

ARMSTRONG

Community Development District

MAY 12, 2022

AGENDA

Armstrong
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.armstrongcdd.com

May 5, 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, May 12, 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 April 14, 2022 Meeting
- V. Consideration of Resolution 2022-05, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date to Adopt
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Stormwater Needs Analysis Report

2. Public Facility Report

C. District Manager

1. Report on the Number of Registered Voters (514)

2. Designation of Landowners Election Date

D. Facility Manager

1. Report

2. Monthly Quality Inspection Report

VII. Supervisor's Requests and Audience Comments

VIII. Financial Reports

A. Financial Statements as of April 30, 2022

B. Check Register

IX. Next Scheduled Meeting – June 9, 2022 @ 3:30 p.m. at Plantation Oaks Amenity Center

X. 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 May 12, 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 12TH DAY OF MAY, 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, April 14, 2022 at 3:37 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manger
Lindsay Whelan	District Counsel by telephone
Zach Brecht	District Engineer by telephone
Alex Boyer	Armstrong CDD Facility Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:37 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS`

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

This item tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 14, 2021 Meeting

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

FIFTH ORDER OF BUSINESS

Ratification of Transfer Letter Regarding Legal Services

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the transfer letter regarding legal services was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Fee Agreement with Kutak Rock LLP

Ms. Whelan stated this is the same agreement that you approved with the firm we were with previously, Hopping Green & Sams including rates and other relevant terms.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the fee agreement with Kutak Rock LLP was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Designating Registered Agent and Registered Office

Ms. Whelan stated this is cleanup from our transition taking the district's registered agent Katie Buchanan status to Kutak Rock which is now the location of the district's registered office.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor Resolution 2022-02 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Addendum to Tree Amigos Agreement

Ms. Giles stated this addendum is to add the hedges across from the amenity center to the contract. This is to ratify the quote that we have and to approve the addendum to the agreement.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the addendum to the agreement with Tree Amigos was approved.

NINTH ORDER OF BUSINESS

Ratification of Agreement with City Wide Maintenance

Ms. Giles stated as a reminder at our last meeting we had asked for proposals for facility maintenance and we chose City Wide Maintenance and I believe they have started and this is to ratify that agreement.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the agreement with City Wide Maintenance was ratified.

TENTH ORDER OF BUSINESS

Consideration of Addendum to ViewPoint Agreement for Security Services

Ms. Giles stated the last time we met we needed to change the language in the agreement to seven days per week and under payment terms for total hours worked of preceding service period for the net 30 of receipt.

On MOTION by Mr. Weatherly seconded by Mr. Taylor with all in favor the addendum to the agreement with ViewPoint was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Instructing the Clay County Supervisor of Elections to Conduct the General Election

Ms. Giles stated this resolution is in accordance with Chapter 190, Florida Statute and instructs the supervisor of elections to conduct the district's general election. The term of office for those individuals to be elected is for four years and the new board members will assume office the second Tuesday following the election. That is for seats 3 and 4 and the other one is a landowner seat.

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor Resolution 2022-03 was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022

Ms. Whelan stated there was legislation during the last session that required all cities, counties and local governments including the district to complete what is called a stormwater needs analysis. It has to be completed by June 30, 2022 and it is on the agenda listed under the district engineer and it is a work authorization for the engineer to perform that work.

2. Prompt Payment Requirements

Ms. Whelan stated next is changes from the legislative session related to the prompt payment act. You already have prompt payment policies that tracks the statute. At your next board meeting we will bring a resolution that memorializes these changes to your prompt payment policy to conform your policy to current Florida law.

Ms. Giles stated the form of resolution is in the agenda package and we will ask the board to approve it in substantial form and my office would add the district name, my contact information, and the tax-exempt number.

Ms. Whelan stated I'm fine with that.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2022-04 was approved in substantial form.

B. District Engineer

1. Ratification of Requisition 98-100, 2019A Construction Account

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor requisition 98-100 from the 2019A construction account were ratified.

2. Consideration of Work Authorization No. 8 State Mandated Stormwater Needs Analysis (20 years)

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor work authorization No. 8 in an amount not to exceed \$10,000 was approved.
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C. District Manager

Ms. Giles stated over the next couple of months we will be looking for board guidance as we prepare the FY23 budget. We will approve the budget at our next meeting, May 12th and adopt the budget July 14th.

D. Facility Manager**1. Report**

Mr. Boyer stated since early January we wrapped up quite a bit of expense items. We brought a facility person in and felt that was the better fit for the expectations. He has been working in his part time duties, we are rotating three different days each week, some is because we are trying to get people used to someone being there onsite. We will eventually have designated office hours. We have had three incidents within the past month that dealt with residents gaining access with their fobs and using the facilities inappropriately. We are finding that more of our issues are with people who have access to the facility than we do now.

We have spent a little over \$10,000 on repairs to date and our budget for the year was \$9,000. We would like to know how you want us to proceed to continue to maintain the facilities. We have the number for the umbrellas and will be able to provide the projection for the fans, but if anything is broken from now until then we need to know your direction.

Mr. O'Reilly asked what is the range on a monthly basis?

Mr. Boyer stated what I have listed was replaced since January. We should not exceed more than \$1,000 per month on routine maintenance. I don't want to give you a number because I don't know what is going to come up or become an issue.

Mr. O'Reilly stated use the \$1,000 monthly for the next six months.

Mr. Boyer stated anything over our projected \$1,000 a month I will reach out to get confirmation. We are already into the reserve.

Mr. O'Reilly asked are there any line items that have excess, not reserves.

Mr. Boyer stated there is a small window just because we haven't necessarily spent it yet. I can come back next month on potential areas that we are not going to exceed the number, but I don't have that answer now.

Mr. O'Reilly stated I think knowing that Marilee's office is going to be reviewing the budget and proposing a draft, that is the more appropriate time because you will have your spent

to date and the forecast for the year and we can go through line by line to see where we can move money around before we talk about increasing the budget.

Ms. Giles stated we can do that. By the end of this month we will need any increases that we know about so we can plug it into the proposed budget.

2. Monthly Quality Inspection Report

A copy of the monthly quality report was included in the agenda package.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Lopez stated I want to go over a couple things with Tree Amigos. There is a section on the Phase 1 of Heatherbrook past the mailbox area, there is always trash along that whole area around the tree line from the construction sites. There is trash that has been there for months. The section where there is still dirt on the sidewalks across the street from the amenity center and is a hazard. They still put up orange blockades and I don't know if we need to keep those up because there is dirt there or find a way to remove the dirt.

The pest control part, are they taking care of the green area to the left of the amenity center as well?

Mr. Boyer stated they should be treating it. It is probably once a month not every time they are here. It seems to be wet a lot and the water washes it away. The soil doesn't drain.

Mr. Lopez asked do you have an estimated cost to replace the umbrellas? Will that come from reserves?

Mr. Boyer stated the information I have is it was basically a swap out of what was there, possibly a newer version of it and they are \$3,500 to \$3,800 each.

Mr. Lopez stated Kendrick and I asked you to fix them so \$3,800 can go back into your budget to use on things. We took the parts and we fixed one on Sunday and we are going to fix the other one. When we got the instructions from the company we found they were wiring them backwards. They are now properly fixed. I suggested to Brian if you want one of us to take a look at it, we can do that, but he did not reply.

Mr. O'Reilly stated thank you for doing that. If you could give someone a heads up if you are going to take it into your own hands so we know what is going on.

Mr. Lopez stated yes, it has been a sore subject and the parts were just sitting there for seven or eight months. The same day we cleaned the embankment on the pond and wiping down the tables and chairs at the amenity center.

Mr. O'Reilly stated I saw the note from Nicole. Is the new cleaning vendor not doing that? That was the whole point of switching vendors because we were dissatisfied with the old vendor.

Mr. Lopez stated I have seen them once outside in that area but all they are doing is arranging and dusting off, they are not wiping them.

Mr. Boyer stated I will get with Brian and make sure.

Mr. O'Reilly stated if Carl is onsite he can potentially be there at the same time City Wide Maintenance is there and walk the facility. I assume there was some sort of introduction and walk the facility with the new company to make sure they are doing their scope.

Mr. Lopez asked is there a registry of residents that have the key fobs? The reason for the question is one for security officers can follow-up on damage and that family household needs to be acknowledge and say what happened. The second one is there are some families that have lost their key fobs and some children that I know don't live here using key fobs that they found at the amenity center. If they are using the key fobs and they don't live here, they probably need to be deactivated.

Mr. Boyer stated this is the first I know that people have lost their key fob. It is hard for us to turn it off when we don't know it is lost. The key fob goes with the house. If you know someone who has lost their fob we need to know so we can turn it off. If we have identified someone has come in and done something inappropriate, we have shut their fob off. They lose access until we have a conversation or identify who it is.

Mr. Lopez stated the cushions at the amenity center are disgusting. Do we have anything in the maintenance program so they could laundered?

Mr. Boyer stated I will ask City Wide and see if that is a service they have.

Mr. Lopez stated I know the cleaning crew doesn't do power washing but is there a way we can get the area underneath that covered area power washed? I did complain to the security people about the light timers.

Mr. Boyer stated Carl is working on that.

Mr. Lopez stated we don't know who is what and is there a way to get an updated list because we thought Michelle was no longer then we see emails from Michelle. We don't know who to contact.

Mr. Boyer stated as of today your CAM is Michelle, your primary CDD representative is Brian and I fill in as needed and Carl is the facility attendant onsite.

Ms. Bowen stated I saw where a non-resident can purchase access to our amenity center. Is that to let the townhomes have access to the amenity center?

Ms. Whelan stated the CDD is a government entity and any improvements owned by the district have to also be open to members of the public. Obviously, since the public doesn't pay debt and operations and maintenance assessments we established a user fee for them to pay and utilize this facility on an annual basis. It roughly equates to debt and O&M assessments.

Mr. O'Reilly stated it is required by law, but no one has done that and it is a couple thousand dollars. This has nothing to do with the townhomes, it is required by law.

Ms. Bowen stated you said the seats are opening up for the CDD.

Mr. O'Reilly stated there are two CDD seats in the November election.

Mr. Taylor stated I wanted to thank you for your response. It gets frustrating when you try to report something. You don't live here and we understand you don't see everything that is going on and when we try to report something and don't get a response it is frustrating. I would think a couple business days is reasonable. Is there anything that can be done on that front? I know you can't force someone to respond. That is where I think a lot of the issues lies, we feel like we are speaking to deaf ears when we report something. Most people in the neighborhood think Evergreen, they don't think to send an email to a board member or to Alex but his information was not in the last report. Has there been any communication with Evergreen?

Mr. O'Reilly stated yes, I have personally and consistently discussed that with Evergreen. If something is not done quickly then we will make a change or discuss having other options. We felt strongly that having an amenity attendant was going to help. Alex has been doing a lot of good things, there is a lot of things juggling for repairs and stuff and to insert something in the middle of that probably would have been worse. We wanted to get through a lot of heavy stuff and repair a lot of things. Currently, I'm having a lot of discussions with Brian about communication responsiveness. In the absence of lack of response from Evergreen certainly you can always email Marilee, she is the CDD manager and as you have done you can copy me on something. I probably

won't personally respond right away because other people should be responding. If I see something sitting for a while then I will reach out to Alex to respond. I understand your frustration we are working on it and if it is something that can't be resolved then we will go to another option.

Mr. Taylor asked what is the process for qualifying for seats 2 and 3?

Ms. Giles stated you can go to the supervisor of elections website or go to their physical location in Green Cove Springs. The qualifying period starts noon May 30th and it's from noon on June 13th through noon on June 17th. You can certainly do that now but you will have to go back again after May 30th to submit the paperwork. You can get 100 signatures or you can pay the \$25 fee. If you have questions after you go to the website let me know and I will try to help you navigate that.

Ms. Calise asked who is responsible to get the trash out of the ponds?

Mr. Boyer stated the landscape company will up-charge us if there is a substantial amount, they will not get everything. They will get some of the floating stuff. If it is down into the water then we do not currently have a next step. We would normally hire day laborer or someone to reach that depending on how far out.

Mr. O'Reilly stated the lake maintenance company can do that.

Mr. Boyer stated someone threw their Christmas tree in the lake and we had them remove that and it was an additional charge. They come once a month and people think it is going to be fixed but it doesn't always get picked up right away.

Mr. O'Reilly stated hopefully with an onsite attendant there is more frequent walks of the site and you can certainly report something. There is not a routine lake cleanup that is not part of the contract.

Ms. Calise stated I think it is coming from the builders. I didn't see anything until yesterday when Tree Amigos came by and they did an excellent job of cutting around the water then I'm looking at bags of trash up against the bank. They should have picked them up.

Mr. O'Reilly stated they should pick up something small like that. We can talk to them about that.

Mr. Taylor stated you mentioned that you were working with Evergreen to try to get a town hall. Is there an update on that?

Mr. O'Reilly stated I really wanted to get a lot of the decisions and repairs made ahead of that. I also wanted to have this meeting to see if there are any other major items that were of

concern that we needed to address. I am open to a town hall, the HOA has an annual meeting and we will talk about the HOA after this meeting adjourns but that will always happen in October/November. If you would like to do something in the summer the end of May would work. I term it town hall because it is not a formal meeting like this.

Mr. Taylor stated I think that would be beneficial because one of the issues is most people can't come to this meeting because of the timing.

Mr. O'Reilly stated when we schedule that it will be in the evening.

Ms. Bowen stated you tabled the appointment of new supervisors. In the last five months we haven't had any meetings. Is this issue going to be resolved, are we going to have a quorum issue?

