00						

### Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$48.77						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
<b>TOTAL AMOUNT DUE \$48.77</b>						

Daylight Saving Time begins Sunday, March 13, 2022.  
Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days. Visit [www.sjrwmd.com/wateringrestrictions](http://www.sjrwmd.com/wateringrestrictions)

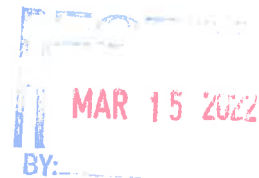
Are you a reuse customer? To learn more about the origin, nature, and characteristics of this resource, view our Reclaimed Water Facts page at [www.clayutility.org/conservation/reclaim\\_water\\_initiatives](http://www.clayutility.org/conservation/reclaim_water_initiatives)

You will find information about reclaimed water uses and restrictions. Copies are also available at our office.

Please pay \$48.77 by 3/25/2022 to avoid a \$3.00 late fee.  
Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$63.71 was posted to your account on 02/23/2022.

#16  
20.538.431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00596274

544 Tynes Blvd

Route #:MC05560677

Route Group:26

ADDRESSEE:

AYC0303B  
2000000799 28/14

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

### Bill Summary

Bill Date	03/04/22
Current Charges	\$48.77
<b>Current Charges Past Due After</b>	<b>03/25/22</b>
Lend A Helping Hand ( If Applicable)	\$0.00
<b>Previous Balance</b>	<b>\$0.00</b>
<b>Total Amount Due</b>	<b>\$48.77</b>

MAIL PAYMENT TO:



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

### Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

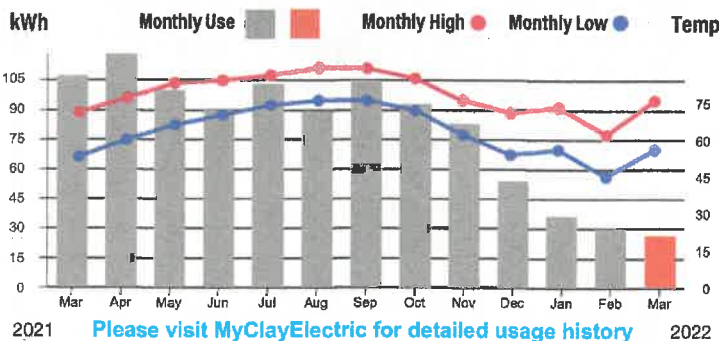
If you have multiple accounts under the same membership number, the credit will appear on your membership account.



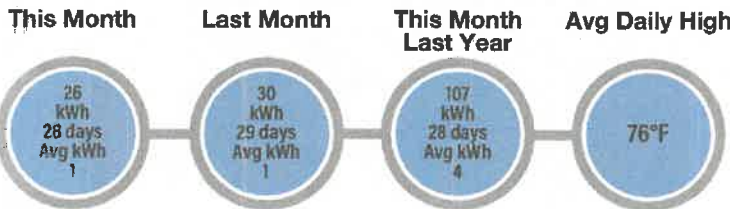
Previous Balance	\$28.23
Payment Received 02/28/22	-\$28.23
Capital Credit Refund	-\$11.58
Balance Forward	-\$11.58
<b>Current Charges Due 04/01/22</b>	<b>\$34.58</b>

**Service Address: 3599 ROYAL PINES DR IRRIGATION**

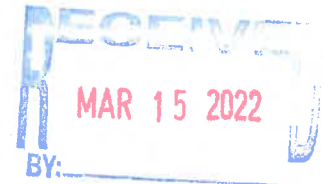
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	02/10/22	03/10/22	3081	3107	1	26



Current Service Detail		
Access Charge		\$27.00
Energy Charge	26 kWh @ 0.0813	\$2.11
Power Cost Adjustment	26 kWh @ 0.0204	\$0.53
FLA Gross Receipts Tax		\$0.76
Florida State Sales Tax		\$2.11
Clay County Sales Tax		\$0.46
Clay Co Public Ser Utility Tax		\$1.15
Operation Round Up		\$0.46
<b>Total Current Charges for this Location</b>		<b>\$34.58</b>



