

ARMSTRONG

Community Development District

JULY 15, 2022

AGENDA

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

July 8, 2022

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held Friday, July 15, 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. Affidavit of Publication
- IV. 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
- V. Approval of the Minutes of the May 12, 2022 Meeting
- VI. Acceptance of Fiscal Year 2021 Audit Report
- VII. Consideration of Resolution 2022-06, Resetting the Public Hearing Date for Fiscal Year 2023 Budget
- VIII. Public Hearing Adopting the Budget for Fiscal Year 2023

- A. Consideration of Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023
- B. Consideration of Resolution 2022-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023

IX. Discussion Regarding Installation of Bushes (3829 Sunberry Lane)

X. Staff Reports

- A. District Counsel
- B. District Engineer - Stormwater Needs Analysis Report
- C. District Manager – Discussion of Meeting Schedule for Fiscal Year 2023
- D. Facility Manager
 - 1. Report
 - 2. Proposal from Tropical Pavers for Sunken Pavers
 - 3. Proposal from Tropical Pavers for Bench Seat
 - 4. Monthly Quality Inspection Report

XI. Supervisor's Requests and Audience Comments

XII. Financial Reports

- A. Financial Statements as of June 30, 2022
- B. Check Register

XIII. Next Scheduled Meeting – August 11, 2022 @ 3:30 p.m. at Plantation Oaks Amenity Center

XIV. Adjournment

THIRD ORDER OF BUSINESS

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a
Notice of Hearing

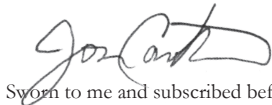
In the matter of 22/23 budget

LEGAL: 35296

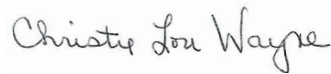
Was published in said newspaper in the issues:

6/16/22 6/23/22

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



Sworn to me and subscribed before me 06/23/2022



3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@osteenmediagroup.com

NOTICE OF HEARING AND REGULAR MEETING

ARMSTRONG Community Development
District

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Armstrong Community Development District ("District") will hold a public hearing on July 15, 2022 at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.ridgeewoodtrailscdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles, District Manager
Legal 35296 Published June 16, June 23, 2022
in Clay County's Clay Today Newspaper

FOURTH 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 July 15, 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 15TH DAY OF JULY, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FIFTH 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, May 12, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer by telephone
Alex Boyer	Armstrong CDD Facility Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:30 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 April 14, 2022 Meeting

On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor the minutes of the April 14, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption

Ms. Giles stated Resolution 2022-05 approves the proposed fiscal year 2023 budget and sets the public hearing. Although there are some changes in line items, overall it remains the same as fiscal year 2022 with no increase in assessments.

As we go through the proposed budget the administrative section hasn't changed much from last year and most of the increases in the field operations and amenity are from 3% to 5%. On page 26 is the gross assessment per unit for the platted lots.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2022-05 approving the proposed fiscal year 2023 budget and setting a public hearing for July 14, 2022 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

1. Stormwater Needs Analysis Report

2. Public Facility Report

Mr. Wild reviewed the public facilities report that included the recreational facilities, entry features and landscaping/irrigation, wetland mitigation areas, stormwater management facilities and roadway infrastructure.

C. District Manager –**1. Report on Number of Registered Voters (514)**

A copy of the letter from the supervisor of elections indicating there are 514 registered voters residing in the district was included in the agenda package.

2. Designation of Landowners Election Date

Ms. Giles stated the landowners date can be whenever the board decides they want it to be in the month of November. Normally the date will coincide with the date of your regular meeting. This district meets on the second Thursday of each month and that would be November 10, 2022 and this is the date I recommend we have the landowners meeting for seat 2, Mike Taylor.

D. Facility Manger**1. Report**

Mr. Boyer gave an overview of the facility manager's report and stated Carl had 28 negative impact reactions throughout the month, whether that is cussing at him, people who were not supposed to be on property, residents who didn't have fobs with them and were very vocal about it. Over half of the incidents were with residents who are not bringing their fobs and expecting someone to let them in or by jumping the fence. We have five resident homes we have restricted access for the next 30-days hoping they will come around to being a better neighbor because they were multiple offenders in a small period of time. We have found one potential fob that may be a stolen fob and I will send an email to the community asking people to check and let us know they are using all the ones they bought. The sheriff's office has issued eight trespassing notices in the past month to both adults and minors.

2. Monthly Quality Inspection Report

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

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Other issues were: sod missing between the sidewalk and the curb, pallets right before the roundabout, Greyhawk sign missing a light, trash cans by the pool are overflowing by Monday and there are two Monday holidays coming up, pool cleanliness, one umbrella where the table was

broken is torn and is showing wear, bathroom key fob and new doorknobs are not secure, they don't lock due to ADA requirements, make the fence more difficult for kids to jump, ID cards with your picture on it rather than key fobs will be up to a resident controlled board, only one crank for orange umbrellas, repair of crack in the pool will require partial drainage of the pool.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 2022

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

B. Check Register

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

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – 06/09/22 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for June 9, 2022 at 3:30 p.m. at the same location.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the meeting adjourned at 4:07 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SIXTH ORDER OF BUSINESS

Armstrong Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

Armstrong Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of Armstrong Community Development District (the "District") as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

- 1 -



To the Board of Supervisors
Armstrong Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Armstrong Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 8, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Armstrong Community Development District's internal control over financial reporting and compliance.

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

July 8, 2022

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets exceeded total liabilities by \$14,699,611, (net position). Unrestricted net position for Governmental Activities was \$119,981. Net investment in capital assets was \$14,088,277. Restricted net position was \$491,353.
- ◆ Governmental activities revenues totaled \$3,786,470 while governmental activities expenses totaled \$893,035.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 213,221	\$ 80,272
Restricted assets	1,331,307	1,208,379
Capital assets	24,471,007	22,290,021
Total Assets	26,015,535	23,578,672
Current liabilities	467,765	463,221
Non-current liabilities	10,848,159	11,309,275
Total Liabilities	11,315,924	11,772,496
Net position - net investment in capital assets	14,088,277	11,596,235
Net position - restricted	491,353	171,215
Net position - unrestricted	119,981	38,726
Total Net Position	\$ 14,699,611	\$ 11,806,176

The increase in current assets is mainly the result of the increase in cash and investments in the current year.

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

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 1,382,353	\$ 452,593
Operating grants and contributions	154,137	250,508
Capital grants and contributions	2,058,889	1,640,299
General Revenues		
Investment earnings	59	2,381
Miscellaneous revenues	191,032	163,738
Total Revenues	<u>3,786,470</u>	<u>2,509,519</u>
Expenses		
General government	101,424	111,294
Physical environment	135,719	150,383
Culture/recreation	168,779	117,012
Interest and other costs	487,113	812,505
Total Expenses	<u>893,035</u>	<u>1,191,194</u>
Change in Net Position	2,893,435	1,318,325
Net Position - Beginning of Year	<u>11,806,176</u>	<u>10,487,851</u>
Net Position - End of Year	<u>\$ 14,699,611</u>	<u>\$ 11,806,176</u>

The increase in charges for services is related to the initial debt service assessment for the Series 2019A Bonds in the current year.

The increase in capital grants and contributions is related to the increase in developer contributions to cover construction costs in the current year.

The increase in culture/recreation is related to the increase in amenity landscape maintenance and security monitoring in the current year.

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

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

Description	Governmental Activities	
	2021	2020
Construction in progress	\$ 24,406,037	\$ 22,216,930
Equipment	81,212	81,212
Accumulated depreciation	(16,242)	(8,121)
Total Capital Assets (Net)	<u>\$ 24,471,007</u>	<u>\$ 22,290,021</u>

During the year, \$2,189,107 was added to construction in progress and depreciation was \$8,121.

General Fund Budgetary Highlights

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

The budget was not amended for the year ended September 30, 2021.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2017, the District issued \$4,035,000 Series 2017A Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and equipping certain assessable improvements. The balance outstanding at September 30, 2021 was \$3,900,000.
- ◆ In October 2019, the District issued \$7,500,000 Series 2019A Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of the Series 2019A Project. The balance outstanding at September 30, 2021 was \$7,260,000.

**Armstrong Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Armstrong Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

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

Armstrong Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 113,169
Assessments receivable	27,954
Due from others	38,391
Prepaid expenses	33,707
Total Current Assets	<u>213,221</u>
Non-Current Assets	
Restricted:	
Investments	1,331,307
Capital Assets Not Being Depreciated	
Construction in progress	24,406,037
Capital Assets Being Depreciated:	
Equipment	81,212
Less: accumulated depreciation	<u>(16,242)</u>
Total Non-Current Assets	<u>25,802,314</u>
Total Assets	<u>26,015,535</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	19,606
Due to others	24,247
Accrued interest	198,672
Leases payable-current	15,240
Bonds payable-current	210,000
Total Current Liabilities	<u>467,765</u>
Non-Current Liabilities	
Bonds payable, net	10,837,210
Leases payable	10,949
Total Non-Current Liabilities	<u>10,848,159</u>
Total Liabilities	<u>11,315,924</u>
NET POSITION	
Net investment in capital assets	14,088,277
Restricted for debt service	408,137
Restricted for capital projects	83,216
Unrestricted	119,981
Total Net Position	<u><u>\$ 14,699,611</u></u>

See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government					
Governmental Activities					
General government	\$ (101,424)	\$ 82,837	\$ 39,299	\$ -	\$ 20,712
Physical environment	(135,719)	104,215	49,441	2,058,889	2,076,826
Culture/recreation	(168,779)	137,849	65,397	-	34,467
Interest and other costs	(487,113)	1,057,452	-	-	570,339
Total Governmental Activities	<u>\$ (893,035)</u>	<u>\$ 1,382,353</u>	<u>\$ 154,137</u>	<u>\$ 2,058,889</u>	<u>2,702,344</u>
General Revenues:					
Investment earnings					59
Miscellaneous revenues					191,032
Total General Revenues					<u>191,091</u>
Change in Net Position					2,893,435
Net Position - October 1, 2020					11,806,176
Net Position - September 30, 2021					<u>\$ 14,699,611</u>

See accompanying notes to financial statements.

Armstrong Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	Governmental Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 113,169	\$ -	\$ -	\$ 113,169
Assessments receivable	-	27,954	-	27,954
Due from others	16,958	-	21,433	38,391
Due from other funds	-	626	-	626
Prepaid expenses	33,707	-	-	33,707
Restricted assets:				
Investments, at fair value	-	1,268,898	62,409	1,331,307
Total Assets	<u>\$ 163,834</u>	<u>\$ 1,297,478</u>	<u>\$ 83,842</u>	<u>\$ 1,545,154</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 19,606	\$ -	\$ -	\$ 19,606
Due to other funds	-	-	626	626
Due to others	24,247	-	-	24,247
Total Liabilities	<u>43,853</u>	<u>-</u>	<u>626</u>	<u>44,479</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>16,958</u>	<u>-</u>	<u>-</u>	<u>16,958</u>
FUND BALANCES				
Nonspendable - prepaid expenses	33,707	-	-	33,707
Restricted for debt service	-	1,297,478	-	1,297,478
Restricted for capital projects	-	-	83,216	83,216
Unassigned	69,316	-	-	69,316
Total Fund Balances	<u>103,023</u>	<u>1,297,478</u>	<u>83,216</u>	<u>1,483,717</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 163,834</u>	<u>\$ 1,297,478</u>	<u>\$ 83,842</u>	<u>\$ 1,545,154</u>

See accompanying notes to financial statements.