Mr. O'Reilly stated we are addressing that. We won't have quorum issues beyond this meeting.

Mr. Lopez stated there are spiders galore at the amenity center. Is there any way we can do something about the spiders?

Mr. Boyer stated Carl has been spraying once a week and some of it is that time when everything starts coming out. Getting the new company up, getting the patio cleaned will probably help. You have to get on a ladder and remove them.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 31, 2021

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

B. Check Register

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

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 12, 2022 at
3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting will be held May 12, 2022 at 3:30 p.m. in the same location.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the meeting adjourned at 4:51 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Armstrong Community Development District ("**District**") prior to June 15, 2022, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2022

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Clay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

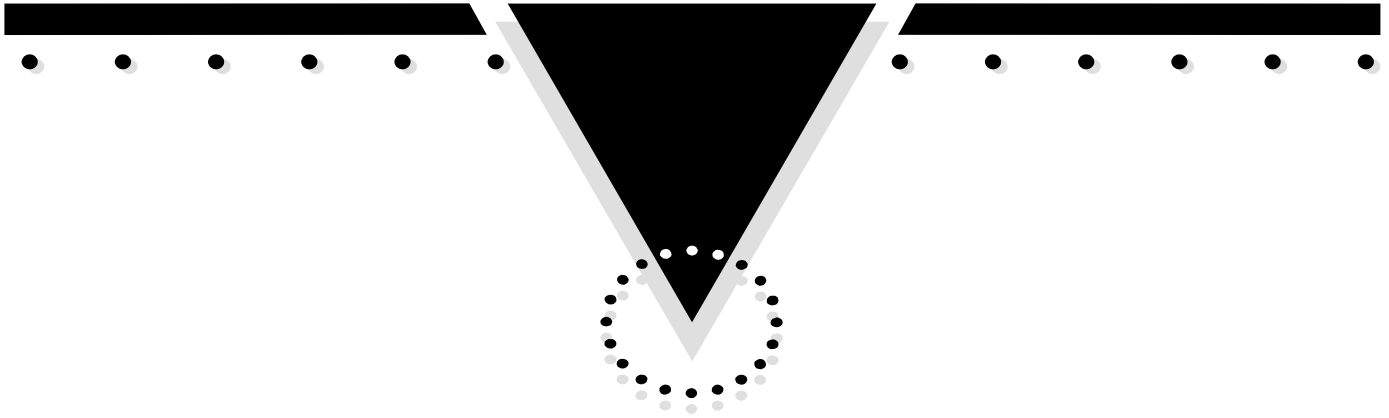
PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2022.

ATTEST:

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Armstrong Community Development District

**Proposed Budget
FY 2022**



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Armstrong

Community Development District

Fiscal Year 2023 General Fund

Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total Projected at 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Platted Lots	\$504,612	\$504,948	\$0	\$504,948	\$504,612
Cost Share - Tynes Blvd	\$36,000	\$8,741	\$6,000	\$14,741	\$14,500
Miscellaneous Income	\$0	\$250	\$43	\$293	\$0
Interest	\$0	\$6	\$5	\$11	\$0

Total Revenues

\$540,612	\$513,945	\$6,048	\$519,993	\$519,112
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Expenditures

Administrative

Supervisors Fees	\$9,600	\$1,400	\$3,800	\$5,200	\$9,600
FICA Expense	\$734	\$107	\$291	\$398	\$734
Engineering	\$6,000	\$379	\$12,000	\$12,379	\$6,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$7,000	\$4,783	\$2,917	\$7,700	\$7,000
Attorney	\$12,000	\$2,885	\$7,115	\$10,000	\$12,000
Annual Audit	\$3,910	\$0	\$3,910	\$3,910	\$4,050
Trustee Fees	\$7,800	\$7,758	\$0	\$7,758	\$7,800
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$47,250
Information Technology	\$1,800	\$1,050	\$750	\$1,800	\$1,800
Website Maintenance	\$1,250	\$729	\$521	\$1,250	\$1,250
Telephone	\$200	\$172	\$172	\$344	\$350
Postage	\$600	\$111	\$339	\$450	\$600
Insurance	\$6,550	\$6,127	\$0	\$6,127	\$7,360
Printing & Binding	\$1,500	\$286	\$964	\$1,250	\$1,500
Legal Advertising	\$2,500	\$223	\$2,277	\$2,500	\$2,500
Other Current Charges	\$500	\$270	\$250	\$520	\$600
Travel Per Diem	\$0	\$28	\$142	\$171	\$350
Office Supplies	\$250	\$86	\$114	\$200	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative

\$113,469	\$58,920	\$54,312	\$113,232	\$117,269
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Field

Security	\$45,000	\$24,557	\$17,655	\$42,212	\$45,000
Electric	\$6,000	\$381	\$455	\$836	\$2,000
Water & Sewer/Irrigation	\$30,000	\$19,659	\$15,691	\$35,350	\$36,000
Repairs & Maintenance	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Landscape - Contract	\$88,778	\$44,389	\$44,389	\$88,778	\$93,217
Landscape - Contingency	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Landscape - Pond Banks	\$13,922	\$7,411	\$7,261	\$14,672	\$15,248
Lake Maintenance	\$10,000	\$7,450	\$4,975	\$12,425	\$12,537
Irrigation Repairs	\$10,000	\$2,663	\$3,337	\$6,000	\$10,000

Total Field

\$213,700	\$106,509	\$98,763	\$205,272	\$224,002
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Armstrong

Community Development District

Fiscal Year 2023
General Fund

Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total Projected at 9/30/22	Proposed Budget FY2023
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Amenity Center

Insurance	\$25,410	\$23,909	\$0	\$23,909	\$28,700
Phone/Internet/Cable	\$3,000	\$1,115	\$1,112	\$2,227	\$3,000
Electric	\$16,000	\$4,935	\$6,275	\$11,210	\$16,000
Water/Irrigation	\$6,000	\$3,905	\$2,388	\$6,293	\$7,000
Gas	\$1,500	\$444	\$416	\$860	\$1,500
Reuse Service	\$2,500	\$1,632	\$1,308	\$2,940	\$3,500
Access Cards	\$2,500	\$937	\$937	\$1,874	\$2,500
Landscape - Contract	\$30,631	\$15,576	\$13,198	\$28,774	\$33,259
Fitness Equipment Lease (Sofitco)	\$17,500	\$9,906	\$7,076	\$16,983	\$12,737
Janitorial Services	\$20,000	\$9,090	\$5,165	\$14,255	\$13,016
Janitorial Supplies	\$4,000	\$0	\$1,000	\$1,000	\$4,000
Pool Maintenance	\$15,100	\$9,951	\$7,600	\$17,551	\$17,300
Repairs & Maintenance	\$9,000	\$12,376	\$3,624	\$16,000	\$10,000
Fitness Center Repairs/Supplies	\$2,500	\$2,418	\$1,142	\$3,560	\$2,500
Office Supplies	\$1,000	\$0	\$250	\$250	\$500
ASCAP/BMI License Fees	\$500	\$0	\$500	\$500	\$500
Pest Control	\$800	\$135	\$270	\$405	\$800
Operating Reserve	\$55,502	\$0	\$0	\$0	\$21,029

Total Amenity Center

\$213,443	\$96,329	\$52,261	\$148,590	\$177,840
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Total Expenditures

\$540,612	\$261,758	\$205,336	\$467,094	\$519,112
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Excess Revenues/(Expenditures)

\$0	\$252,187	(\$199,288)	\$52,899	\$0
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Platted Lots:

FY 2022

FY 2023

Assessments - On Roll

	486	483
Net Assessment - Per Unit	\$1,045	\$1,045
Total Net Assessments	\$504,612	\$504,612
Gross Assessment (6% Discount)	\$534,889	\$534,889
Gross Assessment - Per Unit	\$1,112	\$1,112

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

Cost Share – Tynes Blvd

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

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds. The District has contracted with LLC Tax Solutions, Inc. for this service.

Assessment Administration

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services, LLC for this service on the Series 2017A/B Special Assessment Revenue Bonds and the Series 2019A Special Assessment Revenue Bonds.

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Attorney

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field:

Security

The District has entered into an agreement with Business Investment Holdings dba Viewpoint Security & Protective Agency LLC for private onsite patrols.

Description	Weekly	Annually
Security Services		
\$26.75 per hour x 30 hours minimum per week	\$ 803	\$ 41,730
Contingency (Additional Hours/Holidays)		\$ 3,270
		\$ 45,000

Electric

The District will open electric accounts to serve the common areas. The District currently has 3 accounts with Clay Electric Cooperative Inc.

Account #	Description	Monthly	Annually
9054872	3599 Royal Pines Drive Irrigation	\$ 35	\$ 420
9082351	705 Tynes Boulevard Irrigation	\$ 35	\$ 420
9143346	3814 Royal Pines	\$ 35	\$ 420
	Contingency		\$ 740
	TOTAL		\$ 2,000

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Water & Sewer

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

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

Repairs & Maintenance

Miscellaneous repairs and needed maintenance of the District common areas.

Landscape – Contract

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

Description	Monthly	Annually
Landscape - Common Areas	\$ 4,364	\$ 52,365
Landscape - Tynes	\$ 801	\$ 9,612
Landscape - Phase 2	\$ 2,233	\$ 26,801
Contingency		\$ 4,439
		\$ 93,217

Landscape - Contingency

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

Landscape – Pond Banks

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

Description	Monthly	Annually
Landscape - Lakes	\$ 1,160	\$ 13,922
Fountain Maintenance - Qtrly. \$150		\$ 600
Contingency		\$ 726
		\$ 15,248

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Lake Maintenance

The District has entered into an agreement with Sitex Aquatics, LLC for the maintenance of nine (9) ponds. Service will include 12 treatments/inspections.

Description	Monthly	Annually
Lake Bank Maintenance - 9 Ponds	\$ 995	\$ 11,940
Contingency		\$ 597
		\$ 12,537

Irrigation Repairs

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

Amenity Center:

Insurance

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

Phone/Internet/Cable

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

Account #	Description	Monthly	Annually
300208593	Internet/Telephone #904-203-7112	\$ 186	\$ 2,232
	Contingency		\$ 768
	TOTAL		\$ 3,000

Electric

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

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

Water/Irrigation

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

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

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Gas

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

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

Reuse Service

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

Account #	Description		Monthly	Annually
2-52706-92375	1090 Oakleaf Plantation Parkway	\$	262	\$ 3,144
	Contingency			\$ 356
	TOTAL			\$ 3,500

Access Cards

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

Landscape – Contract

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

Description		Monthly	Annually
Landscape - Amenity Center	\$	2,553	\$ 30,631
Viburnam Hedges	\$	87	\$ 1,044
Contingency			\$ 1,584
			\$ 33,259

Fitness Equipment Lease

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

Description		Monthly	Annually
Fitness Center Equipment - 9 months	\$	1,415	\$ 12,737
			\$ 12,737

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Janitorial Services

The District has contracted with North Florida Building dba City Wide Facility Solutions for janitorial services for the Amenity Center.

Description	Monthly	Annually
Janitorial Services	\$ 1,033	\$ 12,396
Contingency		\$ 620
		\$ 13,016

Janitorial Supplies

Represents estimated costs for cleaning supplies for the janitorial staff.

Pool Maintenance

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

Description	Monthly	Annually
Pool Maintenance	\$ 1,150	\$ 13,800
VakPak 1 Yr Extended Warranty & Pre-Maintenance		\$ 1,500
Contingency - Repairs		\$ 2,000
		\$ 17,300

Repairs & Maintenance

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

Fitness Center Repairs/Supplies

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

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

Office Supplies

Represents estimated cost of supplies for the Amenity Center.

ASCAP/BMI License Fees

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

Armstrong
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

Pest Control

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

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

Operating Reserves

Represents reserve funds allocated for operating expenses.