#100  
2053840



**KEEP SEND**

Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



<b>Account Number</b>	<b>9054872</b>
<b>Balance Forward</b>	<b>-\$11.58</b>
<b>Current Charges Due 04/01/22</b>	<b>\$34.58</b>
<b>Total Amount Due</b>	<b>\$23.00</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
PO BOX 308  
KEYSTONE HEIGHTS, FL 32656-0308

9



### Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

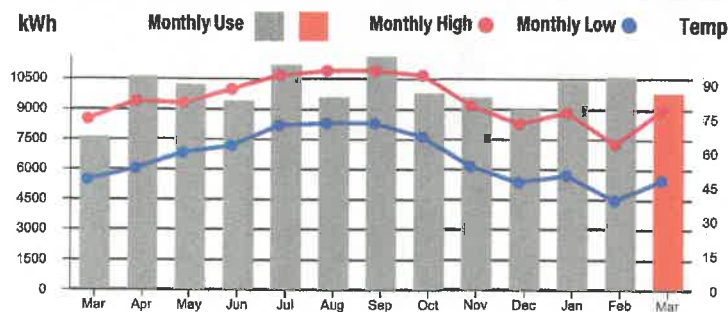
If you have multiple accounts under the same membership number, the credit will appear on your membership account.



Previous Balance	\$2,560.90
Payment Received 02/15/22	-\$1,238.00
Payment Received 02/28/22	-\$1,261.00
Late Charge	-\$61.90
<b>Current Charges Due 04/01/22</b>	<b>\$1,168.00</b>

**Service Address: 3645 ROYAL PINES DR AMENITY CENTER**

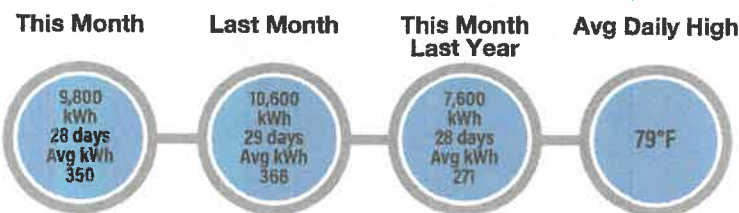
Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	02/10/22	03/10/22	1641	1690	200	9,800



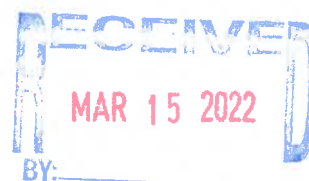
**Current Service Detail**

Access Charge		\$27.00
Energy Charge	9,800 kWh @ 0.0813	\$796.74
Power Cost Adjustment	9,800 kWh @ 0.0204	\$199.92
FLA Gross Receipts Tax		\$26.23
Florida State Sales Tax		\$72.97
Clay County Sales Tax		\$15.75
Clay Co Public Ser Utility Tax		\$28.83
Operation Round Up		\$0.56
<b>Total Current Charges for this Location</b>		<b>\$1,168.00</b>

Please visit MyClayElectric for detailed usage history



#100  
330-572-43



**KEEP SEND**

Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



<b>Account Number</b>	<b>9082120</b>
<b>Current Charges Due 04/01/22</b>	<b>\$1,168.00</b>
<b>Total Amount Due</b>	<b>\$1,168.00</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



**CLAY ELECTRIC COOPERATIVE**  
**PO BOX 308**  
**KEYSTONE HEIGHTS, FL 32656-0308**





### Important Messages

If you are eligible for the current Capital Credits refund, you will find the refund posted as a credit on this bill.