Armstrong Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 1,483,717
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$24,406,037, equipment, \$81,212, net of accumulated depreciation, \$(16,242), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	24,471,007
Long-term liabilities, including bonds payable, \$(11,160,000), net of bond discounts, \$112,790, and leases payables, \$(26,189), are not due and payable in the current period, and therefore, are not reported at the fund level.	(11,073,399)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(198,672)
At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	<u>16,958</u>
Net Position of Governmental Activities	<u><u>\$ 14,699,611</u></u>

See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	Governmental Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
Revenues				
Special assessments	\$ 324,901	\$ 1,057,452	\$ -	\$ 1,382,353
Developer contributions	154,137	-	2,058,889	2,213,026
Miscellaneous revenues	43	-	174,031	174,074
Investment earnings	-	56	3	59
Total Revenues	<u>479,081</u>	<u>1,057,508</u>	<u>2,232,923</u>	<u>3,769,512</u>
Expenditures				
Current				
General government	101,424	-	-	101,424
Physical environment	127,598	-	-	127,598
Culture/recreation	168,779	-	-	168,779
Capital outlay	-	-	2,189,107	2,189,107
Debt service				
Principal	13,930	310,000	-	323,930
Interest	3,053	483,433	-	486,486
Total Expenditures	<u>414,784</u>	<u>793,433</u>	<u>2,189,107</u>	<u>3,397,324</u>
Revenues over/(under) expenditures	64,297	264,075	43,816	372,188
Other Financing Sources/(Uses)				
Transfers in	-	-	14	14
Transfers out	-	(14)	-	(14)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(14)</u>	<u>14</u>	<u>-</u>
Net change in fund balances	64,297	264,061	43,830	372,188
Fund Balances - October 1, 2020	<u>38,726</u>	<u>1,033,417</u>	<u>39,386</u>	<u>1,111,529</u>
Fund Balances - September 30, 2021	<u>\$ 103,023</u>	<u>\$ 1,297,478</u>	<u>\$ 83,216</u>	<u>\$ 1,483,717</u>

See accompanying notes to financial statements.

Armstrong Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ 372,188
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(8,121), was exceeded by capital outlay, \$2,189,107, in the current year.	2,180,986
Repayments of principal are expenditures at the governmental fund level and reduce long-term liabilities at the government-wide level.	323,930
Amortization of bond discount reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as an expenditure at the fund level.	(4,124)
In the Statement of Activities, interest is accrued on outstanding and matured bonds; whereas in governmental funds, interest expenditures are reported when due. This is the increase in accrued interest from the prior year.	3,497
At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	<div style="border-top: 1px solid black; display: inline-block;">16,958</div>

Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 2,893,435</div>
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See accompanying notes to financial statements.

Armstrong Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 323,840	\$ 323,840	\$ 324,901	\$ 1,061
Developer contributions	154,137	154,137	154,137	-
Miscellaneous revenues	36,000	36,000	43	(35,957)
Total Revenues	<u>513,977</u>	<u>513,977</u>	<u>479,081</u>	<u>(34,896)</u>
Expenditures				
Current				
General government	123,511	123,511	101,424	22,087
Physical environment	171,977	171,977	127,598	44,379
Culture/recreation	218,489	218,489	168,779	49,710
Debt service				
Principal	-	-	13,930	(13,930)
Interest	-	-	3,053	(3,053)
Total Expenditures	<u>513,977</u>	<u>513,977</u>	<u>414,784</u>	<u>99,193</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>64,297</u>	<u>64,297</u>
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>38,726</u>	<u>38,726</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 103,023</u>	<u>\$ 103,023</u>

See accompanying notes to financial statements.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

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

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

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

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

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

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

b. Restricted Assets

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

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity (Continued)

c. Capital Assets

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

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

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

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

Equipment	5-10 years
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d. Budgets

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

e. Unamortized Bond Discount

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

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in this category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

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

“Total fund balances” of the District’s governmental funds, \$1,483,717, differs from “net position” of governmental activities, \$14,699,611, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

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

Construction in progress	\$ 24,406,037
Equipment	81,212
Accumulated depreciation	<u>(16,242)</u>
Total	<u>\$ 24,471,007</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (11,160,000)
Leases payable	(26,189)
Bond discount, net	<u>112,790</u>
Total	<u>\$ (11,073,399)</u>

Accrued interest

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

Accrued interest	<u>\$ (198,672)</u>
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Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

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

Deferred inflows of resources

Governmental funds financial statements report revenues which are measurable but not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual on government-wide financial statements.

Unavailable revenues	\$ <u>16,958</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$372,188, differs from the “change in net position” for governmental activities, \$2,893,435, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Capital outlay	\$ 2,189,107
Depreciation	<u>(8,121)</u>
Total	<u>\$ 2,180,986</u>

Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$ <u>16,958</u>
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Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

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

Principal payments	\$ <u>323,930</u>
Amortization of bond discount	\$ <u>(4,124)</u>

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

Net change in accrued interest payable	\$ <u>3,497</u>
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NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$115,193 and the carrying value was \$113,169. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market Account	N/A	\$ <u>1,331,307</u>

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

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

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

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

Interest Rate Risk

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

Credit Risk

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

Concentration of Credit Risk

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

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital Assets, Not Depreciated				
Construction in progress	\$ 22,216,930	\$ 2,189,107	\$ -	\$ 24,406,037
Capital Assets, Depreciated:				
Equipment	81,212	-	-	81,212
Less Accumulated Depreciation for:				
Equipment	(8,121)	(8,121)	-	(16,242)
Total Capital Assets Depreciated, Net	73,091	(8,121)	-	64,970
Total Capital Assets, net	<u>\$ 22,290,021</u>	<u>\$ 2,180,986</u>	<u>\$ -</u>	<u>\$ 24,471,007</u>

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

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2021:

Bonds payable at October 1, 2020	\$ 11,470,000
Principal payments	<u>(310,000)</u>
Bonds payable at September 30, 2021	\$ 11,160,000
Less: bond discount	<u>(112,790)</u>
Bonds payable, net	<u>\$ 11,047,210</u>

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following at September 30, 2021:

Special Assessment Debt

\$4,035,000 Special Assessment Revenue Bonds, Series 2017A due in annual principal installments, beginning November 1, 2017. Interest is due annually on November 1, beginning November 1, 2017 at rates between 3.625% and 5.125% with a maturity date of November 1, 2048. \$ 3,900,000

\$7,500,000 Special Assessment Revenue Bonds, Series 2019A due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2020 at rates between 3.125% and 4% with a final maturity date of November 1, 2050. 7,260,000

Bonds Payable at September 30, 2021 \$ 11,160,000

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 210,000	\$ 471,625	\$ 681,625
2023	215,000	462,891	677,891
2024	220,000	453,375	673,375
2025	230,000	445,606	675,606
2026	235,000	439,294	674,294
2027-2031	1,330,000	2,042,381	3,372,381
2032-2036	1,630,000	1,741,100	3,371,100
2037-2041	2,015,000	1,340,922	3,355,922
2042-2046	2,505,000	842,266	3,347,266
2047-2051	<u>2,570,000</u>	<u>247,346</u>	<u>2,817,346</u>
Totals	<u>\$ 11,160,000</u>	<u>\$ 8,486,806</u>	<u>\$ 19,646,806</u>

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

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

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

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

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2021:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Bonds, Series 2017A	\$ 265,819	\$ 265,819
Special Assessment Bonds, Series 2019A	\$ 424,850	\$ 420,200

**Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE F – CAPITAL LEASE

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

The future minimum lease payments and net present value of minimum lease payments at September 30, 2021 were as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2022	\$ 16,983
2023	<u>11,322</u>
Total minimum lease payments	28,305
Less: amount representing interest	<u>(2,116)</u>
Present value of minimum lease payments	<u>\$ 26,189</u>

NOTE G – COST SHARE AGREEMENT

In August 2020, the District entered into cost share agreement with Armstrong Owners' Association, Incorporated ("the Association") for landscape and irrigation maintenance services of certain lands in which both parties agreed is a shared benefit between the District and the Association. The Association has agreed to pay monthly to the District \$1,100 plus reimbursements to the District for actual costs incurred. At September 30, 2021, the District had \$16,958 receivable in relation to this agreement.

NOTE H – RISK MANAGEMENT

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

NOTE I – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. At September 30, 2021, four of five board members are affiliated with the Developer.

Armstrong Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE J – RELATED PARTY TRANSACTIONS

The majority of the voting members of the Board of Supervisors are employed by the Developer or a related entity. The District received \$154,137 in operating contributions and \$2,058,889 in capital contributions from the Developer for the year ended September 30, 2021.

NOTE K – INTERLOCAL AGREEMENTS

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

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

NOTE L – SUBSEQUENT EVENT

On November 1, 2021 the District made prepayments totaling \$130,000 on the Series 2019A Bond. On February 1, 2022 the District made prepayments totaling \$10,000 on the Series 2019A Bond. On May 1, 2022 the District made prepayments totaling \$5,000 on the Series 2019A Bond.



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Armstrong Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated July 8, 2022.

Internal Control Over Financial Reporting

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

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

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



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

Board of Supervisors
Armstrong Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

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

July 8, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Armstrong Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated July 8, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 8, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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

To the Board of Supervisors
Armstrong Community Development District

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

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

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Armstrong Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 16
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$3,509
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$452,462
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Armstrong Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$256.00 – 851.04, the Debt Service Fund, \$1,122.85 – 1,667.76.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$1,382,353.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2017A Bonds, \$3,900,000, maturing November 2048 and Series 2019A Bonds, \$7,260,000, maturing November 2050.



To the Board of Supervisors
Armstrong Community Development District

Additional Matters

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

Purpose of this Letter

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

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

July 8, 2022



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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

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

We have examined Armstrong Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Armstrong Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Armstrong Community Development District's compliance based on our examination.

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

In our opinion, Armstrong Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

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

July 8, 2022

SEVENTH ORDER OF BUSINESS

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-05 TO RE-SET THE DATE AND TIME OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Armstrong Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 12, 2022, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2022-05, approving the proposed budget for Fiscal Year 2022/2023 and setting a public hearing on the proposed budget for July 14, 2022, at 3:30 pm at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065; and

WHEREAS, the District desires to reset the date and time of the public hearing to July 15, 2022, at 3:30 pm at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 and cause the notice of the revised public hearing, with the new date and time along with the location, to be published in a newspaper of general circulation in Clay County, Florida, and mailed to landowners within the District consistent with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. RESETTING OF PUBLIC HEARING DATE AND TIME. The District hereby resets the date and time of the public hearing to **July 15, 2022, at 3:30 pm at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065** and ratifies the District Manager's publication and mailing of the notice of public hearing in accordance with Chapter 190, *Florida Statutes*. Resolution 2022-05 is hereby amended to reflect that the public hearing is re-set as stated herein.

SECTION 2. RESOLUTION 2022-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-05 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 15th day of July 2022.

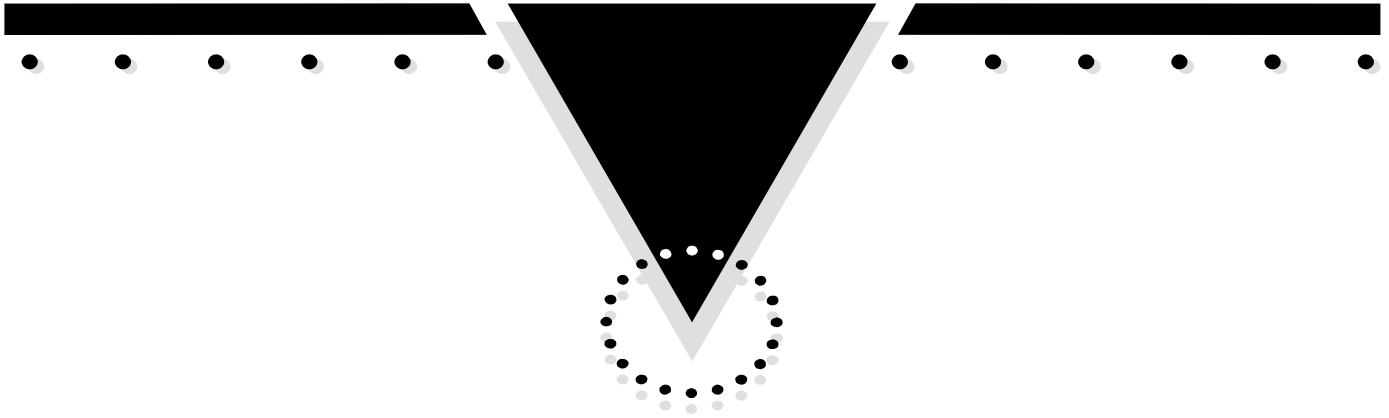
ATTEST:

**THE ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairperson, Board of Supervisors

EIGHTH ORDER OF BUSINESS



Armstrong Community Development District

**Approved Budget
FY 2023**



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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	Approved 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	Approved 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	Approved 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

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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	Approved 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	

A.