Armstrong

Community Development District

Fiscal Year 2023
Debt Service Fund
Series 2017A

Adopted Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total Projected at 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Series 2017A On Roll	\$265,819	\$265,996	\$0	\$265,996	\$265,819
Interest Income	\$0	\$14	\$12	\$26	\$0
Carry Forward Surplus	\$175,321	\$175,322	\$0	\$175,322	\$179,542

Total Revenues	\$441,140	\$441,331	\$12	\$441,343	\$445,360
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Expenditures

Series 2017A

Interest 11/1	\$96,528	\$96,528	\$0	\$96,528	\$95,259
Interest 11/1	\$70,000	\$70,000	\$0	\$70,000	\$75,000
Principal 5/1	\$95,259	\$0	\$95,259	\$95,259	\$93,900
Transfer Out	\$0	\$8	\$6	\$14	\$0

Total Expenditures	\$261,788	\$166,536	\$95,265	\$261,802	\$264,159
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Excess Revenues/(Expenditures)	\$179,353	\$274,795	(\$95,253)	\$179,542	\$181,201
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	Series 2017A
11/1/23 Interest	\$ 93,900
11/1/23 Principal	\$ 75,000
	\$ 168,900

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

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

Amortization Schedule

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

Armstrong

Community Development District

Fiscal Year 2023
Debt Service Fund
Series 2019

Proposed Budget FY2022	Actual thru 4/30/22	Projected Next 5 Months	Total Projected at 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Series 2019	\$420,200	\$411,141	\$0	\$411,141	\$411,185
Interest Income	\$0	\$22	\$16	\$38	\$0
Carry Forward Surplus	\$401,299	\$428,497	\$0	\$428,497	\$279,215

Total Revenues	\$821,499	\$839,660	\$16	\$839,676	\$690,399
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Expenditures

Series 2019

Interest 11/1	\$140,147	\$140,147	\$0	\$140,147	\$135,144
Special Call 11/1	\$125,000	\$130,000	\$0	\$130,000	\$0
Principal 11/1	\$140,000	\$140,000	\$0	\$140,000	\$140,000
Interest 2/1	\$0	\$83	\$0	\$83	\$0
Special Call 2/1	\$0	\$10,000	\$0	\$10,000	\$0
Interest 5/1	\$137,959	\$0	\$135,231	\$135,231	\$132,956
Special Call 5/1	\$0	\$0	\$5,000	\$5,000	\$0

Total Expenditures	\$543,106	\$420,230	\$140,231	\$560,461	\$408,100
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Excess Revenues/(Expenditures)	\$278,393	\$419,430	(\$140,215)	\$279,215	\$282,299
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11/1/23 Interest	\$	132,956
11/1/23 Principal	\$	145,000
	\$	277,956

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/22	\$ 6,975,000	\$ 140,000	\$ 135,143.75	\$ 415,365.63
5/1/23	\$ 6,835,000	\$ -	\$ 132,956.25	\$ -
11/1/23	\$ 6,835,000	\$ 145,000	\$ 132,956.25	\$ 410,912.50
5/1/24	\$ 6,690,000	\$ -	\$ 130,690.63	\$ -
11/1/24	\$ 6,690,000	\$ 145,000	\$ 130,690.63	\$ 406,381.25
5/1/25	\$ 6,545,000	\$ -	\$ 128,425.00	\$ -
11/1/25	\$ 6,545,000	\$ 150,000	\$ 128,425.00	\$ 406,850.00
5/1/26	\$ 6,395,000	\$ -	\$ 125,800.00	\$ -
11/1/26	\$ 6,395,000	\$ 155,000	\$ 125,800.00	\$ 406,600.00
5/1/27	\$ 6,240,000	\$ -	\$ 123,087.50	\$ -
11/1/27	\$ 6,240,000	\$ 160,000	\$ 123,087.50	\$ 406,175.00
5/1/28	\$ 6,080,000	\$ -	\$ 120,287.50	\$ -
11/1/28	\$ 6,080,000	\$ 170,000	\$ 120,287.50	\$ 410,575.00
5/1/29	\$ 5,910,000	\$ -	\$ 117,312.50	\$ -
11/1/29	\$ 5,910,000	\$ 175,000	\$ 117,312.50	\$ 409,625.00
5/1/30	\$ 5,735,000	\$ -	\$ 114,250.00	\$ -
11/1/30	\$ 5,735,000	\$ 180,000	\$ 114,250.00	\$ 408,500.00
5/1/31	\$ 5,555,000	\$ -	\$ 111,100.00	\$ -
11/1/31	\$ 5,555,000	\$ 185,000	\$ 111,100.00	\$ 407,200.00
5/1/32	\$ 5,370,000	\$ -	\$ 107,400.00	\$ -
11/1/32	\$ 5,370,000	\$ 195,000	\$ 107,400.00	\$ 409,800.00
5/1/33	\$ 5,175,000	\$ -	\$ 103,500.00	\$ -
11/1/33	\$ 5,175,000	\$ 200,000	\$ 103,500.00	\$ 407,000.00
5/1/34	\$ 4,975,000	\$ -	\$ 99,500.00	\$ -
11/1/34	\$ 4,975,000	\$ 210,000	\$ 99,500.00	\$ 409,000.00
5/1/35	\$ 4,765,000	\$ -	\$ 95,300.00	\$ -
11/1/35	\$ 4,765,000	\$ 220,000	\$ 95,300.00	\$ 410,600.00
5/1/36	\$ 4,545,000	\$ -	\$ 90,900.00	\$ -
11/1/36	\$ 4,545,000	\$ 225,000	\$ 90,900.00	\$ 406,800.00
5/1/37	\$ 4,320,000	\$ -	\$ 86,400.00	\$ -
11/1/37	\$ 4,320,000	\$ 235,000	\$ 86,400.00	\$ 407,800.00
5/1/38	\$ 4,085,000	\$ -	\$ 81,700.00	\$ -
11/1/38	\$ 4,085,000	\$ 245,000	\$ 81,700.00	\$ 408,400.00
5/1/39	\$ 3,840,000	\$ -	\$ 76,800.00	\$ -
11/1/39	\$ 3,840,000	\$ 255,000	\$ 76,800.00	\$ 408,600.00
5/1/40	\$ 3,585,000	\$ -	\$ 71,700.00	\$ -
11/1/40	\$ 3,585,000	\$ 265,000	\$ 71,700.00	\$ 408,400.00
5/1/41	\$ 3,320,000	\$ -	\$ 66,400.00	\$ -
11/1/41	\$ 3,320,000	\$ 275,000	\$ 66,400.00	\$ 407,800.00
5/1/42	\$ 3,045,000	\$ -	\$ 60,900.00	\$ -
11/1/42	\$ 3,045,000	\$ 285,000	\$ 60,900.00	\$ 406,800.00
5/1/43	\$ 2,760,000	\$ -	\$ 55,200.00	\$ -
11/1/43	\$ 2,760,000	\$ 300,000	\$ 55,200.00	\$ 410,400.00
5/1/44	\$ 2,460,000	\$ -	\$ 49,200.00	\$ -
11/1/44	\$ 2,460,000	\$ 310,000	\$ 49,200.00	\$ 408,400.00
5/1/45	\$ 2,150,000	\$ -	\$ 43,000.00	\$ -
11/1/45	\$ 2,150,000	\$ 325,000	\$ 43,000.00	\$ 411,000.00
5/1/46	\$ 1,825,000	\$ -	\$ 36,500.00	\$ -
11/1/46	\$ 1,825,000	\$ 335,000	\$ 36,500.00	\$ 408,000.00
5/1/47	\$ 1,490,000	\$ -	\$ 29,800.00	\$ -
11/1/47	\$ 1,490,000	\$ 350,000	\$ 29,800.00	\$ 409,600.00
5/1/48	\$ 1,140,000	\$ -	\$ 22,800.00	\$ -
11/1/48	\$ 1,140,000	\$ 365,000	\$ 22,800.00	\$ 410,600.00
5/1/49	\$ 775,000	\$ -	\$ 15,500.00	\$ -
11/1/49	\$ 775,000	\$ 380,000	\$ 15,500.00	\$ 411,000.00
5/1/50	\$ 395,000	\$ -	\$ 7,900.00	\$ -
11/1/50	\$ 395,000	\$ 395,000	\$ 7,900.00	\$ 410,800.00
Totals	\$ 6,975,000	\$ 4,743,763	\$ 11,718,762.50	

SIXTH ORDER OF BUSINESS

B.

2.

Armstrong Community Development District

Public Facilities Report

Dated: April 6, 2022

Town Center 1 @ World Golf Village
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

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 - D. Stormwater Management Facilities
 - E. Roadway Infrastructure
- IV. REPLACEMENT OF FACILITIES

I. PURPOSE AND SCOPE

This report is provided at the request of the Armstrong Community Development District (the "District") to comply with the requirement of Section 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned or operated by the District together with any facility expansion programs currently proposed within the next five years.

II. GENERAL INFORMATION

The District is a local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance 2016-23 adopted by the Board of County Commissioners of Clay County on July 12, 2016. The District currently encompasses approximately two hundred one (201) +/- acres of land located entirely within Clay County, Florida. As a local unit of special- purpose government, the District provides an alternative means of planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District owns, operates, and/or maintains certain public facilities within and outside of its boundary. These public facilities include recreational facilities, entry features, landscaping and irrigation, wetland mitigation areas and certain stormwater management facilities. A brief description of each is provided below.

III. PUBLIC FACILITIES

A. Recreational Facilities

The District designed, permitted and constructed two (2) types of recreational improvements within the boundaries of the District. The first type of recreational improvement constructed by the District consists of an amenity center, located off Royal Pines Drive. It is a multi-use recreation facility consisting of a clubhouse, pavilion, fitness facilities, swimming pool, tennis courts, parking and supporting infrastructure. The District owns, operates and maintains the amenity center and associated improvements.

The amenity center and associated pool facilities were designed to accommodate 483 single-family units at build-out. The current capacity of the amenity center is sufficient to meet the demands of the residents of the District.

There are no current plans for expansion of the amenity center within the next five years.

The second type of recreational improvement consists of small neighborhood parks throughout the community used for passive recreation. The District maintains the neighborhood parks. Certain neighborhood parks are under construction while other neighborhood parks remain unimproved. There is capacity to install playground equipment or other improvements should the District elect to do so in the future. The current capacity of the neighborhood parks is sufficient to meet the demands of the residents of the District.

B. Entry Features & Landscaping/Irrigation

The District currently operates and maintains an entry feature located on the north side of Royal Pines Drive. This entry feature consists of, among other items, landscaping, irrigation, lighting, signage and fencing. The District also operates and maintains numerous smaller neighborhood entry signs located at various communities accessed from Royal Pines Drive and Tynes Boulevard.

The District also currently operates and maintains landscaping and irrigation along Royal Pines Drive, Tynes Boulevard, Heather Brook Place, Sunberry Lane, Amberly Drive and various areas within the common areas. Refer to the attached Exhibit entitled maintenance map for those common areas maintained by the District.

The irrigation system is currently at full capacity and is sufficient to meet the current demands of the District. A demand/capacity analysis is not applicable to the entry feature and landscaping. The supply for the irrigation system will be created by utilizing reuse water as approved by the permitting agency. The District will be responsible for operation and maintenance of these systems once they are constructed.

C. Wetland Mitigation Areas

The wetland mitigation system consists of the preservation of wetlands in accordance with the permit requirements from the St. Johns River Water Management District and The U.S. Army Corps of Engineers. The District owns and maintains these mitigation areas to ensure compliance with the applicable permits.

A demand/capacity analysis is not applicable to this facility.

D. Stormwater Management Facilities

The District designed, permitted, constructed and/or acquired stormwater management facilities (SMF's), and numerous outfall control structures throughout the District, which include outfall pipes and appurtenances thereto.

The District currently maintains the SMF's as shown on the attached Exhibit entitled "Maintenance Map" In connection therewith, the District inspects, cleans, mows, and treats the SMF's to maintain water quality.

The existing stormwater management facilities are at full capacity and meet the demands of the District.

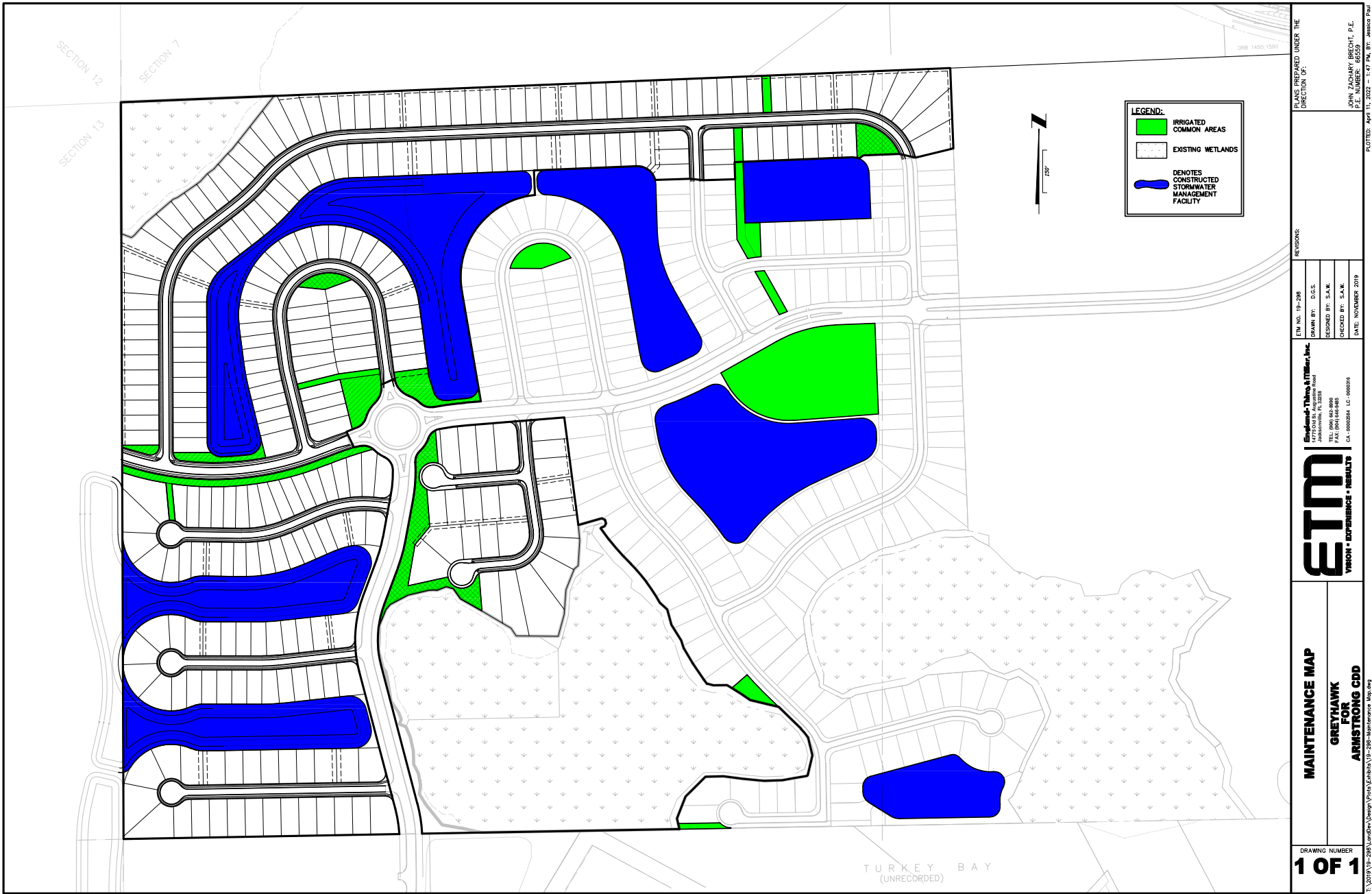
E. Roadway Infrastructure

The District designed, permitted, constructed and/or acquired multiple roadways and associated utilities throughout the District. Once constructed, the roadway infrastructure improvements are dedicated from the District to Clay County to own, operate and maintain. This includes on-going construction of roadways and associated utilities in specific pods within the development.