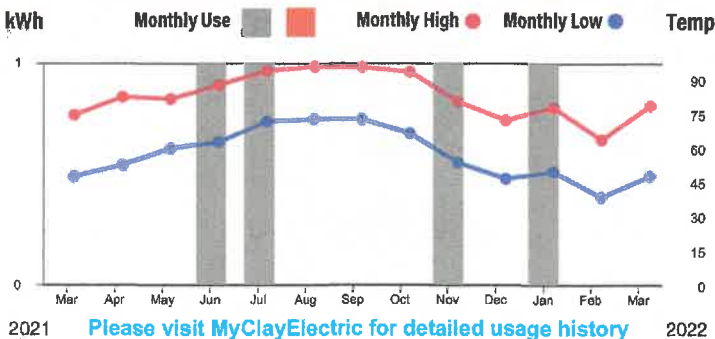
If you have multiple accounts under the same membership number, the credit will appear on your membership account.



Previous Balance	\$66.63
Payment Received 02/22/22	-\$29.63
Payment Received 02/28/22	-\$32.00
Late Charge	-\$5.00
<b>Current Charges Due 04/01/22</b>	<b>\$32.00</b>

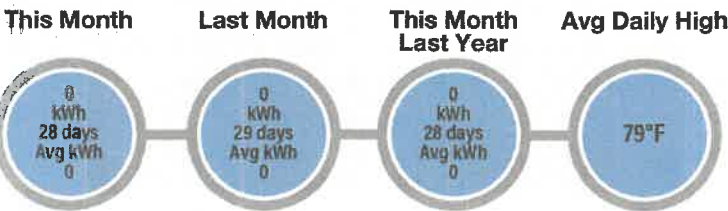
**Service Address: 705 TYNES BLVD IRRIGATION**

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	02/10/22	03/10/22	16	16	1	0

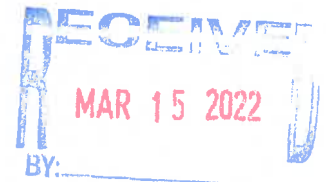


**Current Service Detail**

Access Charge	\$27.00
FLA Gross Receipts Tax	\$0.70
Florida State Sales Tax	\$1.93
Clay County Sales Tax	\$0.42
Clay Co Public Ser Utility Tax	\$1.08
Operation Round Up	\$0.87
<b>Total Current Charges for this Location</b>	<b>\$32.00</b>



#100  
2057843



Billings not paid in full will incur a late charge of \$5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.



<b>Account Number</b>	<b>9082351</b>
<b>Current Charges Due 04/01/22</b>	<b>\$32.00</b>
<b>Total Amount Due</b>	<b>\$32.00</b>

Checks must be in U.S. funds and drawn on a U.S. bank.



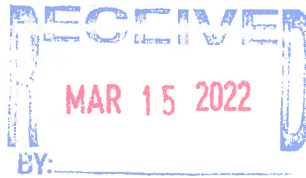
**CLAY ELECTRIC COOPERATIVE**  
**PO BOX 308**  
**KEYSTONE HEIGHTS, FL 32656-0308**







City Wide Facility Solutions  
4963 Beach Blvd  
Jacksonville, FL 32207-4802



# INVOICE

**Total Due:** \$1,033.00

Invoice Number: 32013006063  
Invoice Date: 3/1/2022  
Due Date: 3/31/2022

Phone: (904) 737-4969  
Email: jaxinvoices@gocitywide.com

Bill  
To: Armstrong CDD  
3645 Royal Pines Drive  
Orange Park, FL 32065  
USA

Ship  
To: Armstrong CDD  
3645 Royal Pines Drive  
Orange Park, FL 32065  
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		03/01/22 to 03/31/22	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,033.00	1,033.00

**APPROVED**

*By Alex Boyer at 9:57 am, Mar 15, 2022*

Subtotal: 1033.00  
Sales Tax: 0.00

**Total Due:** \$1,033.00

Amenity-Janitorial

#62

330-572-463

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



February 07, 2022  
Project No: 21382.00000  
Invoice No: 0201443

Project 21382.00000 Armstrong CDD-2021/2022 General Consulting Engineering Services  
(WA#7)