RESOLUTION 2022-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Armstrong Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Armstrong Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND SERIES 2017A/B	\$ _____
DEBT SERVICE FUND SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2022.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 15th day of July, 2022.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

TENTH ORDER OF BUSINESS

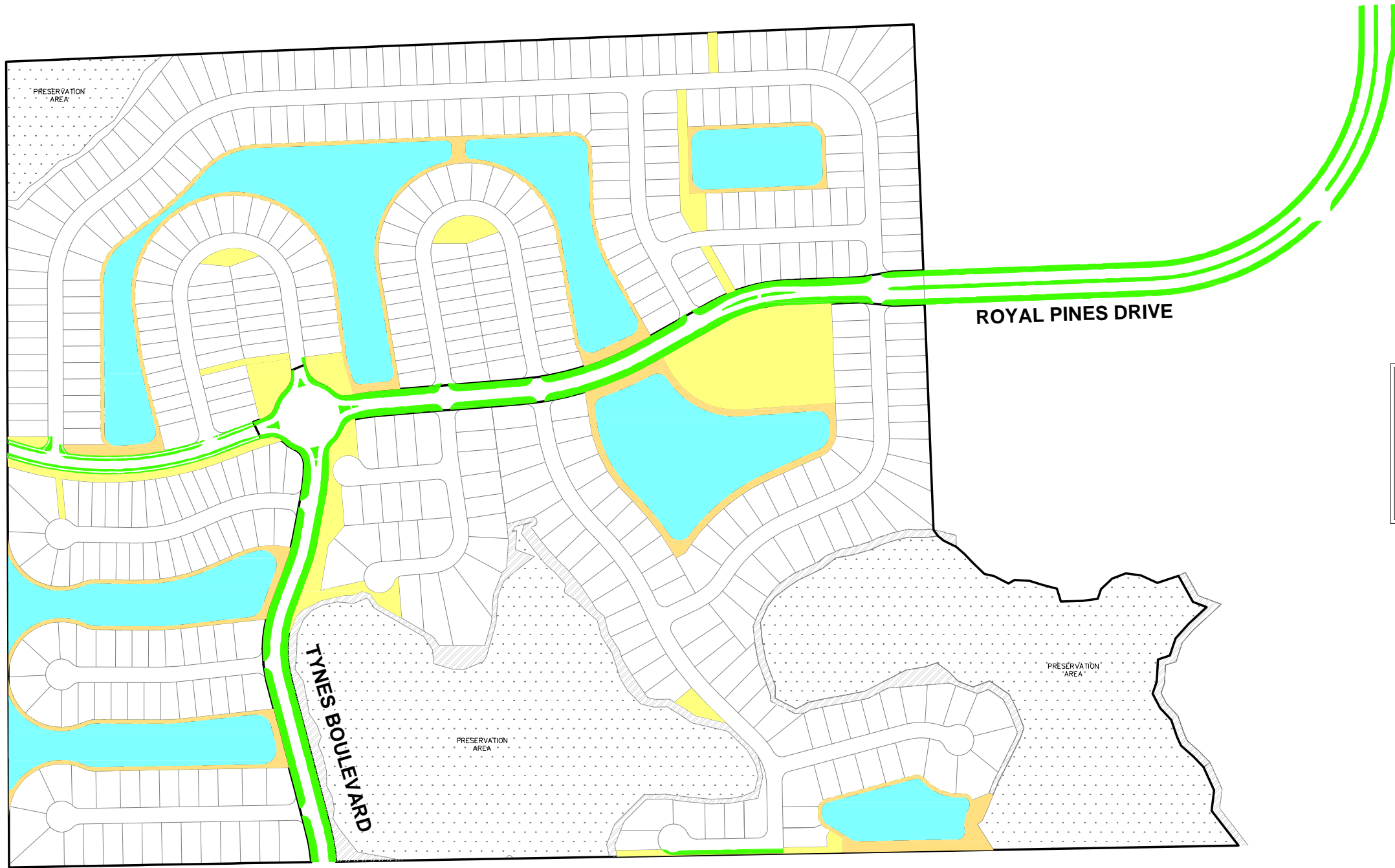
B.

Armstrong Community Development District (District)





Storm Water Management Plan

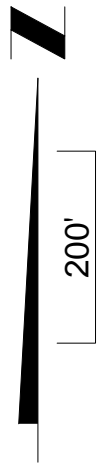
Revised: 2022-06-22

1. The intent of this plan is to adhere to the rules and regulations stated in the St. Johns River Water Management District Environmental Resource Permits and the Clay County Development Services Permits for this project.
2. All permitted Storm Water Management Facilities (SMFs) will be maintained as required. Maintenance includes routine mowing of the SMFs, the repair and maintenance of the outfall control structures, removal of debris that may clog the outfall systems and other related maintenance that may be required from time to time.
3. At least once every two years, the storm water management facilities including outfall control structures shall be reviewed by the Engineer of Record and may be performed during annual review by the District. If there are deficiencies, repairs or other matters that need attention, the Engineer of Record shall notify the District of the issues together with options (if available) to repair or mitigate for these deficiencies. The date of field review and name of field representative(s) shall be recorded as part of the report to the District.
4. Lands within Conservation Easements will be maintained by the District (see attached Master Site Plan). Maintenance shall include, but not be limited to removing dead trees as may be required to provide a safe environment.
5. Preserved wetlands and conservation areas, storm water management facilities and other areas shall be protected from erosion and siltation, scouring, dewatering or excessive turbidity, resulting from all construction activities including home building.



LEGEND

	CDD - STORM WATER TRACTS
	CDD - LANDSCAPED AREAS
	CDD - LANDSCAPE TRACTS
	CDD - STORM WATER FACILITIES



**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE PLAN**



England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

Armstrong CDD Storm Water Need Analysis - Limitations and Assumptions

Project Name: Armstrong Community Development District Date: 6/22/2022
Project Location: Royal Pines Drive and Tynes Boulevard in Clay County Etm Job No. 22-019
Project City / State: Middleburg, FL

Storm Water Need Analysis Limitations and Assumptions:

England, Thims & Miller, Inc. (ETM) drafted a portion of the storm water need analysis based on limited information. This information includes, when available, approved Engineering Plans and Permits that were issued by Nassau County Development Services and the St. Johns River Water Management District. Since, this is a Community Development District (CDD) that was phased there are numerous approved Plans and Permits.

ETM did not conduct an exhaustive search of the regulating documents for this project due to a limited scope and budget. The intent is to provide estimates sufficient to respond to the Storm Water Need Analysis as required by the State of Florida's Office of Economic & Demographic Research. This level of accuracy was confirmed during the State of Florida's Webinars regarding the Storm Water Need Analysis.

Due to the nature of the analysis for this project, there are many assumptions and limitations required. It should be noted that the intent is to provide the State of Florida with a proposed budget for Storm Water Needs for the next 20 years. Due to the assumptions and limitations, this analysis should not be relied upon for any use other than the fulfillment by the CDD to fill out the State of Florida's Storm Water Need Analysis forms.

Assumptions / Limitations:

1. Generally there will be no major replacements required of storm water infrastructure that exceeds 5% of the maintenance budget in any given year.
2. The CDD Boundary will not be revised or expanded during the 20 year period designated in this analysis.
3. Maintenance budget figures are provided by the District Manager.
4. No survey or field work was performed to determine the details of the storm water management system; including lengths of culverts or ditches.
5. Generalized data were obtained from various engineering plans that were prepared for the development of the CDD infrastructure.
6. Projections of the maintenance budget numbers based on optional growth rate schedules spreadsheet provided by the State of Florida Department of Economic and Demographic Research.



England - Thims & Miller, Inc.
14775 Old St. Augustine Rd., Jacksonville, FL 32258
Phone (904) 642-8990 Reg No: 2584

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, *etc.*) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government: Armstrong Community Development District

Name of stormwater utility, if applicable: N/A

Contact Person

Name: Marilee Giles

Position/Title: District Manager

Email Address: mgiles@gmsnf.com

Phone Number: 904-940-5850 ext 412

Indicate the Water Management District(s) in which your service area is located.

- ☐ Northwest Florida Water Management District (NFWFMD)
- ☐ Suwannee River Water Management District (SRWMD)
- ☒ St. Johns River Water Management District (SJRWMD)
- ☐ Southwest Florida Water Management District (SWFWMD)
- ☐ South Florida Water Management District (SFWMD)

Indicate the type of local government:

- ☐ Municipality
- ☐ County
- ☒ Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Armstrong CDD is a large residential community that was developed in multiple phases - with each of those phases designed, permitted, and constructed in accordance with Clay County and St. Johns River Water Management District regulations. The management of the stormwater is regulated through multiple stormwater management facilities (SMFs) and control structures constructed throughout the community.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	St. Johns River Water Management District and Clay County Permit Compliance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.

• Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

• Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

<ul style="list-style-type: none"> Does your stormwater management program implement the following (answer Yes/No): 	
A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	
<div style="border: 1px solid black; height: 60px;"></div>	
Notes or Comments on any of the above:	
<div style="border: 1px solid black; height: 60px;"></div>	

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.	
<ul style="list-style-type: none"> Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i>, systems that are dedicated to public ownership and/or operation upon completion)? 	No
Notes or Comments on the above:	
<div style="border: 1px solid black; padding: 10px;">Design, Permitting, and Construction of stormwater management facilities are financed and managed by the District</div>	

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	No
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Roadways within the District are owned and maintained by St. Johns County except for a small gated portion of roadways near Pacetti Road. St. Johns County does street cleaning on their own schedule.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	3,490.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	1,920.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	7	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Stormwater flows from developed areas to wetlands over a vegetative natural treatment buffer

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☐ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Engineering Plans and Permits associated with the development

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

A shapefile of the CDD Boundary will be included with this submittal

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

No change anticipated

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	12	64	72	81	91
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Project Name (or, if applicable, BMAP Project Number or ProjID)	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input checked="" type="checkbox"/>	Other(s): SJRWMD and SJC Approved Engineering Plans and Permits

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, *etc.* Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the “Funding Sources for Actual Expenditures” columns should equal the total “Actual Expenditures” amount. The cells in the “Funding Sources for Actual Expenditures” section will be highlighted red if their sum does not equal the “Actual Expenditures” total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	12	12					
2020-21	12	12					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	64	72	81	91
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	64	72	81	91

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

C.

**NOTICE OF MEETINGS
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Armstrong Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2023** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 on the second Thursday of each month as follows or otherwise noted:

October 13, 2022
November 10, 2022 (Landowners Election)
December 8, 2022
January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023

D.

1.

Armstrong CDD



EVERGREEN

LIFESTYLES MANAGEMENT

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

Amenities

Overview

- Continued work on site improvements both operationally and aesthetically
- Security added QR code scan stations and increased visibility

Facility Usage & Updates

- Increased pool and amenities usage (summer – no school)
- Noted an uptick in questionable activities such as drug use, vandalism and trash / soiling of furnishings
- Breezeway Bulletin Board repopulated with newly printed amenity use policies

Amenity Pool/ Covered Patio

- Black algae growth removed (scrubber ad spot treated) from returns, edge and corners
- Tables and chairs cleaned regularly
- Pool perimeter fence and gates replacement / repair estimate secured and scheduling by Armstrong Fence TBD.
- Paver deck blown off.

Fitness Center

- Weekly replenishment of paper towels and sanitizer
- All equipment functioning properly
- Seat tightened on butterfly machine
- AC filters changed
- Office AC functioning after vendor visit. Shown how to reset high pressure switch for any future occurrence of malfunction

Outdoor Amenities

- West Gate park bench slat repaired and stained and sealed. Completed sealing/stain of adjacent bench
- Pool zero entry chairs pulled until foot pads replaced. Pads / glides ordered.

New Projects and Proposals

- *Priority- A hole and sunken pavers discovered on west side of pool due to water leak and erosion. Damage and repair assessment made. Tropical Pavers submitted quote (see attached) for replacement pavers and leveling once other repairs are made*
- *Quote from Tropical pavers submitted (See attached) to move west gate benches from fence line onto a paver pad at a location TBD*

Lifestyles

Events Updates

Other: Attachments





2.