The existing roadway infrastructure currently meets the demand of the District.

IV. REPLACEMENT OF FACILITIES

The District currently has no plans for replacement of the District-owned facilities.



C.

1.



Chris H. Chambliss

Supervisor of Elections Clay County, Florida

April 15, 2022

Armstrong Community Development District
Attn.: Katie Buchanan
107 West College Avenue
Tallahassee, FL 32301

Dear Ms. Buchanan,

I have queried the number of eligible voters residing within the Armstrong Community Development District as of April 15, 2022. At this time, there are 514 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP
Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

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.

Facility Usage & Updates

- Decision made to remove broken pool area umbrellas. Removed by 1-800-Got Junk
- New restroom locking door handles installed and security latches checked for proper operation
- New deadbolts placed on office closet door and storage door to camera monitoring limiting access to sensitive items

Amenity Pool/ Covered Patio

- Rowing tank replacement is scheduled for end of the month
- Workorder for cable replacements on 3 machines have been placed
- Annual fire extinguisher (2) inspection completed
- Tested pressure wash / soft wash on covered patio ceiling
- New locking door latch purchased for pumphouse
- New "Video Surveillance" signs posted.
- Covered patio storage cleaned and organized

Fitness Center

- playground raked and leveled on 04/29/22
- sanitizer and paper towels replenished
- Closet cleaned and organized

Outdoor Amenities

- No Trespass signs installed at entry points (4)
- (2) Park Benches repaired. Stained / Sealed
- Grounds canvassed and trash picked up 3x weekly by Coordinator

New Project/Proposals

- Request for pressure washing center exterior and the pool area canopies pressure washed. Building exterior paint to be touched up afterward has been scheduled. May 16th PW and May 20th Paint
- Propose moving one umbrella from left side of pool to right side for aesthetics

Lifestyles

Events Updates

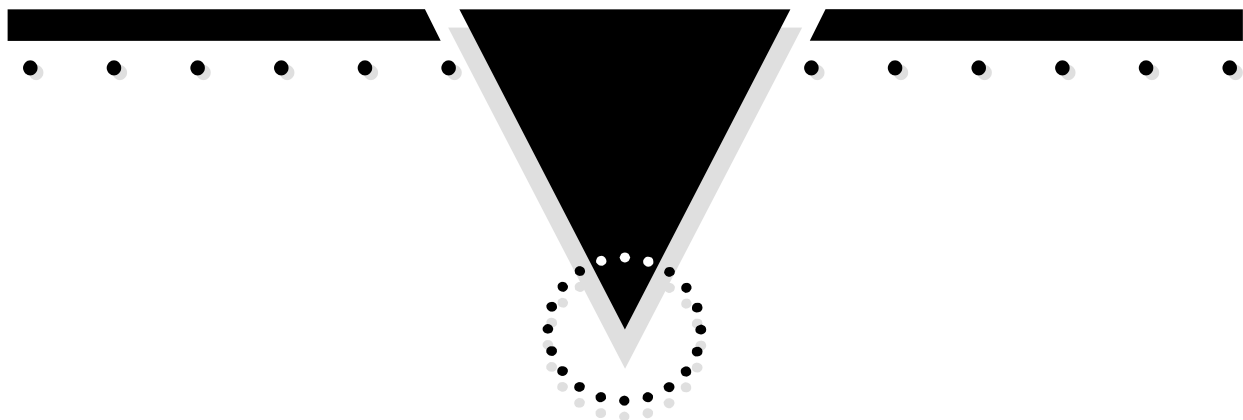
Other: Attachments





EIGHTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
April 30, 2022**



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ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2022

	<u>Governmental Fund Types</u>			Totals (Memorandum Only) 2022
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$65,907	---	---	\$65,907
Investments:				
Custody Account	\$335,054	---	---	\$335,054
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$274,697	---	\$274,697
Acquisition/Construction	---	---	\$9,762	\$9,762
<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	---	\$21	---	\$21
Revenue	---	\$419,409	---	\$419,409
Acquisition/Construction	---	---	\$44,569	\$44,569
Prepaid Expenses	\$125	---	---	\$125
Due from Other	\$1,224	---	---	\$1,224
TOTAL ASSETS	\$402,309	\$1,387,883	\$54,348	\$1,844,540
<u>LIABILITIES:</u>				
Accounts Payable	\$5,894	---	---	\$5,894
Due to Construction	\$24,247	---	---	\$24,247
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,387,883	---	\$1,387,883
Restricted for Capital Projects	---	---	\$54,348	\$54,348
Unassigned	\$372,169	---	---	\$372,169
TOTAL LIABILITIES & FUND BALANCES	\$402,309	\$1,387,883	\$54,348	\$1,844,540

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$504,612	\$504,948	\$336
Cost Share - Tynes Blvd.	\$36,000	\$21,000	\$8,741	(\$12,259)
Interest	\$0	\$0	\$6	\$6
Rental Income	\$0	\$0	\$250	\$250
TOTAL REVENUES	\$540,612	\$525,612	\$513,945	(\$11,667)
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$5,600	\$1,400	\$4,200
FICA Expense	\$734	\$428	\$107	\$321
Engineering Fees	\$6,000	\$3,500	\$379	\$3,121
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$4,083	\$4,783	(\$700)
Attorney Fees	\$12,000	\$7,000	\$2,885	\$4,115
Annual Audit	\$3,910	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,758	\$7,758	\$0
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Information Technology	\$1,800	\$1,050	\$1,050	\$0
Telephone	\$200	\$117	\$172	(\$56)
Postage	\$600	\$350	\$111	\$239
Insurance	\$6,550	\$6,550	\$6,127	\$423
Printing & Binding	\$1,500	\$875	\$286	\$589
Legal Advertising	\$2,500	\$1,458	\$223	\$1,235
Other Current Charges	\$500	\$292	\$270	\$22
Website Administration	\$1,250	\$729	\$729	\$0
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$146	\$86	\$60
Travel Per Diem	\$0	\$0	\$28	(\$28)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$113,469	\$72,461	\$58,920	\$13,541
<u>Field</u>				
Security	\$45,000	\$26,250	\$24,557	\$1,694
Electric	\$6,000	\$3,500	\$381	\$3,119
Water & Sewer/Irrigation	\$30,000	\$17,500	\$19,659	(\$2,159)
Repairs & Maintenance	\$5,000	\$2,917	\$0	\$2,917
Landscape Contract	\$88,778	\$51,787	\$44,389	\$7,398
Landscape Contingency	\$5,000	\$2,917	\$0	\$2,917
Landscape Pond Banks	\$13,922	\$8,121	\$7,411	\$710
Lake Maintenance	\$10,000	\$5,833	\$7,450	(\$1,617)
Irrigation Repairs	\$10,000	\$5,833	\$2,663	\$3,170
Total Field	\$213,700	\$124,658	\$106,509	\$18,149

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>Amenity Center</u>				
Insurance	\$25,410	\$25,410	\$23,909	\$1,501
Phone/Internet/Cable	\$3,000	\$1,750	\$1,115	\$635
Electric	\$16,000	\$9,333	\$4,935	\$4,399
Water/Irrigation	\$6,000	\$3,500	\$3,905	(\$405)
Gas	\$1,500	\$875	\$444	\$431
Refuse Service	\$2,500	\$1,458	\$1,632	(\$173)
Access Cards	\$2,500	\$1,458	\$937	\$521
Landscape Contract	\$30,631	\$17,868	\$15,576	\$2,292
Fitness Equipment Lease	\$17,500	\$10,208	\$9,906	\$302
Janitorial Services	\$20,000	\$11,667	\$9,090	\$2,577
Janitorial Supplies	\$4,000	\$2,333	\$0	\$2,333
Pool Maintenance	\$15,100	\$8,808	\$9,951	(\$1,143)
Repairs & Maintenance	\$9,000	\$5,250	\$12,376	(\$7,126)
Fitness Center Repairs/Supplies	\$2,500	\$1,458	\$2,418	(\$960)
Office Supplies	\$1,000	\$583	\$0	\$583
ASCAP/BMI License Fees	\$500	\$292	\$0	\$292
Pest Control	\$800	\$467	\$135	\$332
Operating Reserve	\$55,502	\$32,376	\$0	\$32,376
Total Amenity Center	\$213,443	\$135,096	\$96,329	\$38,767
TOTAL EXPENDITURES	\$540,612	\$332,216	\$261,758	\$70,458
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$193,396	\$252,187	\$58,791
Net change in Fund Balance	(\$0)	\$193,396	\$252,187	\$58,791
FUND BALANCE - BEGINNING	\$0		\$119,982	
FUND BALANCE - ENDING	(\$0)		\$372,169	

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 April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$265,996	\$177
Interest Income	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$265,819	\$265,819	\$266,009	\$191
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
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
TOTAL EXPENDITURES	\$261,788	\$166,528	\$166,528	\$0
Excess (deficiency) of revenues over (under) expenditures	\$4,031	\$99,291	\$99,481	\$191
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$8)	(\$8)
TOTAL SOURCES/(USES)	\$0	\$0	(\$8)	(\$8)
Net change in Fund Balance	\$4,031	\$99,291	\$99,473	\$182
FUND BALANCE - BEGINNING	\$175,321		\$457,030	
FUND BALANCE - ENDING	\$179,352		\$556,503	

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 April 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$420,200	\$420,200	\$411,141	(\$9,059)
Interest Income	\$0	\$0	\$22	\$22
TOTAL REVENUES	\$420,200	\$420,200	\$411,163	(\$9,037)
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
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
TOTAL EXPENDITURES	\$543,106	\$405,147	\$420,230	(\$15,083)
Excess (deficiency) of revenues over (under) expenditures	(\$122,906)	\$15,053	(\$9,067)	(\$24,120)
Net change in Fund Balance	(\$122,906)	\$15,053	(\$9,067)	(\$24,120)
FUND BALANCE - BEGINNING	\$414,699		\$840,447	
FUND BALANCE - ENDING	\$291,793		\$831,380	

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 April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	0	0
<u>OTHER SOURES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$8	\$8
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$8	\$8
Net change in Fund Balance	\$0	\$0	\$8	\$8
FUND BALANCE - BEGINNING	\$0		\$9,771	
FUND BALANCE - ENDING	\$0		\$9,779	

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 April 30, 2022

	ADOPTED BUDGET	PRORATED THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
<i>TOTAL REVENUES</i>	\$0	\$0	\$2	\$2
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$28,879	(\$28,879)
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$28,879	(\$28,879)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$28,878)	(\$28,878)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	(\$28,878)	(\$28,878)
FUND BALANCE - BEGINNING	\$0		\$73,447	
FUND BALANCE - ENDING	\$0		\$44,569	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
<u>Revenues:</u>													
Special Assessments - Net	\$0	\$12,383	\$458,672	\$1,001	\$2,233	\$29,613	\$1,046	\$0	\$0	\$0	\$0	\$0	\$504,948
Cost Share - Tynes Blvd.	\$1,419	\$1,324	\$1,100	\$1,244	\$1,245	\$1,185	\$1,224	\$0	\$0	\$0	\$0	\$0	\$8,741
Interest	\$0	\$0	\$0	\$1	\$2	\$1	\$2	\$0	\$0	\$0	\$0	\$0	\$6
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	\$2,271	\$0	\$0	\$0	\$0	\$0	\$513,945
<u>Expenditures:</u>													
<i>Administrative</i>													
Supervisor Fees	\$600	\$0	\$0	\$200	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$1,400
FICA Expense	\$46	\$0	\$0	\$15	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$107
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	\$683	\$0	\$0	\$0	\$0	\$0	\$4,783
Attorney Fees	\$773	\$0	\$192	\$1,008	\$212	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$2,885
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
Telephone	\$0	\$97	\$29	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$172
Postage	\$39	\$33	\$8	\$9	\$5	\$10	\$7	\$0	\$0	\$0	\$0	\$0	\$111
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	\$53	\$0	\$0	\$0	\$0	\$0	\$270
Website Administration	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$729
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$13	\$0	\$1	\$1	\$69	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$86
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
Total Administrative	\$21,922	\$10,186	\$4,967	\$5,957	\$5,116	\$5,380	\$5,394	\$0	\$0	\$0	\$0	\$0	\$58,920