**Professional Services rendered through January 31, 2022**

Task 1.0 General Consulting Services

**Professional Personnel**

	Hours	Rate	Amount
Project Manager			
Brecht, John 1/8/2022	.50	180.00	90.00
Agenda call;			
Totals	.50		90.00
<b>Total Labor</b>			<b>90.00</b>

	Current	Prior	To-Date
Total Billings	90.00	199.00	289.00
Contract Limit			6,000.00
Remaining			5,711.00

**Total this Task \$90.00**

Task XP Expenses

**Total this Task 0.00**

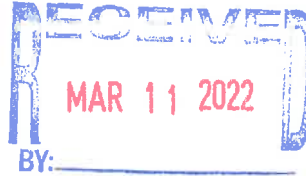
1138  
310-513-311

**Invoice Total this Period \$90.00**

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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel 904-942-8990 • Fax 904-948-9485  
CA-00002594 LC-0000316

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



March 07, 2022

Project No: 21382.00000

Invoice No: 0201851

Project 21382.00000

Armstrong CDD-2021/2022 General Consulting Engineering Services  
(WA#7)

**Professional Services rendered through February 26, 2022**

Task 1.0 General Consulting Services

**Professional Personnel**

	Hours	Rate	Amount
Project Manager			
Brecht, John 2/5/2022	.50	180.00	90.00
Stormwater Analysis work authorization;			
Totals	.50		90.00
<b>Total Labor</b>			<b>90.00</b>

	Current	Prior	To-Date
Total Billings	90.00	289.00	379.00
Contract Limit			6,000.00
Remaining			5,621.00

**Total this Task \$90.00**

Task XP Expenses

**Total this Task 0.00**

**Invoice Total this Period \$90.00**

**Outstanding Invoices**

Number	Date	Balance
0201443	2/7/2022	90.00
<b>Total</b>		<b>90.00</b>

#38  
318-8331

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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel 904-942-9990 • Fax 904-946-9485  
CA-00602584 LC-0000316

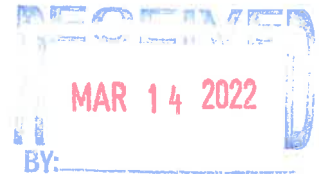
# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618406  
**DATE:** 3/1/2022

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



DUE DATE	RENTAL PERIOD
4/12/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
34	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.  #18 Mar 22 - 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
0618406	4/12/2022	\$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

ARMSTRONG CDD  
3645 ROYAL PINES DR ~ 5622  
MIDDLEBURG, FL 32068

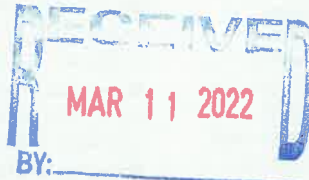
Statement Date: 03/07/2022  
Account: 221007627575

Current month's charges:	\$89.40
Total amount due:	\$89.40
Payment Due By:	03/28/2022

**Your Account Summary**

Previous Amount Due	\$69.88
Payment(s) Received Since Last Statement	-\$69.88
<b>Current Month's Charges</b>	<b>\$89.40</b>
<b>Total Amount Due</b>	<b>\$89.40</b>

#27  
370572.432



**One Less  
Worry :)**

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**

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



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

**SCAM  
ALERT!**

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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:	\$89.40
Total amount due:	\$89.40
Payment Due By:	03/28/2022

**Amount Enclosed** \$ \_\_\_\_\_  
611877595266

00000562 01 AB 0.48 34771 FTECO103072223015210 00000 05 01000000 009 04 19715 003



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

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

# ACCOUNT INVOICE



**Account:** 221007627575  
**Statement Date:** 03/07/2022  
**Current month's charges due** 03/28/2022

## Details of Current Month's Charges – Service from - 02/01/2022 to 02/28/2022

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	02/28/2022	260		247		13 CCF		1.046		1.0000		13.6 Therms	28 Days