TROPICAL PAVERS

DRIVEWAYS
PATIOS
POOL DECKS
RETAINING WALLS
SEALING
SUMMER KITCHENS

OF NE FLORIDA, LLC

COMMERCIAL-
RESIDENTIAL

14286 BEACH BLVD.
#19-315
JACKSONVILLE BCH FL
32250

PROPOSAL / ACCEPTANCE

jodyrich@tropicalpaversnefl.com

Jody Rich
904.219-8106

PROPOSAL SUBMITTED TO: EVERGREEN LIFESTYLES MNGMN		CONTACT: CARL MARCHAND	E-MAIL: cmarchand@evergreen-lm.com
STREET: 10301 DEERWOOD PARK BLVD		JOB NAME: GREYHAWK POOL REPAIR	
CITY, STATE, ZIP: #3200 JACKSONVILLE FL 32256		JOB ADDRESS: GREYHAWK COMMUNITY CENTER	
PHONE: 904-203-7112	CELL: 904-547-9407	CITY, STATE, ZIP: MIDDLEBURG FL 32068	DATE OF PROPOSAL: 7-9-22

WE PROPOSE THE FOLLOWING: AS PER PLANS

- PROVIDE 1 CUBE MEGA OLDE TOWNE, SIERRA
- REMOVE BROKEN – CHIPPED – SUNK PAVERS
- BACKFILL AREA DISCUSSED, LEVEL SUNK SPOTS UNDER UMBRELLAS
- PROVIDE AND INSTALL MASONSAND FOR PAVER JOINTS WHERE WORK WAS PREFORMED
- CLEAN UP AND HAUL AWAY ALL PAVER RELATED MATERIALS

WE PROPOSE TO COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF: **\$ 2995.90**

Remit 50% Deposit and signed contract to:
Tropical Pavers N.E. FL. LLC
14286 Beach Blvd. #19-315
Jacksonville Bch. FL. 32250

Balance is due upon completion of job.

AUTHORIZED
SIGNATURE

Jody Rich

ACCEPTED BY :

DATE: _____

3.

TROPICAL PAVERS

DRIVEWAYS
PATIOS
POOL DECKS
RETAINING WALLS
SEALING
SUMMER KITCHENS

OF NE FLORIDA, LLC

COMMERCIAL-
RESIDENTIAL

14286 BEACH BLVD.
#19-315
JACKSONVILLE BCH FL
32250

PROPOSAL / ACCEPTANCE

jodyrich@tropicalpaversnefl.com

Jody Rich
904.219-8106

PROPOSAL SUBMITTED TO: EVERGREEN LIFESTYLES MNGMN		CONTACT: CARL MARCHAND	E-MAIL: cmarchand@evergreen-lm.com
STREET: 10301 DEERWOOD PARK BLVD		JOB NAME: MUDSET PAVERS FOR BENCHSEATS	
CITY, STATE, ZIP: #200 JACKSONVILLE FL 32256		JOB ADDRESS: GREYHAWK COMMUNITY CENTER	
PHONE: 904-203-7112	CELL: 904-547-9407	CITY, STATE, ZIP: MIDDLEBURG FL. 32068	DATE OF PROPOSAL: 7-9-22

WE PROPOSE THE FOLLOWING: AS PER PLANS

- REMOVE SOD AND APPLY COMPACTED CRUSHCRETE BASE FOR BENCHSEATS, PROVIDE 114 SQ FT OF MATERIAL. (ONE CUBE)
- MUDSET PAVERS SO BENCHSEATS CAN BE ANCHORED 24 HRS AFTER INSTALLATION
- CLEAN UP AND HAUL AWAY SOD AND ALL PAVER RELATED MATERIALS

WE PROPOSE TO COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF: **\$ 2434.90**

Remit 50% Deposit and signed contract to:
Tropical Pavers N.E. FL. LLC
14286 Beach Blvd. #19-315
Jacksonville Bch. FL. 32250

Balance is due upon completion of job.

AUTHORIZED
SIGNATURE

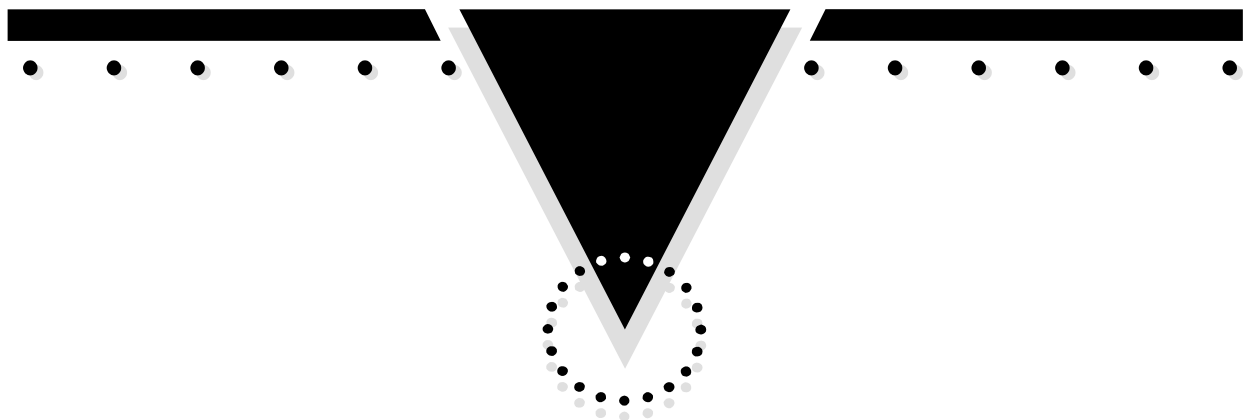
Jody Rich

ACCEPTED BY :

DATE: _____

TWELFTH ORDER OF BUSINESS

A.



Armstrong Community Development District

**Unaudited Financial Reporting
June 30, 2022**



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ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2022

	<u>Governmental Fund Types</u>			<u>Totals</u> <u>(Memorandum Only)</u> <u>2022</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>				
Cash	\$60,644	---	---	\$60,644
Investments:				
Custody Account	\$266,219	---	---	\$266,219
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$180,052	---	\$180,052
Acquisition/Construction	---	---	\$9,765	\$9,765
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$17	\$17
<u>Series 2019</u>				
Reserve	---	\$411,350	---	\$411,350
Capitalized Interest	---	\$25	---	\$25
Revenue	---	\$280,727	---	\$280,727
Acquisition/Construction	---	---	\$44,569	\$44,569
Prepaid Expenses	\$67	---	---	\$67
Due from Other	\$1,429	---	---	\$1,429
TOTAL ASSETS	\$328,359	\$1,153,960	\$54,351	\$1,536,669
<u>LIABILITIES:</u>				
Accounts Payable	\$15,900	---	---	\$15,900
Due to Construction	\$24,247	---	---	\$24,247
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,153,960	---	\$1,153,960
Restricted for Capital Projects	---	---	\$54,351	\$54,351
Unassigned	\$288,212	---	---	\$288,212
TOTAL LIABILITIES & FUND BALANCES	\$328,359	\$1,153,960	\$54,351	\$1,536,669

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$504,612	\$506,110	\$1,498
Cost Share - Tynes Blvd.	\$36,000	\$27,000	\$11,425	(\$15,575)
Interest	\$0	\$0	\$9	\$9
Rental Income	\$0	\$0	\$250	\$250
TOTAL REVENUES	\$540,612	\$531,612	\$517,794	(\$13,818)
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$7,200	\$2,200	\$5,000
FICA Expense	\$734	\$551	\$168	\$383
Engineering Fees	\$6,000	\$4,500	\$2,029	\$2,471
Arbitrage	\$1,100	\$1,100	\$1,100	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$5,250	\$5,950	(\$700)
Attorney Fees	\$12,000	\$9,000	\$4,547	\$4,453
Annual Audit	\$3,910	\$0	\$0	\$0
Trustee Fees	\$7,800	\$7,758	\$7,758	\$0
Management Fees	\$45,000	\$33,750	\$33,750	\$0
Information Technology	\$1,800	\$1,350	\$1,350	\$0
Telephone	\$200	\$150	\$208	(\$58)
Postage	\$600	\$450	\$118	\$332
Insurance	\$6,550	\$6,550	\$6,127	\$423
Printing & Binding	\$1,500	\$1,125	\$425	\$701
Legal Advertising	\$2,500	\$1,875	\$423	\$1,452
Other Current Charges	\$500	\$375	\$378	(\$3)
Website Administration	\$1,250	\$938	\$937	\$0
Property Taxes	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$188	\$92	\$95
Travel Per Diem	\$0	\$0	\$28	(\$28)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$113,469	\$87,284	\$72,764	\$14,519
<u>Field</u>				
Security	\$45,000	\$33,750	\$30,977	\$2,774
Electric	\$6,000	\$4,500	\$561	\$3,939
Water & Sewer/Irrigation	\$30,000	\$22,500	\$25,705	(\$3,205)
Repairs & Maintenance	\$5,000	\$3,750	\$1,107	\$2,643
Landscape Contract	\$88,778	\$66,584	\$66,583	\$0
Landscape Contingency	\$5,000	\$3,750	\$0	\$3,750
Landscape Pond Banks	\$13,922	\$10,442	\$10,892	(\$450)
Lake Maintenance	\$10,000	\$7,500	\$9,440	(\$1,940)
Irrigation Repairs	\$10,000	\$7,500	\$3,671	\$3,829
Total Field	\$213,700	\$160,275	\$148,936	\$11,339

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>Amenity Center</u>				
Insurance	\$25,410	\$25,410	\$23,909	\$1,501
Phone/Internet/Cable	\$3,000	\$2,250	\$1,485	\$765
Electric	\$16,000	\$12,000	\$7,253	\$4,747
Water/Irrigation	\$6,000	\$4,500	\$5,052	(\$552)
Gas	\$1,500	\$1,125	\$688	\$437
Refuse Service	\$2,500	\$1,875	\$2,155	(\$280)
Access Cards	\$2,500	\$1,875	\$937	\$938
Landscape Contract	\$30,631	\$22,973	\$23,495	(\$522)
Fitness Equipment Lease	\$17,500	\$13,125	\$12,737	\$388
Janitorial Services	\$20,000	\$15,000	\$11,506	\$3,494
Janitorial Supplies	\$4,000	\$3,000	\$1,331	\$1,669
Pool Maintenance	\$15,100	\$11,325	\$13,768	(\$2,443)
Repairs & Maintenance	\$9,000	\$6,750	\$18,664	(\$11,914)
Fitness Center Repairs/Supplies	\$2,500	\$1,875	\$2,418	(\$543)
Office Supplies	\$1,000	\$750	\$1,638	(\$888)
ASCAP/BMI License Fees	\$500	\$375	\$0	\$375
Pest Control	\$800	\$600	\$180	\$420
Contingency	\$0	\$0	\$647	(\$647)
Operating Reserve	\$55,502	\$41,627	\$0	\$41,627
Total Amenity Center	\$213,443	\$166,435	\$127,864	\$38,571
TOTAL EXPENDITURES	\$540,612	\$413,994	\$349,564	\$64,430
Excess (deficiency) of revenues over (under) expenditures	(\$0)	\$117,618	\$168,230	\$50,612
Net change in Fund Balance	(\$0)	\$117,618	\$168,230	\$50,612
FUND BALANCE - BEGINNING	\$0		\$119,982	
FUND BALANCE - ENDING	(\$0)		\$288,212	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$265,819	\$266,608	\$789
Interest Income	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$265,819	\$265,819	\$266,626	\$807
<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	\$95,259	\$95,259	\$0
TOTAL EXPENDITURES	\$261,788	\$261,788	\$261,788	\$0
Excess (deficiency) of revenues over (under) expenditures	\$4,031	\$4,031	\$4,839	\$807
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$11)	(\$11)
TOTAL SOURCES/(USES)	\$0	\$0	(\$11)	(\$11)
Net change in Fund Balance	\$4,031	\$4,031	\$4,828	\$797
FUND BALANCE - BEGINNING	\$175,321		\$457,030	
FUND BALANCE - ENDING	\$179,352		\$461,858	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Assessments - 2019	\$420,200	\$420,200	\$412,088	(\$8,112)
Interest Income	\$0	\$0	\$28	\$28
<i>TOTAL REVENUES</i>	\$420,200	\$420,200	\$412,116	(\$8,084)
<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	\$135,231	\$135,231	\$0
Special Call - 5/1	\$0	\$0	\$5,000	(\$5,000)
<i>TOTAL EXPENDITURES</i>	\$543,106	\$540,378	\$560,461	(\$20,083)
Excess (deficiency) of revenues over (under) expenditures	(\$122,906)	(\$120,178)	(\$148,345)	(\$28,167)
Net change in Fund Balance	(\$122,906)	(\$120,178)	(\$148,345)	(\$28,167)
FUND BALANCE - BEGINNING	\$414,699		\$840,447	
FUND BALANCE - ENDING	\$291,793		\$692,102	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS
SERIES 2017 A/B SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended June 30, 2022