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Field													
Security	\$3,371	\$3,531	\$3,210	\$4,815	\$2,408	\$4,013	\$3,210	\$0	\$0	\$0	\$0	\$0	\$24,557
Electric	\$24	\$27	\$32	\$61	\$92	\$84	\$61	\$0	\$0	\$0	\$0	\$0	\$381
Water & Sewer/Irrigation	\$2,477	\$3,913	\$3,810	\$2,890	\$2,171	\$2,088	\$2,310	\$0	\$0	\$0	\$0	\$0	\$19,659
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	\$150	\$0	\$0	\$0	\$0	\$0	\$7,411
Lake Maintenance	\$995	\$995	\$1,480	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$0	\$0	\$7,450
Irrigation Repairs	\$1,287	\$0	\$0	\$1,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,663
Total Field	\$16,861	\$17,025	\$17,090	\$18,845	\$14,224	\$15,739	\$6,726	\$0	\$0	\$0	\$0	\$0	\$106,509
Amenity Center													
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	\$1,253	\$0	\$0	\$0	\$0	\$0	\$4,935
Water/Irrigation	\$332	\$571	\$854	\$639	\$588	\$458	\$462	\$0	\$0	\$0	\$0	\$0	\$3,905
Gas	\$68	\$67	\$64	\$70	\$89	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Refuse Service	\$198	\$198	\$198	\$253	\$262	\$262	\$262	\$0	\$0	\$0	\$0	\$0	\$1,632
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	\$1,415	\$0	\$0	\$0	\$0	\$0	\$9,906
Janitorial Services	\$1,559	\$1,559	\$1,559	\$1,606	\$742	\$1,033	\$1,033	\$0	\$0	\$0	\$0	\$0	\$9,090
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	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$9,951
Repairs & Maintenance	\$3,931	\$310	\$785	\$1,399	\$5,545	\$250	\$155	\$0	\$0	\$0	\$0	\$0	\$12,376
Fitness Center Repairs/Supplies	\$0	\$0	\$1,651	\$0	\$0	\$375	\$393	\$0	\$0	\$0	\$0	\$0	\$2,418
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
Total Amenity Center	\$35,309	\$8,556	\$10,459	\$13,695	\$13,922	\$9,416	\$4,973	\$0	\$0	\$0	\$0	\$0	\$96,329
Total Expenditures	\$74,092	\$35,766	\$32,515	\$38,496	\$33,262	\$30,534	\$17,092	\$0	\$0	\$0	\$0	\$0	\$261,758
Excess Revenues (Expenditures)	(\$72,673)	(\$22,058)	\$427,257	(\$36,250)	(\$29,532)	\$266	(\$14,821)	\$0	\$0	\$0	\$0	\$0	\$252,187

**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

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1. Recap of Capital Project Fund Activity Through April 30, 2022

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,418.40
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$1,231.50
Prepaid CEC Fees	\$81,232.20
Use of Funds:	
Disbursements:	
Cost of Issuance	(\$409,225.50)
Roadway Improvements	(\$1,745,453.37)
Utilities	(\$2,181,215.35)
Stormwater Management System	(\$1,370,377.54)
Amenity Area & Neighborhood Parks	(\$2,457,555.82)
Contingency	(\$68,494.30)
Professional Fees	(\$560,617.54)
Adjusted Balance in Construction Account at April 30, 2022	<u><u>\$9,779.06</u></u>

2. Funds Available For Construction at April 30, 2022

Book Balance of Construction Fund at April 30, 2022	\$9,779.06
Contracts in place at April 30, 2022	

3. Investments - US Bank

April 30, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$9,779.06
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$9,779.06</u></u>

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,418.39
TRANS FROM DEBT SERVICE	\$1,231.50
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$9,779.06

RECONCILIATION	
TRUST STATEMENT	\$9,779.06
O/S REQ.	\$0.00
ADJ BALANCE	\$9,779.06
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

Developer Contributions:		
2/28/19	\$186,863.26	\$73,848.09
3/20/19	\$258,769.58	\$135,875.16
4/23/19	\$224,376.94	\$166,737.87
5/13/19	\$337,241.90	\$244,209.64
6/19/19	\$216,938.82	\$157,093.62
7/24/19	\$386,918.02	
8/15/19	\$210,143.92	
9/17/19	\$7,561.10	
6/24/21	(\$7,561.10)	
\$2,599,016.82	\$1,821,252.44	\$777,764.38

Prepaid CEC Fees:

\$16,826.67
\$23,789.43
\$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	
	\$4,780.84	\$3,419.77	\$11.90
Oct-18	\$175.10	\$121.93	
Nov-18	\$153.12	\$105.85	
Dec-18	\$138.72	\$95.58	\$106.38
Jan-19	\$123.60	\$84.47	\$109.93
Feb-19	\$60.39	\$50.15	\$109.93
Mar-19	\$2.38	\$15.36	\$99.29
Apr-19	\$6.39	\$0.01	\$109.93
May-19	\$14.20	\$0.32	\$106.38
Jun-19	\$14.41	\$0.02	\$99.03
Jul-19	\$1.87	\$1.32	\$95.83
Aug-19	\$0.27	\$0.03	\$82.52
Sep-19	\$8.96	\$0.03	\$53.76
	\$699.41	\$475.07	\$972.98
Oct-19	\$9.28	\$0.03	\$46.83
Nov-19	\$2.48	\$0.01	\$40.31
Dec-19	\$2.11	\$1.96	\$32.77
Jan-20	\$2.19	\$2.02	\$33.86
Feb-20	\$2.19	\$2.02	\$33.77
Mar-20	\$1.81	\$1.67	\$27.96
Apr-20	\$0.82	\$0.75	\$12.60
May-20	\$0.14	\$0.13	\$2.18
Jun-20	\$0.15	\$0.13	\$2.25
Jul-20	\$0.09	\$0.08	\$1.31
Aug-20	\$0.08	\$0.07	\$1.23
Sep-20	\$0.07	\$0.07	\$1.13
	\$21.41	\$8.94	\$236.20

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
Sep-21	\$0.04	\$0.00		\$1.20
	\$0.77	\$0.00		\$14.12
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
Apr-22	\$0.04	\$0.00		\$1.20
	\$0.28	\$0.00		\$8.20

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

1. Recap of Capital Project Fund Activity Through April 30, 2022

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,407.89
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)
Adjusted Balance in Construction Account at April 30, 2022	<u><u>\$44,568.71</u></u>

2. Funds Available For Construction at April 30, 2022

Book Balance of Construction Fund at April 30, 2022	\$44,568.71
Contracts in place at April 30, 2022	

3. Investments - US Bank

April 30, 2022	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$44,568.71
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$44,568.71</u></u>

Armstrong Community Development District
Series 2019

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Roadway System	Water, Sewer, Reuse and Electric	Stormwater Management Systems	Amenity Center	Neighborhood Parks	Contingency	Misc. Professional Fees
COI		US Bank	\$5,675.00	\$5,675.00								
COI		GMS	\$31,000.00	\$31,000.00								
COI		Holland & Knight	\$5,250.00	\$5,250.00								
COI		Feldman Mahoney	\$10,000.00	\$10,000.00								
COI		Akerman LP	\$40,000.00	\$40,000.00								
COI		Gray Robinson	\$40,000.00	\$40,000.00								
COI		Hopping Green	\$42,500.00	\$42,500.00								
COI		ImageMaster	\$1,500.00	\$1,500.00								
COI		England Thims & Miller	\$5,458.84	\$5,458.84								
		Underwriters Discount	\$150,000.00	\$150,000.00								
		Org Issue Discount	\$65,924.30	\$65,924.30								
1	10/23/19	Greyhawk Ventures	\$2,518,111.64		\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70		\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60		\$387,219.60	\$252,219.60		\$135,000.00				
4	11/15/19	CCUA	\$65,630.75		\$65,630.75	\$65,630.75						
5	11/15/19	Eisman & Russo	\$2,934.80		\$2,934.80							\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60		\$363,774.60	\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43		\$192,478.43							\$192,478.43
8	1/14/20	England Thims & Miller	\$3,000.00		\$3,000.00							\$3,000.00
9	1/14/20	England Thims & Miller	\$7,521.25		\$7,521.25							\$7,521.25
10	1/14/20	Hopping Green	\$111.65		\$111.65							\$111.65
11	12/16/19	Hadden Engineering	\$3,150.00		\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$600,869.78		\$600,869.78		\$67,500.00	\$533,369.78				
13	1/14/20	Eisman & Russo	\$5,285.64		\$5,285.64							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20		\$544,336.20		\$310,500.00	\$86,400.00	\$147,436.20			
15	2/20/20	England Thims & Miller	\$7,710.68		\$7,710.68							\$7,710.68
16	2/20/20	Eisman & Russo	\$1,430.72		\$1,430.72							\$1,430.72
17	2/20/20	Eisman & Russo	\$7,153.58		\$7,153.58							\$7,153.58
18	2/20/20	England Thims & Miller	\$9,965.73		\$9,965.73							\$9,965.73
19	2/20/20	Hopping Green	\$1,420.00		\$1,420.00							\$1,420.00
20	2/20/20	Besch and Smith	\$668,766.60		\$668,766.60	\$82,866.60	\$234,000.00	\$351,900.00				
21	3/20/20	Eisman & Russo	\$4,255.46		\$4,255.46							\$4,255.46
22	4/17/20	Besch and Smith	\$498,794.03		\$498,794.03	\$115,320.39	\$265,500.00	\$117,973.64				
23	3/20/20	England Thims & Miller	\$8,151.95		\$8,151.95							\$8,151.95
24	3/20/20	England Thims & Miller	\$450.00		\$450.00							\$450.00
25	3/20/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
26	6/24/20	Clay Electric	\$143,385.44		\$143,385.44		\$143,385.44					
27	5/20/20	England Thims & Miller	\$13,460.28		\$13,460.28							\$13,460.28
28	5/20/20	England Thims & Miller	\$1,582.04		\$1,582.04							\$1,582.04
29	5/20/20	England Thims & Miller	\$3,750.00		\$3,750.00							\$3,750.00
30	5/20/20	England Thims & Miller	\$2,650.00		\$2,650.00							\$2,650.00
31	5/20/20	Besch and Smith	\$184,270.26		\$184,270.26		\$184,270.26					
32	5/20/20	Eisman & Russo	\$8,584.29		\$8,584.29							\$8,584.29
33	5/20/20	CCUA	\$4,237.64		\$4,237.64		\$4,237.64					
34	5/20/20	CCUA	\$6,896.92		\$6,896.92		\$6,896.92					
35	6/24/20	Besch and Smith	\$265,109.40		\$265,109.40			\$265,109.40				
36	6/16/20	Eisman & Russo	\$7,483.74		\$7,483.74							\$7,483.74
37	6/16/20	England Thims & Miller	\$225.00		\$225.00							\$225.00
38	6/16/20	England Thims & Miller	\$3,250.00		\$3,250.00							\$3,250.00
39	7/28/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
40	7/28/20	Besch and Smith	\$199,339.24		\$199,339.24	\$199,339.24						
41	7/28/20	Scherer Construction	\$109,415.79		\$109,415.79					\$109,415.79		
42	7/28/20	Eisman & Russo	\$5,869.60		\$5,869.60							\$5,869.60
43	7/28/20	England Thims & Miller	\$7,272.39		\$7,272.39							\$7,272.39
44	7/28/20	England Thims & Miller	\$3,150.00		\$3,150.00							\$3,150.00
45	8/25/20	Besch and Smith	\$354,774.60		\$354,774.60	\$354,774.60						
46	8/25/20	England Thims & Miller	\$5,750.00		\$5,750.00							\$5,750.00
47	8/25/20	England Thims & Miller	\$1,965.00		\$1,965.00							\$1,965.00
48	9/23/20	England Thims & Miller	\$6,889.75		\$6,889.75							\$6,889.75
49	9/23/20	Besch and Smith	\$178,900.83		\$178,900.83	\$9,000.00	\$19,000.00			\$150,900.83		
50	10/15/20	Eisman & Russo	\$5,576.12		\$5,576.12							\$5,576.12
51	10/15/20	England Thims & Miller	\$524.00		\$524.00							\$524.00
52	10/15/20	England Thims & Miller	\$532.00		\$532.00							\$532.00
53	10/15/20	Besch and Smith	\$98,610.30		\$98,610.30		\$27,000.00	\$68,910.30				\$2,700.00
54	10/15/20	Eisman & Russo	\$4,989.16		\$4,989.16							\$4,989.16
55	12/3/20	Clay Electric	\$72,940.00		\$72,940.00		\$72,940.00					
56	12/3/20	Besch and Smith	\$39,470.50		\$39,470.50	\$19,660.31		\$19,155.30				\$654.89
57	12/3/20	Eisman & Russo	\$7,043.52		\$7,043.52							\$7,043.52
58	12/3/20	ECS Florida, LLC	\$850.00		\$850.00							\$850.00
59	12/3/20	Eisman & Russo	\$5,649.49		\$5,649.49							\$5,649.49
60	12/3/20	England Thims & Miller	\$3,626.20		\$3,626.20							\$3,626.20
61	12/3/20	England Thims & Miller	\$2,196.34		\$2,196.34							\$2,196.34

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

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,407.89
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,649.05)
BALANCE	\$44,568.71

RECONCILIATION	
TRUST STATEMENT	\$44,568.71
O/S REQ.	\$0.00
ADJ BALANCE	\$44,568.71
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				
Apr-22	\$0.23	\$0.00				
\$1.66		\$0.00				

B.