Customer Charge											\$30.60	
Distribution Charge				13.6 THMS	@ \$0.48778						\$6.63	
PGA				13.6 THMS	@ \$1.19163						\$16.21	
Florida Gross Receipts Tax											\$0.38	
<b>Natural Gas Service Cost</b>											<b>\$53.82</b>	
Municipal Public Service Tax											\$1.54	
State Tax											\$4.04	

**Total Natural Gas Cost, Local Fees and Taxes**

**\$59.40**

### Miscellaneous Charges

Gas Management				1	X \$30.0000						\$30.00	
----------------	--	--	--	---	-------------	--	--	--	--	--	---------	--

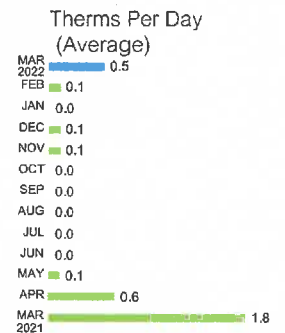
**Total Miscellaneous Charges**

**\$30.00**

**Total Current Month's Charges**

**\$89.40**

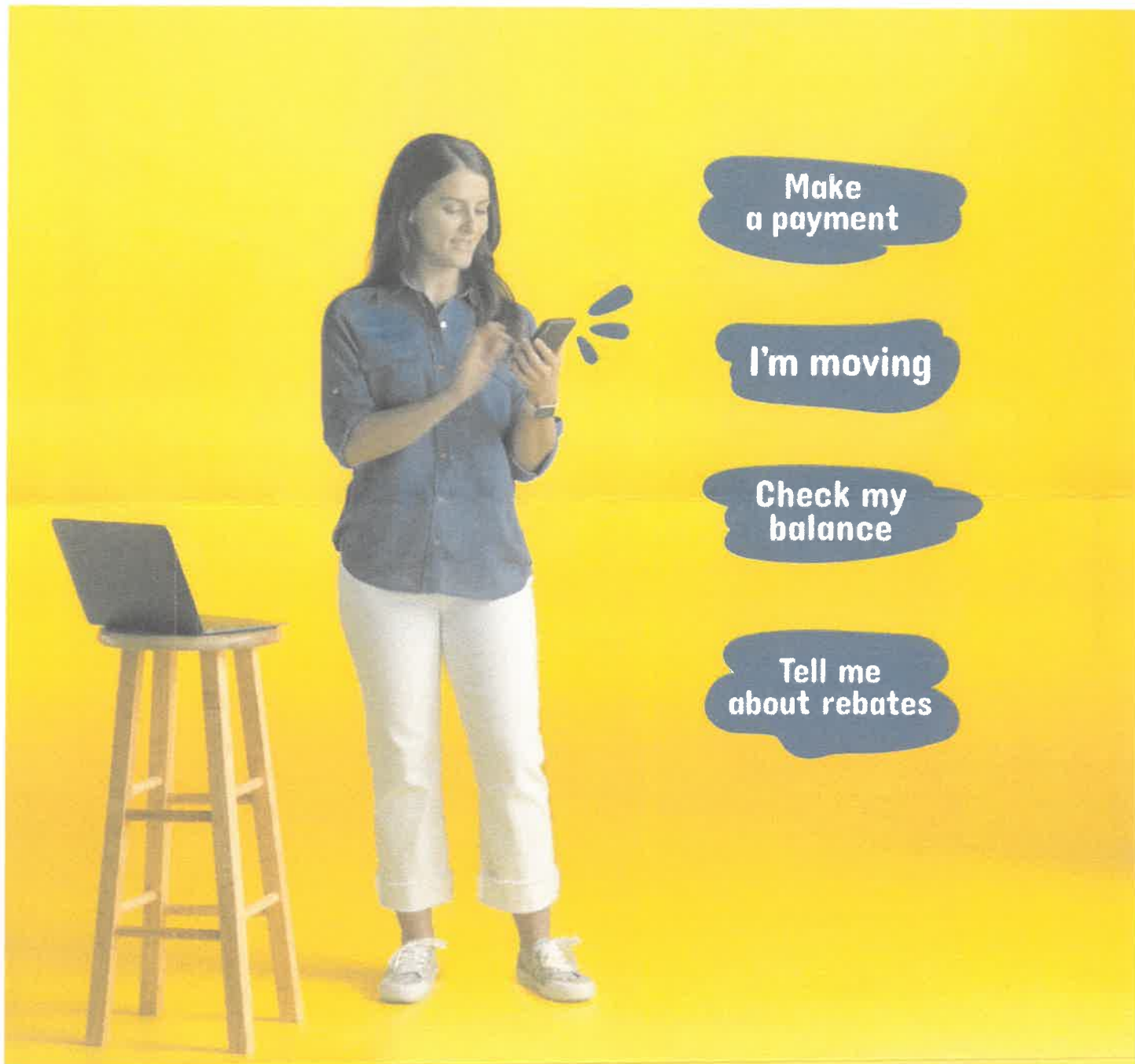
### Peoples Gas Usage History



00000562-0001709-Page 3 of 5







## Let's Connect.

We have convenient ways, via the phone or online, for you to quickly get the information you need.

**GO ONLINE:** Log in to your account to pay your bill, start, stop or move your service, and much more.

**CHAT:** Drop us a line, online – our virtual assistant will guide you to the info you need.

**CALL:** Our interactive voice system will direct you where you need to go – just tell us what you're calling about! Prefer to speak to a customer service professional? That will always be an option weekdays from 7:30 a.m. to 6 p.m.

Your Account, Your Way: [peoplesgas.com/yourway](http://peoplesgas.com/yourway)



# CLAY TODAY

Clay Today  
3513 US Hwy 17  
Fleming Island, FL 32003  
904-264-3200

## INVOICE

Invoice Number: 2022-219143  
Invoice Date: 3/3/2022  
Due Date: 4/30/2022