	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	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	\$11	\$11
<i>TOTAL SOURCES/(USES)</i>	\$0	\$0	\$11	\$11
Net change in Fund Balance	\$0	\$0	\$11	\$11
FUND BALANCE - BEGINNING	\$0		\$9,771	
FUND BALANCE - ENDING	\$0		\$9,782	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS
SERIES 2019 SPECIAL ASSESSMENT REVENUE BONDS
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended June 30, 2022

	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	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	(\$28,877)	(\$28,877)
<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	(\$28,877)	(\$28,877)
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	\$1,163	\$0	\$0	\$0	\$506,110
Cost Share - Tynes Blvd.	\$1,419	\$1,324	\$1,100	\$1,244	\$1,245	\$1,185	\$1,224	\$1,255	\$1,429	\$0	\$0	\$0	\$11,425
Interest	\$0	\$0	\$0	\$1	\$2	\$1	\$2	\$1	\$1	\$0	\$0	\$0	\$9
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	\$1,257	\$2,593	\$0	\$0	\$0	\$517,794
<u>Expenditures:</u>													
<i>Administrative</i>													
Supervisor Fees	\$600	\$0	\$0	\$200	\$0	\$0	\$600	\$800	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$46	\$0	\$0	\$15	\$0	\$0	\$46	\$61	\$0	\$0	\$0	\$0	\$168
Engineering Fees	\$0	\$199	\$0	\$90	\$90	\$0	\$1,650	\$0	\$0	\$0	\$0	\$0	\$2,029
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	\$583	\$583	\$0	\$0	\$0	\$5,950
Attorney Fees	\$773	\$0	\$192	\$1,008	\$212	\$700	\$864	\$798	\$0	\$0	\$0	\$0	\$4,547
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,758
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$1,350
Telephone	\$0	\$97	\$29	\$0	\$46	\$0	\$0	\$0	\$36	\$0	\$0	\$0	\$208
Postage	\$39	\$33	\$8	\$9	\$5	\$10	\$7	\$0	\$7	\$0	\$0	\$0	\$118
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	\$71	\$68	\$0	\$0	\$0	\$425
Legal Advertising	\$96	\$48	\$0	\$0	\$47	\$32	\$0	\$66	\$134	\$0	\$0	\$0	\$423
Other Current Charges	\$25	\$27	\$32	\$43	\$50	\$40	\$53	\$53	\$55	\$0	\$0	\$0	\$378
Website Administration	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$937
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	\$7	\$0	\$0	\$0	\$92
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	\$7,908	\$6,436	\$4,894	\$0	\$0	\$0	\$72,764

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	\$3,210	\$3,210	\$0	\$0	\$0	\$30,977
Electric	\$24	\$27	\$32	\$61	\$92	\$84	\$90	\$90	\$61	\$0	\$0	\$0	\$561
Water & Sewer/Irrigation	\$2,477	\$3,913	\$3,810	\$2,890	\$2,171	\$2,088	\$2,310	\$2,571	\$3,475	\$0	\$0	\$0	\$25,705
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,107	\$0	\$0	\$0	\$1,107
Landscape Contract	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$7,398	\$0	\$0	\$0	\$66,583
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	\$1,310	\$1,160	\$1,160	\$0	\$0	\$0	\$10,892
Lake Maintenance	\$995	\$995	\$1,480	\$995	\$995	\$995	\$995	\$995	\$995	\$0	\$0	\$0	\$9,440
Irrigation Repairs	\$1,287	\$0	\$0	\$1,376	\$0	\$0	\$0	\$0	\$1,008	\$0	\$0	\$0	\$3,671
Total Field	\$16,861	\$17,025	\$17,090	\$18,845	\$14,224	\$15,739	\$15,313	\$15,425	\$18,414	\$0	\$0	\$0	\$148,936
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	\$185	\$185	\$0	\$0	\$0	\$0	\$1,485
Electric	\$0	\$0	\$0	\$1,253	\$1,261	\$1,168	\$1,253	\$1,159	\$1,159	\$0	\$0	\$0	\$7,253
Water/Irrigation	\$332	\$571	\$854	\$639	\$588	\$458	\$462	\$504	\$643	\$0	\$0	\$0	\$5,052
Gas	\$68	\$67	\$64	\$70	\$89	\$85	\$87	\$157	\$0	\$0	\$0	\$0	\$688
Refuse Service	\$198	\$198	\$198	\$253	\$262	\$262	\$262	\$262	\$262	\$0	\$0	\$0	\$2,155
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	\$2,640	\$2,640	\$2,640	\$0	\$0	\$0	\$23,495
Fitness Equipment Lease	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$1,415	\$0	\$0	\$0	\$12,737
Janitorial Services	\$1,559	\$1,559	\$1,559	\$1,606	\$742	\$1,033	\$1,033	\$1,383	\$1,033	\$0	\$0	\$0	\$11,506
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,331	\$0	\$0	\$0	\$0	\$1,331
Pool Maintenance	\$1,158	\$1,696	\$1,150	\$3,297	\$1,150	\$1,500	\$1,150	\$1,517	\$1,150	\$0	\$0	\$0	\$13,768
Repairs & Maintenance	\$3,931	\$310	\$785	\$2,191	\$5,545	\$738	\$518	\$4,492	\$155	\$0	\$0	\$0	\$18,664
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	\$1,638	\$0	\$0	\$0	\$0	\$0	\$0	\$1,638
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	\$45	\$0	\$0	\$0	\$180
Contingency	\$0	\$0	\$0	\$89	\$0	\$176	\$112	\$269	\$0	\$0	\$0	\$0	\$647
Total Amenity Center	\$35,309	\$8,556	\$10,459	\$14,575	\$13,922	\$11,718	\$9,509	\$15,314	\$8,502	\$0	\$0	\$0	\$127,864
Total Expenditures	\$74,092	\$35,766	\$32,515	\$39,377	\$33,262	\$32,836	\$32,730	\$37,175	\$31,810	\$0	\$0	\$0	\$349,564
Excess Revenues (Expenditures)	(\$72,673)	(\$22,058)	\$427,257	(\$37,131)	(\$29,532)	(\$2,037)	(\$30,459)	(\$35,918)	(\$29,217)	\$0	\$0	\$0	\$168,230

**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	(\$10,000)
	5/1/22	<u>(\$5,000)</u>
Current Bonds Outstanding:		<u><u>\$6,975,000</u></u>

Reserve Requirement:	\$411,950
Reserve Fund Balance:	\$411,350

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

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

-

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

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,418.48
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$1,233.86
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 June 30, 2022	<u><u>\$9,781.50</u></u>

2. Funds Available For Construction at June 30, 2022

Book Balance of Construction Fund at June 30, 2022	\$9,781.50
Contracts in place at June 30, 2022	

3. Investments - US Bank

June 30, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$9,781.50
				Due from Developer	\$0.00
				ADJ: Outstanding Requisitions	\$0.00
					<u><u>\$9,781.50</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						\$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	\$9,418.47
TRANS FROM DEBT SERVICE	\$1,233.86
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$9,781.50

RECONCILIATION	
TRUST STATEMENT	\$9,781.50
O/S REQ.	\$0.00
ADJ BALANCE	\$9,781.50
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	Transfer In	
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.85		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.60	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$106.38
Jun-19	\$14.41	\$0.02		\$99.03
Jul-19	\$1.87	\$1.32		\$95.83
Aug-19	\$0.27	\$0.03		\$82.52
Sep-19	\$8.96	\$0.03		\$53.76
\$699.41	\$475.07			\$972.98
Oct-19	\$9.28	\$0.03		\$46.83
Nov-19	\$2.48	\$0.01		\$40.31
Dec-19	\$2.11	\$1.96		\$32.77
Jan-20	\$2.19	\$2.02		\$33.86
Feb-20	\$2.19	\$2.02		\$33.77
Mar-20	\$1.81	\$1.67		\$27.96
Apr-20	\$0.82	\$0.75		\$12.60
May-20	\$0.14	\$0.13		\$2.18
Jun-20	\$0.15	\$0.13		\$2.25
Jul-20	\$0.09	\$0.08		\$1.31
Aug-20	\$0.08	\$0.07		\$1.23
Sep-20	\$0.07	\$0.07		\$1.13
\$21.41	\$8.94			\$236.20

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
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
May-22	\$0.04	\$0.00		\$1.16
Jun-22	\$0.04	\$0.00		\$1.20
\$0.36	\$0.00			\$10.56

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019	\$6,768,742.71
Source of Funds:	
Interest Earned on Series 2019	\$1,408.26
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 June 30, 2022	<u><u>\$44,569.08</u></u>

2. Funds Available For Construction at June 30, 2022

Book Balance of Construction Fund at June 30, 2022	\$44,569.08
Contracts in place at June 30, 2022	

3. Investments - US Bank

June 30, 2022	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight			\$44,569.08
			Due from Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				<u><u>\$44,569.08</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	\$2,518,111.64	\$0.00	\$0.00	\$0.00	\$2,518,111.64	\$0.00	\$0.00	\$0.00
2	11/7/19	Besch and Smith	\$147,890.70	\$147,890.70	\$147,890.70	\$89,390.70						\$58,500.00
3	11/7/19	Besch and Smith	\$387,219.60	\$387,219.60	\$387,219.60	\$252,219.60		\$135,000.00				
4	11/15/19	CCUA	\$65,630.75	\$65,630.75	\$65,630.75	\$65,630.75						
5	11/15/19	Eisman & Russo	\$2,934.80	\$2,934.80	\$2,934.80							\$2,934.80
6	11/20/19	Besch and Smith	\$363,774.60	\$363,774.60	\$363,774.60	\$309,774.60		\$54,000.00				
7	12/4/19	Greyhawk Ventures	\$192,478.43	\$192,478.43	\$192,478.43							\$192,478.43
8	1/14/20	England Thims & Miller	\$3,000.00	\$3,000.00	\$3,000.00							\$3,000.00
9	1/14/20	England Thims & Miller	\$7,521.25	\$7,521.25	\$7,521.25							\$7,521.25
10	1/14/20	Hopping Green	\$111.65	\$111.65	\$111.65							\$111.65
11	12/16/19	Hadden Engineering	\$3,150.00	\$3,150.00	\$3,150.00							\$3,150.00
12	1/14/20	Besch and Smith	\$600,869.78	\$600,869.78	\$600,869.78		\$67,500.00	\$533,369.78				
13	1/14/20	Eisman & Russo	\$5,285.64	\$5,285.64	\$5,285.64							\$5,285.64
14	1/23/20	Besch and Smith	\$544,336.20	\$544,336.20	\$544,336.20		\$310,500.00	\$86,400.00	\$147,436.20			
15	2/20/20	England Thims & Miller	\$7,710.68	\$7,710.68	\$7,710.68							\$7,710.68
16	2/20/20	Eisman & Russo	\$1,430.72	\$1,430.72	\$1,430.72							\$1,430.72
17	2/20/20	Eisman & Russo	\$7,153.58	\$7,153.58	\$7,153.58							\$7,153.58
18	2/20/20	England Thims & Miller	\$9,965.73	\$9,965.73	\$9,965.73							\$9,965.73
19	2/20/20	Hopping Green	\$1,420.00	\$1,420.00	\$1,420.00							\$1,420.00
20	2/20/20	Besch and Smith	\$668,766.60	\$668,766.60	\$668,766.60	\$82,866.60	\$234,000.00	\$351,900.00				
21	3/20/20	Eisman & Russo	\$4,255.46	\$4,255.46	\$4,255.46							\$4,255.46
22	4/17/20	Besch and Smith	\$498,794.03	\$498,794.03	\$498,794.03	\$115,320.39	\$265,500.00	\$117,973.64				
23	3/20/20	England Thims & Miller	\$8,151.95	\$8,151.95	\$8,151.95							\$8,151.95
24	3/20/20	England Thims & Miller	\$450.00	\$450.00	\$450.00							\$450.00
25	3/20/20	Eisman & Russo	\$5,576.12	\$5,576.12	\$5,576.12							\$5,576.12
26	6/24/20	Clay Electric	\$143,385.44	\$143,385.44	\$143,385.44		\$143,385.44					
27	5/20/20	England Thims & Miller	\$13,460.28	\$13,460.28	\$13,460.28							\$13,460.28
28	5/20/20	England Thims & Miller	\$1,582.04	\$1,582.04	\$1,582.04							\$1,582.04
29	5/20/20	England Thims & Miller	\$3,750.00	\$3,750.00	\$3,750.00							\$3,750.00
30	5/20/20	England Thims & Miller	\$2,650.00	\$2,650.00	\$2,650.00							\$2,650.00
31	5/20/20	Besch and Smith	\$184,270.26	\$184,270.26	\$184,270.26		\$184,270.26					
32	5/20/20	Eisman & Russo	\$8,584.29	\$8,584.29	\$8,584.29							\$8,584.29
33	5/20/20	CCUA	\$4,237.64	\$4,237.64	\$4,237.64		\$4,237.64					
34	5/20/20	CCUA	\$6,896.92	\$6,896.92	\$6,896.92		\$6,896.92					
35	6/24/20	Besch and Smith	\$265,109.40	\$265,109.40	\$265,109.40			\$265,109.40				
36	6/16/20	Eisman & Russo	\$7,483.74	\$7,483.74	\$7,483.74							\$7,483.74
37	6/16/20	England Thims & Miller	\$225.00	\$225.00	\$225.00							\$225.00
38	6/16/20	England Thims & Miller	\$3,250.00	\$3,250.00	\$3,250.00							\$3,250.00
39	7/28/20	Eisman & Russo	\$5,576.12	\$5,576.12	\$5,576.12							\$5,576.12
40	7/28/20	Besch and Smith	\$199,339.24	\$199,339.24	\$199,339.24	\$199,339.24						
41	7/28/20	Scherer Construction	\$109,415.79	\$109,415.79	\$109,415.79					\$109,415.79		
42	7/28/20	Eisman & Russo	\$5,869.60	\$5,869.60	\$5,869.60							\$5,869.60
43	7/28/20	England Thims & Miller	\$7,272.39	\$7,272.39	\$7,272.39							\$7,272.39
44	7/28/20	England Thims & Miller	\$3,150.00	\$3,150.00	\$3,150.00							\$3,150.00
45	8/25/20	Besch and Smith	\$354,774.60	\$354,774.60	\$354,774.60	\$354,774.60						
46	8/25/20	England Thims & Miller	\$5,750.00	\$5,750.00	\$5,750.00							\$5,750.00
47	8/25/20	England Thims & Miller	\$1,965.00	\$1,965.00	\$1,965.00							\$1,965.00
48	9/23/20	England Thims & Miller	\$6,889.75	\$6,889.75	\$6,889.75							\$6,889.75
49	9/23/20	Besch and Smith	\$178,900.83	\$178,900.83	\$178,900.83	\$9,000.00	\$19,000.00			\$150,900.83		
50	10/15/20	Eisman & Russo	\$5,576.12	\$5,576.12	\$5,576.12							\$5,576.12
51	10/15/20	England Thims & Miller	\$524.00	\$524.00	\$524.00							\$524.00
52	10/15/20	England Thims & Miller	\$532.00	\$532.00	\$532.00							\$532.00
53	10/15/20	Besch and Smith	\$98,610.30	\$98,610.30	\$98,610.30		\$27,000.00	\$68,910.30				\$27,000.00
54	10/15/20	Eisman & Russo	\$4,989.16	\$4,989.16	\$4,989.16							\$4,989.16
55	12/3/20	Clay Electric	\$72,940.00	\$72,940.00	\$72,940.00		\$72,940.00					
56	12/3/20	Besch and Smith	\$39,470.50	\$39,470.50	\$39,470.50	\$19,660.31		\$19,155.30				\$654.89
57	12/3/20	Eisman & Russo	\$7,043.52	\$7,043.52	\$7,043.52							\$7,043.52
58	12/3/20	ECS Florida, LLC	\$850.00	\$850.00	\$850.00							\$850.00
59	12/3/20	Eisman & Russo	\$5,649.49	\$5,649.49	\$5,649.49							\$5,649.49
60	12/3/20	England Thims & Miller	\$3,626.20	\$3,626.20	\$3,626.20							\$3,626.20
61	12/3/20	England Thims & Miller	\$2,196.34	\$2,196.34	\$2,196.34							\$2,196.34