Armstrong Community Development District

Summary of Check Register

April 1, 2022 to April 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	4/5/22	664-670	\$ 7,499.14
	4/12/22	671-675	\$ 4,527.31
	4/19/22	676-679	\$ 6,872.04
			<hr/> \$ 18,898.49
			<hr/>
			\$ 18,898.49

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/22	00031	3/23/22 619942	202203 330-57200-46500	MTHLY PEST CONTROL MAR22	*	45.00	
				APEX PEST CONTROL, INC.			45.00 000664
4/05/22	00062	4/01/22 32013006	202204 330-57200-46300	JANITORIAL SERVICES APR22	*	1,033.00	
				NORTH FLORIDA BUILDING MAINT. LLC			1,033.00 000665
4/05/22	00063	3/28/22 82640328	202203 330-57200-46000	SVC CALL-FIRE EXTINGUISHR	*	95.00	
				J.GREENE ENTERPRISES INC DBA			95.00 000666
4/05/22	00001	4/01/22 79	202204 310-51300-34000	MANAGEMENT FEES APR22	*	3,750.00	
		4/01/22 79	202204 310-51300-49500	WEBSITE ADMIN APR22	*	104.17	
		4/01/22 79	202204 310-51300-35100	INFORMATION TECH APR22	*	150.00	
		4/01/22 79	202204 310-51300-31300	DISSEMINATION FEE APR22	*	583.33	
		4/01/22 79	202204 310-51300-51000	OFFICE SUPPLIES	*	.51	
		4/01/22 79	202204 310-51300-42000	POSTAGE	*	6.63	
				GOVERNMENTAL MANAGEMENT SERVICES			4,594.64 000667
4/05/22	00061	3/24/22 3024468	202202 310-51300-31500	JANITORIAL AGR/FEB.CONVO	*	212.00	
				KUTAK ROCK LLP			212.00 000668
4/05/22	00019	4/01/22 5946B	202204 320-53800-46400	FOUNTAIN MAINT APR22	*	150.00	
		4/01/22 5957B	202204 320-53800-46800	LAKE MAINTENANCE APR22	*	995.00	
				SITEX AQUATICS			1,145.00 000669
4/05/22	00032	3/30/22 17855A	202203 330-57200-46100	QTRLY PM-TREADMILL/ELLIPT	*	374.50	
				SOUTHEAST FITNESS REPAIR			374.50 000670
4/12/22	00016	4/07/22 567729AP	202204 320-53800-43100	3518 ROYAL PINES DR IRRG	*	247.00	
		4/07/22 568411AP	202204 320-53800-43100	3682 ROYAL PINES DR IRRG	*	726.35	
		4/07/22 574046AP	202204 330-57200-43100	3645 ROYAL PINES DR POOL	*	157.59	

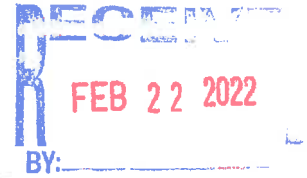
ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/07/22	574047AP	202204	330-57200-43100	3645 ROYAL PINES DR CLBHS	*	304.44	
4/07/22	574048AP	202204	320-53800-43100	3645 ROYAL PINES DR IRRG	*	359.58	
4/07/22	577060AP	202204	320-53800-43100	875 TYNES BLVD IRRG-APR22	*	76.81	
4/07/22	577061AP	202204	320-53800-43100	705 TYNES BLVD IRRG-APR22	*	487.73	
4/07/22	586607AP	202204	320-53800-43100	3976 HEATHERBROOK PL IRRG	*	55.98	
4/07/22	586608AP	202204	320-53800-43100	4121 HEATHERBROOK PL IRRG	*	52.66	
4/07/22	588041AP	202204	320-53800-43100	3846 SUNBERRY LANE IRRG	*	57.16	
4/07/22	594522AP	202204	320-53800-43100	4173 HEATHERBROOK PLACE	*	47.73	
4/07/22	596272AP	202204	320-53800-43100	1980 AMBERLY DR - APR22	*	148.33	
4/07/22	596274AP	202204	320-53800-43100	544 TYNES BLVD - APR22	*	50.25	
CLAY COUNTY UTILITY AUTHORITY							2,771.61 000671
4/12/22 00048	4/08/22 4	202204	310-51300-31300	REV.AMORT-SER2019A PREPAY	*	100.00	
DISCLOSURE SERVICES LLC							100.00 000672
4/12/22 00054	4/01/22 2204	202204	330-57200-46000	PET STATION MAINT APR22	*	155.00	
DOODY DADDY							155.00 000673
4/12/22 00018	4/01/22 618434	202204	330-57200-44000	APR 22 - FITNESS EQUIP	*	1,415.21	
MUNICIPAL ASSET MANAGEMENT, INC.							1,415.21 000674
4/12/22 00027	4/05/22 22100762	202203	330-57200-43200	3645 ROYAL PINES DR-MAR22	*	85.49	
TECO							85.49 000675
4/19/22 00034	2/07/22 351CM	202201	330-57200-34500	SECURITY 1/11/22-1/24/22	*	1,605.00-	
	3/14/22 372	202201	330-57200-34500	SECURITY 01/25/22-1/31/22	*	802.50	
	3/14/22 372A	202202	330-57200-34500	SECURITY 2/01/22-2/07/22	*	802.50	
	3/14/22 374	202202	330-57200-34500	SECURITY 2/08/22-2/21/22	*	1,605.00	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/04/22 385	202203 330-57200-34500		*	1,605.00	
		SECURITY 3/22/22-4/04/22					
		4/18/22 393	202204 330-57200-34500		*	1,605.00	
		SECURITY 4/05/22-4/18/22					
BUSINESS INVESTMENT HOLDINGS DBA							4,815.00 000676
4/19/22 00100		4/14/22 9054872A	202204 320-53800-43000		*	32.00	
		3599 ROYAL PINES DR IRRG					
		4/14/22 9082120A	202204 330-57200-43000		*	1,253.00	
		3645 ROYAL PINES DR AMNTY					
		4/14/22 9082351A	202204 320-53800-43000		*	29.00	
		705 TYNES BLVD IRRG-APR22					
CLAY ELECTRIC COOPERATIVE, INC.							1,314.00 000677
4/19/22 00032		4/14/22 17888A	202204 330-57200-46100		*	393.04	
		SVC CALL-RPR FRAYING CBLE					
SOUTHEAST FITNESS REPAIR							393.04 000678
4/19/22 00057		4/15/22 600053	202203 330-57200-46700		*	350.00	
		PREVENTATIVE MAINT MAR22					
VAK PAK, INC.							350.00 000679
TOTAL FOR BANK A						18,898.49	
TOTAL FOR REGISTER						18,898.49	

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
Mthly Pest Control Feb22
330-572-465

Statement Details

DATE	DESCRIPTION	INVOICE #	PO#	TAX	TOTAL	ADJUSTMENT	DAYS OLD	FIN CHARGE	GRAND TOTAL
For service at 3645 Royal Pines Dr Middleburg, FL 32068									
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](#)

**APPROVED****By Alex Boyer at 10:32 am, Apr 04, 2022**

Amenity-Janitorial

City Wide Facility Solutions
4963 Beach Blvd
Jacksonville, FL 32207-4802

Bill
To: Armstrong CDD
3645 Royal Pines Drive
Orange Park, FL 32065
USA

#62
Apr 22
330-572-463

Ship
To: Armstrong CDD
3645 Royal Pines Drive
Orange Park, FL 32065
USA

Total Due: \$1,033.00

Invoice Number: 32013006414
Invoice Date: 4/1/2022
Due Date: 5/1/2022

Phone: (904) 737-4969
Email: jaxinvoices@gocitywide.com



PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		04/01/22 to 04/30/22	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,033.00	1,033.00

Subtotal: 1033.00
Sales Tax: 0.00
Total Due: \$1,033.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 79**Invoice Date:** 4/1/22**Due Date:** 4/1/22**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 - April 2022	310 \$13.21		3,750.00	3,750.00
Website Administration - April 2022	493		104.17	104.17
Information Technology - April 2022	351		150.00	150.00
Dissemination Agent Services - April 2022	317		583.33	583.33
Office Supplies	51		0.51	0.51
Postage	42		6.63	6.63
Total				\$4,594.64
Payments/Credits				\$0.00
Balance Due				\$4,594.64

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2022

#61
30.13.15**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

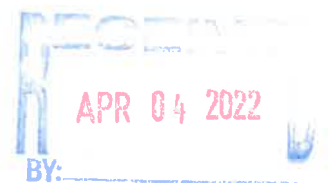
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3024468

Client Matter No. 1323-1

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



Invoice No. 3024468

1323-1

Re: General Counsel

For Professional Legal Services Rendered

02/04/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations for week of February 4
02/11/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations for week of February 11
02/14/22	J. Gillis	0.20	29.00	Confer with district staff regarding board supervisor seats up for election
02/15/22	K. Buchanan	0.30	96.00	Review janitorial services agreement
02/20/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations for week of February 18
02/25/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations for week of February 25
02/27/22	J. Gillis	0.20	29.00	Draft resolution designating registered agent
TOTAL HOURS		1.10		

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Armstrong CDD

March 24, 2022

Client Matter No. 1323-1

Invoice No. 3024468

Page 2

TOTAL FOR SERVICES RENDERED

\$212.00

TOTAL CURRENT AMOUNT DUE

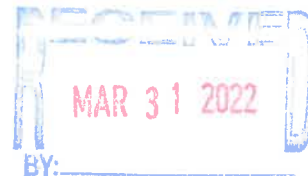
\$212.00

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

Date	Invoice #
4/1/2022	5946B

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 10:58 am, Mar 31, 2022
Field- Pond Maintenance


#16
 Apr 22
 20578.464

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Quarterly Fountain Maintenance on 1 Fountain-2nd Qtr	150.00	150.00
	Sales Tax	7.00%	0.00
		Balance Due	\$150.00



Invoice

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

Date	Invoice #
4/1/2022	5957B

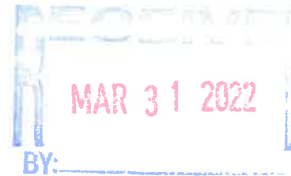
APPROVED

By Alex Boyer at 10:59 am, Mar 31, 2022

Field- Pond Maintenance

Bill To

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



#101
20578.468

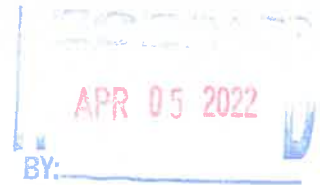
P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 9 Waterways-April	995.00	995.00
	Sales Tax	7.00%	0.00
		Balance Due	\$995.00

SoutheastFitness

REPAIR

Equipment Repair & Maintenance



14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17855A

Facility Name:	GREYHAWK - ARMSTRONG CDD
Facility Address:	3645 ROYAL PINES DRIVE ORANGE PARK, Florida 32065
Billing Address:	3645 ROYAL PINES DRIVE ORANGE PARK, Florida 32065
Contact & Phone:	
Reason for call:	QUARTERLY PM 2 TREADMILLS 2 ELLIPTICALS 1 SPIN/ROWER 1 BIKE 1 STEPPER/STEPMILL 1 MULTI-STATION 8 SINGLE STATIONS 2 BENCHES \$374.50

Date: 30-Mar-2022

Payment is due within 30 days of
invoice date.

APPROVED

By Alex Boyer at 1:38 pm, Apr 05, 2022

Amenity-Fitness Center Repairs

#32
Qtrly PM - Treadmill/Ellipt
330.572.461

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		374.50	1.00	374.50
Comments:			<i>Parts Total</i>	374.50
			<i>Tax</i>	0.00
			<i>Balance</i>	374.50

Technician: ISAIAH CRICK

Thank you for your business.



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

[2]

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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) 04/07/22 to 05/05/22 \$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	04/05/22	35	7973	8090	117
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 43.2 X 0.83 \$35.86						
Proration Factor: 1.1667 Tier 2 15.1 X 1.63 \$24.61						
Tier 3 58.7 X 2.46 \$144.40						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$247.00						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE \$247.00						

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

Conserving Clay Tip #2: Leaking toilets can waste thousands of gallons per month. By making leak repairs, you may qualify for a credit on your bill. Learn more at clayutility.org/myservice/bill_credits.aspx

Please pay \$247.00 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$170.12 was posted to your account on 03/21/2022.

#16
20578.42



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:

AYC0406B
2000000722 27/2

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$247.00
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$247.00

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)		04/07/22 to 05/05/22				\$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	04/04/22	34	8910	9221	311
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	41.9	X	0.83	\$34.78
Proration Factor: 1.1333		Tier 2	14.8	X	1.63	\$24.12
		Tier 3	254.3	X	2.46	\$625.58

Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$-0.26
Current Charges		\$726.61
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$726.35

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$726.35 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$647.36 was posted to your account on 03/21/2022.

#16
320-578-431

APR 11 2022

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:

AYC0406B
2000000723 27/3

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$726.35
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$726.35

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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	04/04/22	34	2993	3055	62

Base Charges (Prepaid)	04/07/22 to 05/05/22					\$27.92
Consumption Charges	Tier 1	62.0	X	2.06		\$127.72
Proration Factor: 1.1333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.12

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	\$-0.26
Current Charges	\$157.85
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$157.59

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$157.59 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$157.85 was posted to your account on 03/21/2022.

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

#16
230-572-431



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:

AYC0406B
2000000724 27/4

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$157.59
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$157.59

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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	04/04/22	34	120	122	2

Base Charges (Prepaid)	04/07/22 to 05/05/22					\$89.27
Consumption Charges	Tier 1	2.0	X	2.06		\$4.12
Proration Factor: 1.1333	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.12

Sewer

Base Charges (Prepaid)						\$202.16
Consumption Charges		2.0	X	4.60		\$9.20

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	\$-2.52
Current Charges	\$306.96
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$304.44

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Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

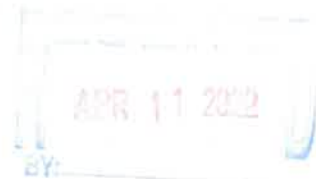
Please pay \$304.44 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$300.30 was posted to your account on 03/21/2022.