**BILL TO**

Armstrong CDD C/O GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

**Advertiser**

Armstrong CDD C/O GMS, LLC

**Sales Rep**

Cassandra Shaw

#7

316-517-48

PO #	Pub.	Issue	Year	Ad Size	Color	Net
3/10 meeting	CT - Clay Today	Mar 3	2022	Column Inch	Black & White	\$32.00

Total:						\$32.00
--------	--	--	--	--	--	---------

VISA

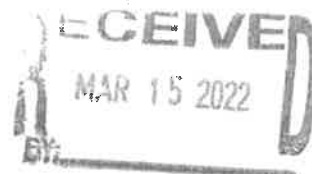


DISCOVER

Please click [Customer Portal Signup](#) if you would like to pay your invoice online.

Please mail payments to:  
3513 US Hwy 17, Fleming Island, Florida 32073

Payment is due on or before 4/30/2022.  
Thank you for your business.  
Please pay from this invoice.





# CLAY TODAY

## PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT  
CLAY TODAY  
Published Weekly  
Fleming Island, Florida

STATE OF FLORIDA  
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a  
NOTICE OF MEETING  
In the matter of 3/10/22

LEGAL: 33305

Was published in said newspaper in the issues:

03/03/2022

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, 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 03/03/2022

*Christie Lou Wayne*



3513 US HWY 17 Fleming Island FL 32003  
Telephone (904) 264-3200 FAX (904) 264-3285  
E-Mail: christie@osteenmediagroup.com

## NOTICE OF MEETING

Armstrong Community Development District  
The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, March 10, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles, District Manager  
Legal 33305 Published March 3, 2022 in Clay County's Clay Today Newspaper