Armstrong Community Development District Series 2019

62	1/27/21	Besch and Smith	\$192,841.01		\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00		\$62,283.00				\$62,283.00			
64	1/27/21	ECS Florida, LLC	\$950.00		\$950.00						\$950.00	
65	1/27/21	Eisman & Russo	\$7,630.48		\$7,630.48						\$7,630.48	
66	1/27/21	Eisman & Russo	\$6,750.04		\$6,750.04						\$6,750.04	
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00		\$97,267.00				\$97,267.00			
68	1/27/21	England Thims & Miller	\$2,119.72		\$2,119.72						\$2,119.72	
69	1/27/21	Besch and Smith	\$279,255.93		\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00		\$1,000.00						\$1,000.00	
71	3/1/21	Besch and Smith	\$558,487.01		\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40		\$202.40						\$202.40	
73	3/2/21	England Thims & Miller	\$202.40		\$202.40						\$202.40	
74	4/1/21	England Thims & Miller	\$4,906.50		\$4,906.50						\$4,906.50	
75	4/1/21	England Thims & Miller	\$800.00		\$800.00						\$800.00	
76	4/1/21	Eisman & Russo	\$5,796.23		\$5,796.23						\$5,796.23	
77	4/1/21	Besch and Smith	\$260,102.21		\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61		\$1,933.61						\$1,933.61	
79	4/27/21	Eisman & Russo	\$3,375.02		\$3,375.02						\$3,375.02	
80	4/27/21	Besch and Smith	\$109,490.42		\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50		\$4,726.50						\$4,726.50	
81	5/28/21	Armstrong CDD	\$6,000.08		\$6,000.08		\$6,000.08					
82	5/28/21	England Thims & Miller	\$414.93		\$414.93						\$414.93	
83	5/28/21	England Thims & Miller	\$75.27		\$75.27						\$75.27	
84	5/28/21	England Thims & Miller	\$1,284.75		\$1,284.75						\$1,284.75	
85	5/28/21	Eisman & Russo	\$953.81		\$953.81						\$953.81	
	6/15/21	Reimbursement - Reg.81	(\$1,126.24)		(\$1,126.24)		(\$1,126.24)					
87	6/18/21	Besch and Smith	\$6,272.81		\$6,272.81			\$6,272.81				
88	6/18/21	Armstrong CDD	\$2,500.00		\$2,500.00		\$2,500.00					
89	6/18/21	Armstrong CDD	\$5,892.00		\$5,892.00				\$5,892.00			
90	6/18/21	England Thims & Miller	\$5,791.00		\$5,791.00						\$5,791.00	
91	7/30/21	Besch and Smith	\$319,589.71		\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92	7/31/21	England Thims & Miller	\$155.25		\$155.25						\$155.25	
93	7/30/21	Eisman & Russo	\$143.74		\$143.74						\$143.74	
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00		\$125,336.00					\$125,336.00		
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00		\$7,800.00					\$7,800.00		
96	9/10/21	VOID	\$0.00		\$0.00					\$0.00		
97	9/10/21	Security Engineering and Design	\$1,473.00		\$1,473.00						\$1,473.00	
98	1/13/22	Thre Tree Amigos	\$17,240.00		\$17,240.00				\$17,240.00			
99	3/25/22	Onsight Industries	\$10,569.45		\$10,569.45	\$10,569.45						
100	3/25/22	Onsight Industries	\$1,070.00		\$1,070.00	\$1,070.00						
Grand Total			\$10,330,649.05	\$397,308.14	\$9,933,341.91	\$2,357,468.68	\$1,822,373.13	\$2,030,236.05	\$2,671,439.84	\$570,242.62	\$0.00	\$481,580.59

SUMMARY:	
BOND PROCEEDS	\$6,768,742.71
DEVELOPER CONTRIBUTIONS	\$3,605,067.16
INT REC'D TO DATE	\$1,408.26
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,649.05)
BALANCE	\$44,569.08

RECONCILIATION	
TRUST STATEMENT	\$44,569.08
O/S REQ.	\$0.00
ADJ BALANCE	\$44,569.08
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				
May-22	\$0.18	\$0.00				
Jun-22	\$0.19	\$0.00				
\$2.03		\$0.00				

B.

Armstrong Community Development District

Summary of Check Register

May 1, 2022 to June 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	5/2/22	680-684	\$ 5,483.00
	5/10/22	685-689	\$ 9,126.02
	5/18/22	690-695	\$ 6,756.05
	5/23/22	696-698	\$ 4,117.33
	6/1/22	699-704	\$ 14,296.08
	6/7/22	705-713	\$ 21,269.88
	6/14/22	714-717	\$ 3,670.45
	6/21/22	718-724	\$ 11,057.45
	6/27/22	725	\$ 102.00
			<hr/>
			\$ 75,878.26
			<hr/>
			\$ 75,878.26

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/02/22	00034	5/02/22 404	202204 330-57200-34500	SECURITY 4/17/22-5/01/22	*	1,605.00	
				BUSINESS INVESTMENT HOLDINGS DBA			1,605.00 000680
5/02/22	00025	3/31/22 MAR2022-	202203 330-57200-46700	MAR 22 - POOL MAINTENANCE	*	1,150.00	
				CROWN POOLS, INC.			1,150.00 000681
5/02/22	00062	5/01/22 32013007	202205 330-57200-46300	JANITORIAL SERVICES MAY22	*	1,033.00	
				NORTH FLORIDA BUILDING MAINT. LLC			1,033.00 000682
5/02/22	00061	4/30/22 304165	202203 310-51300-31500	AMEND.12 IMPLEMENT/LNDOWN	*	700.00	
				KUTAK ROCK LLP			700.00 000683
5/02/22	00019	5/01/22 6072B	202205 320-53800-46800	LAKE MAINTENANCE MAY22	*	995.00	
				SITEX AQUATICS			995.00 000684
5/10/22	00016	5/05/22 567729MA	202205 320-53800-43100	3518 ROYAL PINES DR IRRG	*	310.34	
		5/05/22 568411MA	202205 320-53800-43100	3682 ROYAL PINES DR IRRG	*	706.40	
		5/05/22 574046MA	202205 330-57200-43100	3645 ROYAL PINES DR POOL	*	196.99	
		5/05/22 574047MA	202205 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	306.96	
		5/05/22 574048MA	202205 320-53800-43100	3645 ROYAL PINES DR IRRG	*	501.98	
		5/05/22 577060MA	202205 320-53800-43100	875 TYNES BLVD IRRG-MAY22	*	184.96	
		5/05/22 577061MA	202205 320-53800-43100	705 TYNES BLVD IRRG-MAY22	*	455.56	
		5/05/22 586607MA	202205 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	58.73	
		5/05/22 586608MA	202205 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	50.43	
		5/05/22 588041MA	202205 320-53800-43100	3846 SUNBERRY LANE IRRG	*	53.75	
		5/05/22 594522MA	202205 320-53800-43100	4173 HEATHERBROOK PLACE	*	47.11	
		5/05/22 596272MA	202205 320-53800-43100	1980 AMBERLY DR - MAY22	*	133.30	
		5/05/22 596274MA	202205 320-53800-43100	544 TYNES BLVD - MAY22	*	68.69	
				CLAY COUNTY UTILITY AUTHORITY			3,075.20 000685
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/10/22	00025	4/30/22 APR22-97	202204 330-57200-46700		*	1,150.00	
		APR 22 - POOL MAINTENANCE		CROWN POOLS, INC.			1,150.00 000686
5/10/22	00054	5/01/22 2205	202205 330-57200-46000		*	155.00	
		PET STATION MAINT MAY22		DOODY DADDY			155.00 000687
5/10/22	00001	5/01/22 80	202205 310-51300-34000		*	3,750.00	
		MANAGEMENT FEES MAY22					
		5/01/22 80	202205 310-51300-49500		*	104.17	
		WEBSITE ADMIN MAY22					
		5/01/22 80	202205 310-51300-35100		*	150.00	
		INFORMATION TECH MAY22					
		5/01/22 80	202205 310-51300-31300		*	583.33	
		DISSEMINATION FEE MAY22					
		5/01/22 80	202205 310-51300-42500		*	70.95	
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES			4,658.45 000688
5/10/22	00027	5/05/22 22100762	202204 330-57200-43200		*	87.37	
		3645 ROYAL PINES DR-APR22		TECO			87.37 000689
5/18/22	00100	5/12/22 9054872M	202205 320-53800-43000		*	32.00	
		3599 ROYAL PINES DR IRRG					
		5/12/22 9082120M	202205 330-57200-43000		*	1,159.00	
		3645 ROYAL PINES DR AMNTY					
		5/12/22 9082351M	202205 320-53800-43000		*	29.00	
		705 TYNES BLVD IRRG-MAY22		CLAY ELECTRIC COOPERATIVE, INC.			1,220.00 000690
5/18/22	00007	5/05/22 2022-224	202205 310-51300-48000		*	32.00	
		NOT.OF MEETING 05/12/22		OSTEEN MEDIA GROUP			32.00 000691
5/18/22	00038	5/09/22 202830	202204 310-51300-31100		*	1,650.00	
		MTG/MNT MAP/PUB.FAC.RPT		ENGLAND-THIMS AND MILLER, INC.			1,650.00 000692
5/18/22	00020	2/01/22 ARMCDD02	202202 330-57200-46000		*	19.92	
		HOME DEPOT-3FTX5FT US FLG					
		2/01/22 ARMCDD02	202202 330-57200-46000		*	56.49	
		HOME DEPOT-DUSTING KIT					
		2/01/22 ARMCDD02	202202 330-57200-46000		*	1,118.25	
		A1 PLUMBING-FINAL-FIREPIT					