Consumer Confidence and UCMR4 Reports are available at our office and online at:

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:

AYC0406B
2000000725 27/5

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



CCUA-1170-4

Bill Summary

Bill Date	04/07/22
Current Charges	\$304.44
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$304.44

MAIL PAYMENT TO:



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

00574047 9 MC05560402 0000030444 0000000 04282022 0 0



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)	04/07/22 to 05/05/22					\$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	04/04/22	34	5435	5613	178
Base Charges (Prepaid)						\$84.27
Consumption Charges	Tier 1	85.0	X	0.83		\$70.55
Proration Factor: 1.1333	Tier 2	28.3	X	1.63		\$46.13
	Tier 3	64.7	X	2.46		\$159.16

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.53
Current Charges	\$360.11
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$359.58

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$359.58 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$314.91 was posted to your account on 03/21/2022.

#16
20-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00574048

3645 Royal Pines Drive Reclaimed Irrigation

Route #:MC05560404

Route Group:26

ADDRESSEE:

AYC0406B
2000000726 27/6

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$359.58
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$359.58

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)		04/07/22 to 05/05/22				\$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	04/04/22	34	4024	4066	42
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	41.9	X	0.83	\$34.78
Proration Factor: 1.1333		Tier 2	0.1	X	1.63	\$0.16
		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		\$-0.26
Current Charges		\$77.07
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$76.81

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$76.81 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$84.63 was posted to your account on 03/21/2022.

#16
20538431

APR 11 2022
BY

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AYC0406B
2000000728 27/8

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$76.81
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$76.81

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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) 04/07/22 to 05/05/22 \$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	04/04/22	34	5423	5637	214
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 41.9 X 0.83 \$34.78						
Proration Factor: 1.1333 Tier 2 14.8 X 1.63 \$24.12						
Tier 3 157.3 X 2.46 \$386.96						

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.26
Current Charges	\$487.99
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$487.73

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$487.73 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$482.54 was posted to your account on 03/21/2022.

#16

320-578-4771

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:

AYC0406B
2000000727 27/7

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$487.73
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$487.73

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)		04/07/22 to 05/05/22				\$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	04/04/22	34	1455	1472	17
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	17.0	X	0.83	\$14.11
Proration Factor: 1.1333		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		\$-0.26
Current Charges		\$56.24
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$55.98

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$55.98 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$57.90 was posted to your account on 03/21/2022.

#16
320-588-421

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:

AYC0406B
2000000729 27/9

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$55.98
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$55.98

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)		04/07/22 to 05/05/22				\$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	04/04/22	34	853	866	13
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	13.0	X	0.83	\$10.79
Proration Factor: 1.1333		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		\$-0.26
Current Charges		\$52.92
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$52.66

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Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$52.66 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$50.43 was posted to your account on 03/21/2022.

#16
320.578.431

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586608

4121 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560249

Route Group:26

ADDRESSEE:

AYC0406B
2000000730 27/10

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$52.66
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$52.66

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)	04/07/22 to 05/05/22					\$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
87777241	1	04/04/22	34	909	928	19
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	19.0	X	0.83	\$15.77	
Proration Factor: 1.1333	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	\$-0.74
Current Charges	\$57.90
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$57.16

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Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$57.16 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$55.41 was posted to your account on 03/21/2022.

#16
320-578-431

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC0406B
2000000731 27/11

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$57.16
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$57.16

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)	04/07/22 to 05/05/22					\$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	04/04/22	34	206	213	7
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	7.0	X	0.83		\$5.81
Proration Factor: 1.1333	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	\$-0.21
Current Charges	\$47.94
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$47.73

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Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$47.73 by 4/28/2022 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 03/21/2022.

#16
320-578-4771

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:

AYC0406B
2000000732 27/12

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$47.73
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$47.73

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)	04/07/22 to 05/05/22					\$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	04/04/22	34	628	704	76
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	41.9	X	0.83		\$34.78
Proration Factor: 1.1333	Tier 2	14.8	X	1.63		\$24.12
	Tier 3	19.3	X	2.46		\$47.48

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$-0.18
Current Charges	\$148.51
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$148.33

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$148.33 by 4/28/2022 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 03/21/2022.

#16
320538431

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:

AYC0406B
2000000733 27/13

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



Bill Summary

Bill Date	04/07/22
Current Charges	\$148.33
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$148.33

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 04/07/2022

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)	04/07/22 to 05/05/22					\$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
89187071	1	04/04/22	34	401	411	10
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	10.0	X	0.83		\$8.30
Proration Factor: 1.1333	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	\$-0.18
Current Charges	\$50.43
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$50.25

This month Florida celebrates the 24th anniversary since April was established as Water Conservation Month. Learn how you can help protect this resource and save money, visit waterlessflorida.com

Conserving Clay Tip #1: Install low-flow toilets and showerheads. They can dramatically reduce your indoor water consumption and your utility bill.

This bill includes your deposit interest for the period ending March 31, 2022. The interest rate paid was .42%

Please pay \$50.25 by 4/28/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$48.77 was posted to your account on 03/21/2022.

#16

20578.431

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:

AYC0406B
2000000734 27/14

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

**Bill Summary**

Bill Date	04/07/22
Current Charges	\$50.25
Current Charges Past Due After	04/28/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$50.25

MAIL PAYMENT TO:

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/8/2022	4

Bill To
Armstrong CDD C/O GMS

#418
Rev Amort - Ser 2019A Prepay
110-517-713

Terms	Due Date
Net 30	5/8/2022

Description	Amount
Amortization Schedule Series 2019A 5-1-22 Prepay 5,000	100.00

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

APPROVED

By Alex Boyer at 2:58 pm, Apr 05, 2022

Amenity-Repairs & Maintenance



April 1, 2022

Invoice No. 2204

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

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - April

3 stations

1 X Week

\$155

- Pet Waste Station Maintenance

#24
730-572-416

TOTAL: \$155

PAID:

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618434
DATE: 4/1/2022

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

RECEIVED
APR 03 2022
BY: _____

DUE DATE	RENTAL PERIOD
5/12/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
35	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment.	1,415.21
APPROVED <i>By Alex Boyer at 11:38 am, Apr 12, 2022</i> Amenity-Fitness Equipment Lease		

TOTAL DUE

\$1,415.21

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618434	5/12/2022	\$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
MIDDLEBURG, FL 32068

Statement Date: 04/05/2022
Account: 221007627575

Current month's charges:	\$85.49
Total amount due:	\$85.49
Payment Due By:	04/26/2022

Your Account Summary

Previous Amount Due	\$89.40
Payment(s) Received Since Last Statement	-\$89.40
Current Month's Charges	\$85.49
Total Amount Due	\$85.49

#27
330.572.432



One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

peoplesgas.com/paperless



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

Yard project?
Avoid damage and fines

Learn more at peoplesgas.com/811



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:	\$85.49
Total amount due:	\$85.49
Payment Due By:	04/26/2022

Amount Enclosed \$ 605087495387

00000951 01 AB 0.46 34771 FTECO104052222480810 00000 04 01000000 010 04 20000 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

6050874953872210076275750000000085499

Account: 221007627575
Statement Date: 04/05/2022
Current month's charges due 04/26/2022

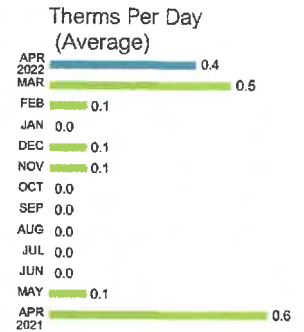
Details of Current Month's Charges – Service from - 03/01/2022 to 03/30/2022

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	03/30/2022	271	260	11 CCF	1.047	1.0000	11.5 Therms	30 Days
Customer Charge					\$30.60			
Distribution Charge					11.5 THMS @ \$0.48778	\$5.61		
PGA					11.5 THMS @ \$1.19163	\$13.70		
Florida Gross Receipts Tax					\$0.32			
Natural Gas Service Cost					\$50.23			
Municipal Public Service Tax					\$1.49			
State Tax					\$3.77			
Total Natural Gas Cost, Local Fees and Taxes						\$55.49		
Miscellaneous Charges								
Gas Management					1 X \$30.0000	\$30.00		
Total Miscellaneous Charges						\$30.00		
Total Current Month's Charges						\$85.49		

Peoples Gas Usage History



00000551-0002848-Page 3 of 5



ESTEMOS SEGUROS CERCA DE LAS TUBERÍAS DE GAS NATURAL

Los conductos de gas natural llevan combustible eficiente y resistente a los negocios y hogares de toda Florida. Las tuberías son conexiones vitales dentro de la infraestructura general necesaria para llevar la energía con seguridad a dónde y cuándo usted la necesite.

A pesar de que las tuberías son el sistema de transporte de energía más seguro y confiable del país, igualmente acarrearán riesgos potenciales que todos queremos evitar. En Peoples Gas consideramos a las fugas de gas como nuestra primera prioridad y nuestro equipo está ampliamente formado para dar respuesta a una fuga. También trabajamos de cerca con el personal de Primeros Auxilios sobre cómo actuar con eficiencia durante estas emergencias para ayudar a mantener seguras a nuestras comunidades.

Conozca las señales

Los marcadores amarillos son usados para identificar el área general de las rutas de las tuberías, especialmente en los cruces de carreteras, vallas e intersecciones de calles. Estos marcadores no indican la ubicación exacta o la profundidad de la tubería y no eliminan la necesidad de usar servicios de ubicación de utilidades para marcar las áreas antes de hacer excavaciones. Peoples Gas siempre necesitará acceso a los derechos de paso de las tuberías para llevar a cabo mantenimiento rutinario, vigilancia, inspecciones y para dar respuesta de emergencia a daños hechos por terceros.



Usa tu sentidos para identificar peligros potenciales

Recuerde lo siguiente para ayudarlo a identificar una posible fuga de gas natural cuando camina por su casa, lugar de trabajo o barrio:

- **Olor** Olor a huevos podridos
- **Vista** Esté atento con la suciedad o las emisiones de agua burbujeante en áreas secas y plantas muertas cerca de plantas verdes vivas
- **Sonido** Escuche a silbidos menores o chiflidos agudos

Si sospecha que puede haber una fuga, aléjese de inmediato. No toque nada, incluyendo su teléfono celular. No fume, encienda o apague aparatos eléctricos, ni opere ningún vehículo o equipo que pueda crear una chispa. Una vez que esté a salvo y fuera del área sospechosa llame al **1-877-832-6747**. Si el olor a gas es fuerte, llame al **9-1-1**.

Ayude a prevenir los daños

Nadie quiere quedarse sin servicio de electricidad, internet o gas natural. También queremos estar seguros en nuestras comunidades y en las áreas donde trabajamos. Por eso es tan importante llamar al 811. Los contratistas y propietarios de viviendas que golpean tuberías durante proyectos de excavación es el no. 1 causa de fugas de gas natural.

Contacte al 811, dos días hábiles antes de iniciar un proyecto de excavación - incluyendo en su misma propiedad o sitio de trabajo. Profesionales entrenados visitarán la propiedad para marcar las líneas de utilidades de forma gratuita. Excavar con seguridad es fácil e inteligente. Simplemente llame al **8-1-1** o visite sunshine811.com.



Determina lo que está bajo tierra.
Llama antes de excavar.

Conozca más

Visite peoplesgas.com/excavacionsegura para obtener más información y recursos útiles.



PGS032720





APPROVED

By Alex Boyer at 11:43 am, Feb 07, 2022

Amenity- Security Monitoring

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

#34

330-972-345

Invoice Number: 351CM

Invoice Date: February 7, 2022

Payment Due: February 14, 2022

Amount Due (USD): \$1,605.00

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

Total: \$1,605.00

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

Notes / Terms

Invoice Dates: .