# Tree Amigos

## Outdoor Services

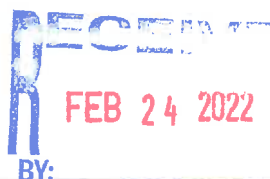
## Invoice

Invoice#: 17076

Date: 02/28/2022

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

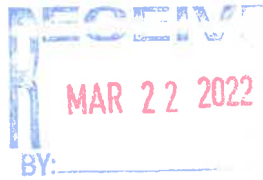
**Project:** 20104  
Armstrong CDD Maintenance



Description	#21 Feb 22	Quantity	Price	Ext Price
Monthly Landscape Maintenance Common Areas	320-538-462	1.00	4,363.75	4,363.75
Monthly Landscape Maintenance Amenity Center	330-972-462	1.00	2,552.58	2,552.58
Monthly Landscape Maintenance Tynes Blvd Extension	320-538-462	1.00	800.97	800.97
Monthly Landscape Maintenance Tynes Greyhawk Phase II	320-538-462	1.00	2,233.41	2,233.41
Monthly Landscape Maintenance Tynes Greyhawk Lakes	320-538-464	1.00	1,160.20	1,160.20
Monthly Landscape Maintenance Viburnam hedges Amenity Center	330-972-462	1.00	87.00	87.00

**Notes:**

**Invoice Total: \$11,197.91**



# INVOICE

**Viewpoint Security - BIHC**

1348 Beach Blvd

P.O. Box 50014

Jacksonville Beach, Florida 32240

United States

904-254-1474

**APPROVED**

*By Alex Boyer at 11:12 am, Mar 23, 2022*

Amenity-Security

BILL TO

**Armstrong CDD**

Teresa Viscarra

1408 Hamlin Avenue, Unit E

St. Cloud, Florida 34771

United States

9042996115

tviscarra@gmscfl.com

± 34  
330.572.345

**Invoice Number:** 376

**Invoice Date:** March 21, 2022

**Payment Due:** March 28, 2022

**Amount Due (USD):** \$1,605.00

Items	Quantity	Price	Amount
<b>Gurd services</b> 2 week invoice 30 hours a week (x2)	60	\$26.75	\$1,605.00

**Total:** \$1,605.00

**Amount Due (USD):** \$1,605.00

## Notes / Terms

Invoice for previous 2 weeks of service ( 14 days )

March 8th, 2022 - March 14th, 2022 / March 15th, 2022 - March 21st, 2022

**APPROVED**

By Alex Boyer at 12:42 pm, Mar 23, 2022



# Tree Amigos

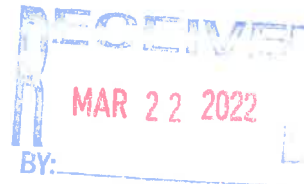
Outdoor Services

Field-Landscape

## Invoice

Invoice#: 17260

Date: 03/28/2022



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

**Project:** 20104  
Armstrong CDD Maintenance

Description	Quantity	Price	Ext Price
Monthly <u>Landscape Maintenance</u> Common Areas	320.572.462 1.00	4,363.75	4,363.75
Monthly <u>Landscape Maintenance</u> <u>Amenity Center</u>	330.572.462 1.00	2,552.58	2,552.58
Monthly <u>Landscape Maintenance</u> Tynes Blvd Extension	320.538.462 1.00	800.97	800.97
Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Phase II</u>	320.538.462 1.00	2,233.41	2,233.41
Monthly <u>Landscape Maintenance</u> Tynes <u>Greyhawk Lakes</u>	320.538.462 1.00	1,160.20	1,160.20
Monthly <u>Landscape Maintenance</u> <u>Viburnam hedges</u> <u>Amenity Center</u>	370.572.462 1.00	87.00	87.00

Notes:

**Invoice Total: \$11,197.91**