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/22	ARMCDD02 202201 330-57200-46000		*	1,118.25	
			A1 PLUMB-50% DEP FIREPIT				
		2/01/22	ARMCDD02 202201 330-57200-46000		*	33.88	
			AMAZON-ALL WEATHER NET				
		2/01/22	ARMCDD02 202201 330-57200-46000		*	92.05	
			HOME DEPOT-BOLT CUT/GLID				
			EVERGREEN LIFESTYLES MANAGEMENT LLC				2,438.84 000693
5/18/22 00018		5/01/22	618460 202205 330-57200-44000		*	1,415.21	
			MAY 22 - FITNESS EQUIP				
			MUNICIPAL ASSET MANAGEMENT, INC.				1,415.21 000694
5/18/22 00032		5/05/22	17376A 202205 330-57200-46100		*	1,276.00	
			RGX ROWER - TANK ASSY.				
		5/05/22	17376A 202205 330-57200-46100		V	1,276.00-	
			RGX ROWER - TANK ASSY.				
			SOUTHEAST FITNESS REPAIR				.00 000695
5/23/22 00064		5/17/22	5876 202205 330-57200-46000		*	950.00	
			PRS.WSH-FIT.CTR/POOL DECK				
			ALL ABOUT WATER, LLC				950.00 000696
5/23/22 99999		5/23/22	VOID 202205 000-00000-00000		C	.00	
			VOID CHECK				
			*****INVALID VENDOR NUMBER*****				.00 000697
5/23/22 00020		3/01/22	ARMCDD03 202203 330-57200-51000		*	1,638.16	
			CARL M.-PC/MS/ANTI-VIRUS				
		3/01/22	ARMCDD03 202203 330-57200-46000		*	84.86	
			HOME DEPOT-LEVR/SHCKL/KEY				
		3/01/22	ARMCDD03 202203 320-53800-49100		*	176.43	
			AMEX PROCESSING FEE-MAR22				
		3/01/22	ARMCDD03 202202 330-57200-46400		*	41.30	
			HOME DEPOT-SHWR TRIM/SOAP				
		4/25/22	ARMCDD42 202203 330-57200-46000		*	23.49	
			LOWES-40 IN PICK UP TOOLS				
		4/25/22	ARMCDD42 202203 330-57200-46000		*	379.30	
			LOWES-RAKE/TOOL BAG/SHOVL				
		4/25/22	ARMCDD42 202204 330-57200-46400		*	32.63	
			HOME DEPOT-PAPER TWL SOAP				
		4/25/22	ARMCDD42 202204 330-57200-46400		*	41.91	
			HOME DEPOT-TOILET PAPER				
		4/25/22	ARMCDD42 202204 330-57200-46400		*	70.27	
			HOME DEPOT-SANITIZE WIPES				
		4/25/22	ARMCDD42 202204 330-57200-46400		*	78.11	
			HOME DEPOT-PAPER TOWELS				

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/25/22	ARMCDD42 202204 330-57200-46000		*	336.00	
			GOT JUNK-1/4 BEDHEAD 4/13				
		4/25/22	ARMCDD42 202204 330-57200-46400		*	126.52	
			HOME DEPOT-PAPERTWL/CLEAN				
		4/25/22	ARMCDD42 202204 330-57200-46000		*	26.83	
			HOME DEPOT-TRT LMBR/BOLT				
		4/25/22	ARMCDD42 202204 320-53800-49100		*	111.52	
			AMEX PROCESSING FEE-APR22				
				EVERGREEN LIFESTYLES MANAGEMENT LLC			3,167.33 000698
6/01/22	00034	5/16/22	409 202205 330-57200-34500		*	1,605.00	
			SECURITY 5/02/22-5/15/22				
				BUSINESS INVESTMENT HOLDINGS DBA			1,605.00 000699
6/01/22	00007	5/19/22	2022-225 202205 310-51300-48000		*	34.00	
			NOT.BOS CANDIDATE 6/13/22				
				OSTEEN MEDIA GROUP			34.00 000700
6/01/22	00062	5/26/22	42013005 202205 330-57200-46300		*	350.00	
			JANITORIAL SRVC 05/29/22				
				NORTH FLORIDA BUILDING MAINT. LLC			350.00 000701
6/01/22	00020	1/01/22	ARMCD012 202201 330-57200-46000		*	350.00	
			ROYAL CONTRACTOR-01/20/22				
		1/01/22	ARMCD012 202201 330-57200-46000		*	350.00	
			ROYAL CONTRACTOR-01/21/22				
		1/01/22	ARMCD012 202201 330-57200-46000		*	75.11	
			HOME DEPOT-DSTR/SOAP/TRSH				
		1/01/22	ARMCD012 202201 330-57200-46400		*	36.20	
			HOME DEPOT-PAPER TOWELS				
		1/01/22	ARMCD012 202201 330-57200-46400		*	42.12	
			HOME DEPOT-TOILET PAPER				
		1/01/22	ARMCD012 202201 330-57200-46400		*	24.99	
			HOME DEPOT-SANITIZE WIPES				
		1/01/22	ARMCD012 202201 330-57200-46000		*	10.80	
			HOME DEPOT-ANCHOR SHACKLE				
		1/01/22	ARMCD012 202201 330-57200-46000		*	5.48	
			HOME DEPOT-2 SS CLAMPS				
		1/01/22	ARMCD012 202201 320-53800-49100		*	89.47	
			AMEX PROCESSING FEE-JAN22				
				EVERGREEN LIFESTYLES MANAGEMENT LLC			984.17 000702
6/01/22	00051	5/18/22	10-60-18 202205 330-57200-46700		*	125.00	
			POOL PERMIT 10-60-1882555				
				FLORIDA DEPARTMENT OF HEALTH IN			125.00 000703
				ARMS ARMSTRONG			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/01/22	00021	5/28/22 17673	202205 320-53800-46200	LANDSCAPE MAINT MAY22	*	4,363.75	
		5/28/22 17673	202205 330-57200-46200	AMENITY LANDSCAPE MAY22	*	2,552.58	
		5/28/22 17673	202205 320-53800-46200	TYNES BLVD EXT. MAY22	*	800.97	
		5/28/22 17673	202205 320-53800-46200	GREYHAWK PHASE II MAY22	*	2,233.41	
		5/28/22 17673	202205 320-53800-46400	GREYHAWK LAKES MAY22	*	1,160.20	
		5/28/22 17673	202205 330-57200-46200	VIBURNAM HDGE AMNTY MAY22	*	87.00	
TREE AMIGOS OUTDOOR SERVICES INC.						11,197.91	000704
6/07/22	00034	6/06/22 422	202205 330-57200-34500	SECURITY 5/16/22-5/29/22	*	1,605.00	
BUSINESS INVESTMENT HOLDINGS DBA						1,605.00	000705
6/07/22	00007	6/02/22 2022-226	202206 310-51300-48000	NOT.OF MEETING 06/09/22	*	32.00	
OSTEEN MEDIA GROUP						32.00	000706
6/07/22	00062	6/01/22 32013007	202206 330-57200-46300	JANITORIAL SERVICES JUN22	*	1,033.00	
		6/07/22 52013003	202205 330-57200-46400	SCOTT MULTIFOLD/PULL/SOAP	*	83.01	
NORTH FLORIDA BUILDING MAINT. LLC						1,116.01	000707
6/07/22	00054	6/01/22 2206	202206 330-57200-46000	PET STATION MAINT JUN22	*	155.00	
DOODY DADDY						155.00	000708
6/07/22	00065	5/31/22 22-83	202205 330-57200-46000	INST.6 CEILING FANS GRYHK	*	600.00	
DIAMOND ELECTRICAL CONTRACTORS, INC.						600.00	000709
6/07/22	00001	6/01/22 81	202206 310-51300-34000	MANAGEMENT FEES JUN22	*	3,750.00	
		6/01/22 81	202206 310-51300-49500	WEBSITE ADMIN JUN22	*	104.17	
		6/01/22 81	202206 310-51300-35100	INFORMATION TECH JUN22	*	150.00	
		6/01/22 81	202206 310-51300-31300	DISSEMINATION FEE JUN22	*	583.33	
		6/01/22 81	202206 310-51300-51000	OFFICE SUPPLIES	*	6.52	