January 11th, 2022 - January 24th, 2022

Business Investment Holdings Corporation

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

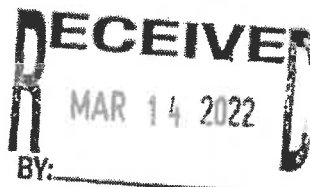
Credit Memo

Date	Credit No.
4/19/2022	1051

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

P.O. No.	Project

Description	Qty	Rate	Amount
Invoice #351 - January 11th, 2022 - January 24th, 2022 4/19: processed under invoice #351CM	-60	26.75	-1,605.00
		Subtotal	-\$1,605.00
		Sales Tax (6.0%)	\$0.00
		Total	-\$1,605.00
		Invoices	\$0.00
		Balance Credit	-\$1,605.00



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 9:47 am, Apr 19, 2022

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

Amenity-Security

Invoice Number: 372

Invoice Date: March 14, 2022

Payment Due: March 21, 2022

Amount Due (USD): \$1,605.00

9042996115
tviscarra@gmscft.com

Items	Quantity	Price	Amount
Gurd services 2 week invoice 30 hours a week (x2)	60	\$26.75	\$1,605.00
<i>#34 NO</i> <i>370-572-345 \$802.50 each</i>			Total: \$1,605.00
Amount Due (USD):			\$1,605.00

Notes / Terms

Invoice Dates for Invoice #345:

January 25th - January 31st, 2022 / February 1st - February 7th, 2021



APPROVED

By Alex Boyer at 10:31 am, Apr 19, 2022

Amenity-Security

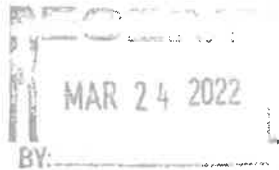
INVOICE

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: 374

Invoice Date: March 14, 2022

Payment Due: March 21, 2022

Amount Due (USD): \$1,605.00

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

Total: \$1,605.00

#34
330.92.345

Amount Due (USD): \$1,605.00

Notes / Terms

Invoice Dates for #351:

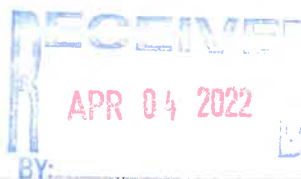
February 8th - February 14th, 2022 / February 15th - February 21st, 2022



APPROVED

By Alex Boyer at 11:34 am, Apr 04, 2022

Amenity-Security



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: 385

Invoice Date: April 4, 2022

Payment Due: April 11, 2022

Amount Due (USD): \$1,605.00

Pay Securely Online

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

#34211
Security Svc
330-522-345

Total: \$1,605.00

Amount Due (USD): \$1,605.00

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

March 22nd, 2022 - March 28th, 2022 / March 29th, 2022 - April 4th, 2022

Pay Securely Online

VISA



DISCOVER

Bank
Payment

link.waveapps.com/zjnchx-bc58zs



APPROVED

By Alex Boyer at 10:33 am, Apr 18, 2022

Amenity-Security

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

RECEIVED
APR 18 2022
BY: _____

Invoice Number: 393

Invoice Date: April 18, 2022

Payment Due: April 25, 2022

Amount Due (USD): \$1,605.00

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

#34
Security
730-572-7223

Total: \$1,605.00

Amount Due (USD): \$1,605.00

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

April 5th, 2022 - April 11th, 2022 / April 12th, 2022 - April 18th, 2022


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name
ARMSTRONG CDD
Account #
9054872
Trustee District:
06
Statement Date:
04/14/2022
Current Bill Due Date:
05/05/2022

Previous Balance

\$23.00

Payment Received 03/21/22

-\$23.00

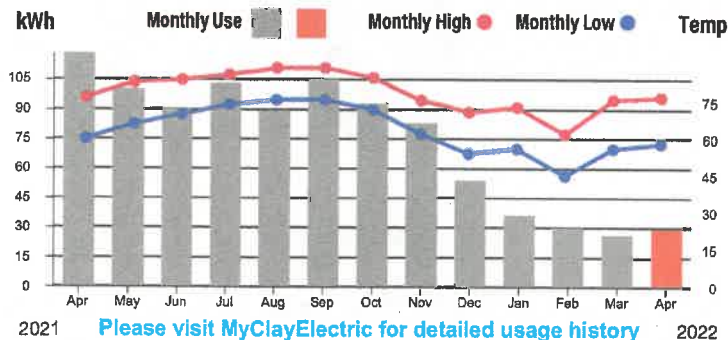
Balance Forward
\$0.00
Current Charges Due 05/05/22
\$32.00

Important Messages

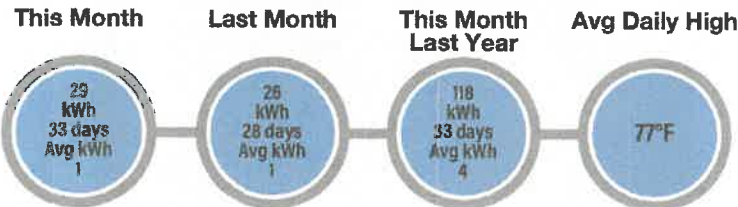
With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected and see the restoration status.


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	03/10/22	04/12/22	3107	3136	1	29



Current Service Detail		
Access Charge		\$27.00
Energy Charge	29 kWh @ 0.0813	\$2.36
Power Cost Adjustment	29 kWh @ 0.0244	\$0.71
FLA Gross Receipts Tax		\$0.77
Clay Co Public Ser Utility Tax		\$1.16
Total Current Charges for this Location		\$32.00

 1100
 3203843

**KEEP
SEND**

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


Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308
PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

 5761 2 MB 0.485
 ARMSTRONG CDD
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588

 5 5761
 C-22

Account Number	9054872
Current Charges Due 05/05/22	\$32.00
Total Amount Due	\$32.00

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


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

9



09054872

0000032006

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 04/14/2022
Current Bill Due Date: 05/05/2022
 Previous Balance \$1,168.00
 Payment Received 03/21/22 -\$1,168.00
Balance Forward \$0.00
Current Charges Due 05/05/22 \$1,253.00

Important Messages

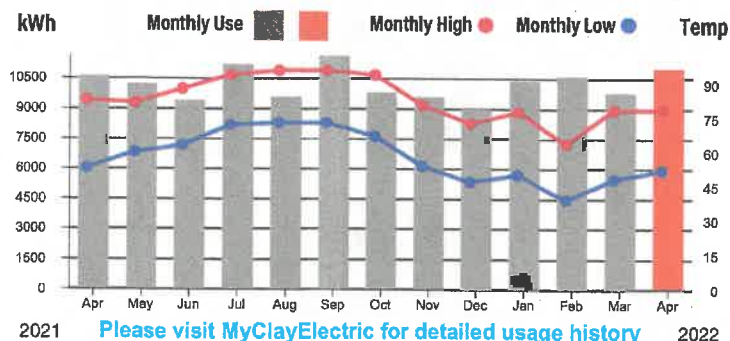
With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected and see the restoration status.

Total Amount Due
\$1,253.00
Due Date: 05/05/2022

RECEIVED
APR 18 2022
 BY: _____

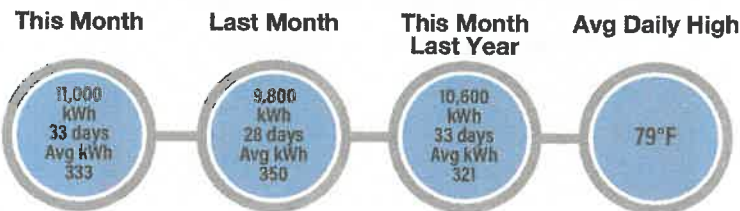
Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	03/10/22	04/12/22	1690	1745	200	11,000



Current Service Detail

Access Charge		\$27.00
Energy Charge	11,000 kWh @ 0.0813	\$894.30
Power Cost Adjustment	11,000 kWh @ 0.0244	\$268.40
FLA Gross Receipts Tax		\$30.48
Clay Co Public Ser Utility Tax		\$32.59
Operation Round Up		\$0.23
Total Current Charges for this Location		\$1,253.00



KEEP SEND

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

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number	9082120
Current Charges Due 05/05/22	\$1,253.00
Total Amount Due	\$1,253.00

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



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





Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9082351

Trustee District:

06

Statement Date:

04/14/2022

Current Bill Due Date:

05/05/2022

Previous Balance

\$32.00

Payment Received 03/21/22

-\$32.00

Balance Forward

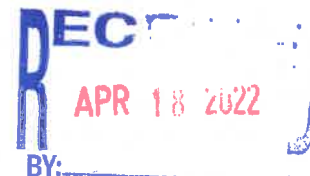
\$0.00

Current Charges Due 05/05/22

\$29.00

Important Messages

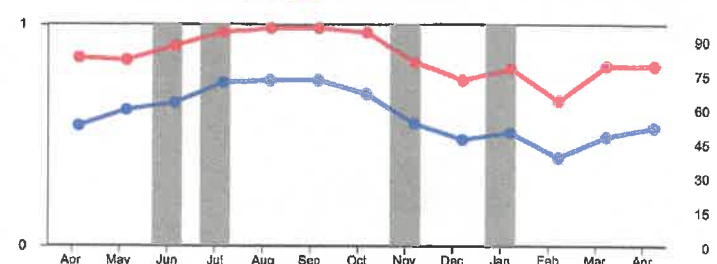
With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected and see the restoration status.



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	03/10/22	04/12/22	16	16	1	0

kWh Monthly Use Monthly High Monthly Low Temp



2021 Please visit [MyClayElectric](http://MyClayElectric.com) for detailed usage history 2022

This Month Last Month This Month Last Year Avg Daily High



Current Service Detail	
Access Charge	\$27.00
FLA Gross Receipts Tax	\$0.70
Clay Co Public Ser Utility Tax	\$1.08
Operation Round Up	\$0.22
Total Current Charges for this Location	\$29.00

#100
320-538.43

**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.



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number	9082351
Current Charges Due 05/05/22	\$29.00
Total Amount Due	\$29.00

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



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



09082351 0000029003



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

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

Member Name

ARMSTRONG CDD

Account #

9143346

Trustee District:

06

Statement Date:

04/14/2022

Current Bill Due Date:

05/05/2022

Previous Balance

-\$154.82

No Payment Received

\$0.00

Balance Forward

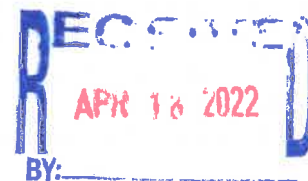
-\$154.82

Current Charges Due 05/05/22

\$29.45

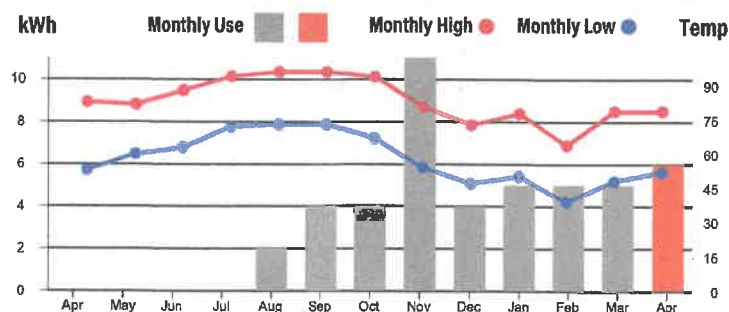
Important Messages

With storm season approaching, keep in mind the best and fastest way to report a power outage at your home is through the MyClayElectric app or online portal. Simply click Submit Outage at the top of the screen and follow the steps. You can see if the outage has already been detected and see the restoration status.



Service Address: 3814 ROYAL PINES

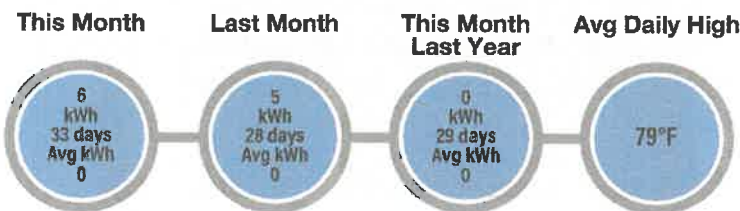
Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	03/10/22	04/12/22	40	46	1	6



2021 [Please visit MyClayElectric for detailed usage history](#) 2022

Current Service Detail

Access Charge		\$27.00
Energy Charge	6 kWh @ 0.0813	\$0.49
Power Cost Adjustment	6 kWh @ 0.0244	\$0.15
FLA Gross Receipts Tax		\$0.71
Clay Co Public Ser Utility Tax		\$1.10
Total Current Charges for this Location		\$29.45



KEEP SEND

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number

9143346

Credit Balance Do Not Pay

-\$125.37

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



CLAY ELECTRIC COOPERATIVE

PO BOX 308

KEYSTONE HEIGHTS, FL 32656-0308



09143346

0000000002

SoutheastFitness

REPAIR

Equipment Repair & Maintenance



14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17888A

Facility Name:	GREYHAWK - ARMSTRONG CDD
Facility Address:	3645 ROYAL PINES DRIVE ORANGE PARK, Florida 32065
Billing Address:	3645 ROYAL PINES DRIVE ORANGE PARK, Florida 32065
Contact & Phone:	
Reason for call:	DO SAME TIME AS JOB# 17376 RA LF PEC FLY/RD S/N 101914812243 M/N OSTWR6 - CABLE - CABLE IS FRAYING ON ONE SIDE PER IC. LF DAP S/N 101914754237 M/N OSDAP - CABLE - CABLE IS FRAYING ON ONE SIDE PER IC. ALEX 904-996-2485

Date: 14-Apr-2022

Payment is due within 30 days of
invoice date.

APPROVED

By Alex Boyer at 10:44 am, Apr 18, 2022

Amenity-Fitness Center Repairs

92
270-572-461

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		0.00	0.00	0.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	38.00	1.00	38.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	1.50	90.00
LF - OSTWR PF/RD - CABLE: LF - OSTWR PF/RD - CABLE	8829701	123.00	1.00	123.00
LF - OSDAP DAP - CABLE: LF - OSDAP DAP - CABLE	9138301	142.04	1.00	142.04
Comments:			Parts Total	393.04
			Tax	0.00
			Balance	393.04

Technician: ROBERT PETERKIN

Thank you for your business.

Vak Pak, Inc.

1824 Phoenix Avenue
Jacksonville, FL 32206

APPROVED


By Alex Boyer at 10:46 am, Apr 18, 2022

Amenity-Pool Maint

Invoice

Date	Invoice #
4/15/2022	600053

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

Ship To


P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
PM032822	Due on receipt	JW	4/15/2022				
Quantity	Item Code	Description			U/M	Price Each	Amount
	Labor	SERVICE: <u>PREVENTATIVE MAINTENANCE</u> LOCATION: GREYHAWK COMPLETION: 03/28/22				350.00	350.00
		#57 320-572-467					
It's been a pleasure working with you!					Total \$350.00		