ARMS ARMSTRONG TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/22 81	202206 310-51300-42000		*	7.12	
		POSTAGE					
		6/01/22 81	202206 310-51300-42500		*	67.80	
		COPIES					
		6/01/22 81	202206 310-51300-41000		*	36.02	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,704.96 000710
6/07/22 00061		5/31/22 3054481	202204 310-51300-31500		*	864.00	
		BRD MTG/MAINT AGRMNT/AGDA					
				KUTAK ROCK LLP			864.00 000711
6/07/22 00019		6/01/22 6182B	202206 320-53800-46800		*	995.00	
		LAKE MAINTENANCE JUN22					
				SITEX AQUATICS			995.00 000712
6/07/22 00021		4/28/22 17456	202204 320-53800-46200		*	4,363.75	
		LANDSCAPE MAINT APR22					
		4/28/22 17456	202204 330-57200-46200		*	2,552.58	
		AMENITY LANDSCAPE APR22					
		4/28/22 17456	202204 320-53800-46200		*	800.97	
		TYNES BLVD EXT. APR22					
		4/28/22 17456	202204 320-53800-46200		*	2,233.41	
		GREYHAWK PHASE II APR22					
		4/28/22 17456	202204 320-53800-46400		*	1,160.20	
		GREYHAWK LAKES APR22					
		4/28/22 17456	202204 330-57200-46200		*	87.00	
		VIBURNAM HDGE AMNTY APR22					
				TREE AMIGOS OUTDOOR SERVICES INC.			11,197.91 000713
6/14/22 00018		6/01/22 618484	202206 330-57200-44000		*	1,415.21	
		JUN 22 - FITNESS EQUIP					
				MUNICIPAL ASSET MANAGEMENT, INC.			1,415.21 000714
6/14/22 00066		5/20/22 2520	202205 330-57200-46000		*	1,090.00	
		AMNTY-TOUCH UP EXT/DOOR					
				NORTH FLORIDA'S FINEST PAINTING INC			1,090.00 000715
6/14/22 00027		6/06/22 22100762	202205 330-57200-43200		*	157.24	
		3645 ROYAL PINES DR-MAY22					
				TECO			157.24 000716
6/14/22 00021		6/08/22 17803	202206 320-53800-46500		*	1,008.00	
		RPR POPUP/ROTOR/ZONE LINE					
				TREE AMIGOS OUTDOOR SERVICES INC.			1,008.00 000717
				ARMS ARMSTRONG			
				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/21/22	00031	6/14/22 644235	202206 330-57200-46500	MTHLY PEST CONTROL JUN22	*	45.00	
				APEX PEST CONTROL, INC.			45.00 000718
6/21/22	00034	6/20/22 435	202206 330-57200-34500	SECURITY 5/30/22-6/12/22	*	1,605.00	
				BUSINESS INVESTMENT HOLDINGS DBA			1,605.00 000719
6/21/22	00016	6/09/22 567729JU	202206 320-53800-43100	3518 ROYAL PINES DR IRRG	*	657.73	
		6/09/22 568411JU	202206 320-53800-43100	3682 ROYAL PINES DR IRRG	*	711.85	
		6/09/22 574046JU	202206 330-57200-43100	3645 ROYAL PINES DR POOL	*	316.47	
		6/09/22 574047JU	202206 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	326.94	
		6/09/22 574048JU	202206 320-53800-43100	3645 ROYAL PINES DR IRRG	*	197.20	
		6/09/22 577060JU	202206 320-53800-43100	875 TYNES BLVD IRRG-JUN22	*	406.81	
		6/09/22 577061JU	202206 320-53800-43100	705 TYNES BLVD IRRG-JUN22	*	955.39	
		6/09/22 586607JU	202206 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	75.33	
		6/09/22 586608JU	202206 320-53800-43100	4121 HEATHERBROOK PL-JUN	*	77.82	
		6/09/22 588041JU	202206 320-53800-43100	3846 SUNBERRY LN IRRG-JUN	*	98.26	
		6/09/22 594522JU	202206 320-53800-43100	4173 HEATHERBROOK PL-JUN	*	62.88	
		6/09/22 596272JU	202206 320-53800-43100	1980 AMBERLY DR - JUN22	*	158.35	
		6/09/22 596274JU	202206 320-53800-43100	544 TYNES BLVD - JUN22	*	73.67	
				CLAY COUNTY UTILITY AUTHORITY			4,118.70 000720
6/21/22	00100	6/13/22 9054872J	202206 320-53800-43000	3599 ROYAL PINES DR IRRG	*	32.00	
		6/13/22 9082120J	202206 330-57200-43000	3645 ROYAL PINES DR AMNTY	*	1,159.00	
		6/13/22 9082351J	202206 320-53800-43000	705 TYNES BLVD IRRG-JUN22	*	29.00	
				CLAY ELECTRIC COOPERATIVE, INC.			1,220.00 000721
6/21/22	99999	6/21/22 VOID	202206 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000722
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/21/22	00020	5/31/22	ARMCD052 202205 330-57200-46000 A1 PLUMBING-INV#329767		*	479.00	
		5/31/22	ARMCD052 202205 330-57200-46000 ACADEMY-FLOA/SB NYLON/TAY		*	199.89	
		5/31/22	ARMCD052 202205 330-57200-46000 KNOWELLS LOCK-TRIP/SHOWRM		*	281.56	
		5/31/22	ARMCD052 202205 330-57200-46700 PINCH PENNY-NACLO/LF HOOK		*	126.71	
		5/31/22	ARMCD052 202205 330-57200-46000 HOME DEPOT-POOL STBL/HOSE		*	253.31	
		5/31/22	ARMCD052 202205 330-57200-46000 HOME DEPOT-MULTI-PRP HOSE		*	31.93	
		5/31/22	ARMCD052 202205 330-57200-46400 HOME DEPOT-1PCK TOILETPPR		*	41.91	
		5/31/22	ARMCD052 202205 330-57200-46000 HOME DEPOT-CEILING FAN		*	114.83	
		5/31/22	ARMCD052 202205 330-57200-46000 HOME DEPOT-HARD/SOFT SCRUB		*	15.94	
		5/31/22	ARMCD052 202205 330-57200-46700 HOME DEPOT-CEILING FAN		*	115.02	
		5/31/22	ARMCD052 202205 330-57200-46000 HOMEDEPOT-TELESCOPE SCRUB		*	223.65	
		5/31/22	ARMCD052 202205 330-57200-46400 HOME DEPOT-52IN CEILNG FN		*	712.45	
		5/31/22	ARMCD052 202205 330-57200-46000 HOME DEPOT-PROJ.PCK/HOOK		*	96.57	
		5/31/22	ARMCD052 202205 320-53800-49100 AMEX PROCESSING FEE MAY22		*	269.28	
EVERGREEN LIFESTYLES MANAGEMENT LLC						2,962.05	000723
6/21/22	00067	6/10/22	22/23119 202206 320-53800-46000 4109 HTHRBRK PL-CURB RPR		*	1,106.70	
JAX UTILITIES MANAGEMENT INC						1,106.70	000724
6/27/22	00007	6/16/22	2022-226 202206 310-51300-48000 NOT.OF MEETING 07/14/22		*	102.00	
OSTEEN MEDIA GROUP						102.00	000725
TOTAL FOR BANK A						75,878.26	
TOTAL FOR REGISTER						75,878.26	

ARMS ARMSTRONG TVISCARRA



APPROVED

By Alex Boyer at 10:19 am, May 02, 2022

Amenity-Security

INVOICE

Viewpoint Security - BIHC

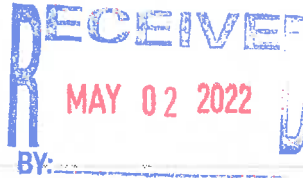
1348 Beach Blvd

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: 404

Invoice Date: May 2, 2022

Payment Due: May 9, 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

#34
Security
330-572-344

Amount Due (USD): \$1,605.00

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

April 17th, 2022 - April 24th, 2022 / April 25th, 2022 - May 1st, 2022



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

RECEIVED
APR 26 2022
BY: _____

Invoice

Date	Invoice #
3/31/2022	MAR2022-98

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

Bill To

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

APPROVED

By Alex Boyer at 10:16 am, Apr 26, 2022

Amenity-Pool Maint

Terms

Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR MARCH ±28 376-572-467	1,150.00	3/31/2022	1,150.00
			Total	\$1,150.00

Customer Total Balance

\$1,150.00



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

APPROVED

By Alex Boyer at 9:59 am, May 02, 2022

Amenity-Janitorial

INVOICE

Total Due: \$1,033.00

Invoice Number: 32013007020

Invoice Date: 5/1/2022

Due Date: 5/31/2022

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

Bill

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

Ship

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

RECEIVED
MAY 02 2022
BY: _____

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		05/01/22 to 05/31/22	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,033.00	1,033.00

#62
May 22
370.57 2.463

Subtotal: 1033.00

Sales Tax: 0.00

Total Due: \$1,033.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

Reference: Invoice No. 3040165

Client Matter No. 1323-1

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

#61
310-517-315



Invoice No. 3040165

1323-1

Re: General Counsel

For Professional Legal Services Rendered

03/04/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations for week of March 4
03/07/22	J. Gillis	0.10	14.50	Work session with staff regarding election status
03/09/22	C. Stuart	1.00	420.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/11/22	K. Haber	0.20	45.00	Prepare budget resolution; forward same to Giles and Sweeting
03/15/22	J. Gillis	0.40	58.00	Draft landowner election resolution, notice, instructions, proxy and ballot
03/17/22	J. Gillis	0.10	14.50	Prepare and distribute Capitol Conversations End of 2022 Legislative Session Report
03/21/22	J. Gillis	0.30	43.50	Review and revise landowner elections documents; draft general election resolution and notice
03/24/22	K. Haber	0.20	45.00	Prepare appropriation resolution

KUTAK ROCK LLP

Armstrong CDD

April 30, 2022

Client Matter No. 1323-1

Invoice No. 3040165

Page 2

03/24/22	K. Haber	0.20	45.00	Prepare appropriation resolution
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TOTAL HOURS	2.60
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TOTAL FOR SERVICES RENDERED	\$700.00
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TOTAL CURRENT AMOUNT DUE	<u>\$700.00</u>
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•
•



Invoice

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

Date	Invoice #
5/1/2022	6072B

APPROVED*By Alex Boyer at 10:18 am, May 02, 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

RECEIVED
MAY 02 2022
BY: _____

#19
May 22
320-578-4668

P.O. No.	Terms	Project
	Net 30	

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



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: 05/05/2022

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) 05/05/22 to 06/09/22						
Consumption Charges						
Proration Factor: 0.0000						
			Tier 1	0.0	X	0.00
			Tier 2	0.0	X	0.00
			Tier 3	0.0	X	0.00
			Tier 4	0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
82100744	1	05/03/22	28	8090	8226	136
Base Charges (Prepaid)						
Consumption Charges						
Proration Factor: 0.9333						
			Tier 1	34.5	X	0.83
			Tier 2	12.2	X	1.63
			Tier 3	89.3	X	2.46

Other Charges

SJRWMD Cost Recovery Charge						
Capacity Fees (Prepaid)						
Deposit Interest Refund						
Current Charges						\$310.34
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$310.34

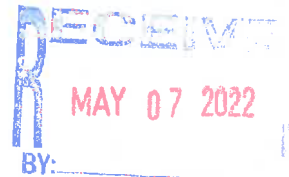
Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/my service/bill_credits to learn more.

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/my service/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$310.34 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$247.00 was posted to your account on 04/18/2022.



#16
320 338 4131

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:

AYC0504B
2000000740 25/2

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$310.34
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$310.34

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: 05/05/2022

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)		05/05/22 to 06/09/22				\$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	05/02/22	28	9221	9518	297
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	34.5	X	0.83	\$28.64
Proration Factor: 0.9333		Tier 2	12.2	X	1.63	\$19.89
		Tier 3	250.3	X	2.46	\$615.74

Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$706.40
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$706.40

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$706.40 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$726.35 was posted to your account on 04/18/2022.

#16
320-578-431



Please return this portion with payment

Bill Summary

Bill Date	05/05/22
Current Charges	\$706.40
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$706.40



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:

AYC0504B
2000000741 25/3

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

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	05/03/22	29	3055	3136	81

Base Charges (Prepaid)	05/05/22 to 06/09/22					\$27.92
Consumption Charges	Tier 1	81.0	X	2.06		\$166.86
Proration Factor: 0.9667	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$1.12

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$196.99
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$196.99

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

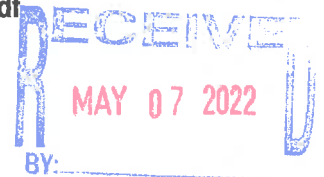
Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$196.99 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$157.59 was posted to your account on 04/18/2022.

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 #:00574046

3645 Royal Pines Drive Pool

Route #:MC05560400

Route Group:26

ADDRESSEE:

AYC0504B
2000000742 25/4

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$196.99
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$196.99



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: 05/05/2022

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	05/03/22	29	122	124	2
Base Charges (Prepaid)		05/05/22 to 06/09/22				\$89.27
Consumption Charges		Tier 1	2.0	X	2.06	\$4.12
Proration Factor: 0.9667		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$1.12

Sewer

Base Charges (Prepaid)						\$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		\$0.00
Current Charges		\$306.96
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$306.96

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

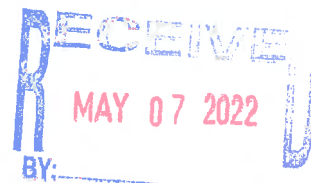
Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$306.96 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$304.44 was posted to your account on 04/18/2022.

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

#16
330.572.421



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:

AYC0504B
2000000743 25/5

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$306.96
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$306.96



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: 05/05/2022

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) 05/05/22 to 06/09/22 \$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	05/03/22	29	5613	5839	226
Base Charges (Prepaid) \$84.27						
Consumption Charges Tier 1 72.5 X 0.83 \$60.18						
Proration Factor: 0.9667 Tier 2 24.2 X 1.63 \$39.45						
Tier 3 129.3 X 2.46 \$318.08						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$501.98						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$501.98

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

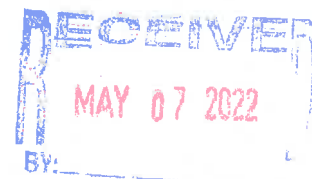
Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$501.98 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$359.58 was posted to your account on 04/18/2022.

#16
320-538-471



Please return this portion with payment

Bill Summary

Bill Date	05/05/22
Current Charges	\$501.98
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$501.98



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:

AYC0504B
2000000744 25/6

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

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) 05/05/22 to 06/09/22 \$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	05/03/22	29	4066	4152	86
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 35.8 X 0.83 \$29.71						
Proration Factor: 0.9667 Tier 2 12.5 X 1.63 \$20.38						
Tier 3 37.7 X 2.46 \$92.74						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$184.96						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$184.96

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/my-service/bill_credits to learn more.

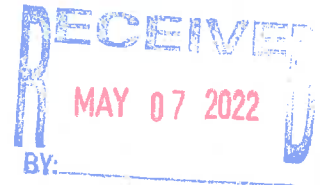
Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/my-service/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$184.96 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$76.81 was posted to your account on 04/18/2022.

#16
320-538 431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00577060

875 Tynes Blvd Reclaimed Irrigation

Route #:MC05560359

Route Group:26

ADDRESSEE:

AYC0504B
2000000746 25/8

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$184.96
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$184.96

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: 05/05/2022

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
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Base Charges (Prepaid)	05/05/22 to 06/09/22					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

86278201	1	05/03/22	29	5637	5833	196
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	35.8	X	0.83		\$29.71
Proration Factor: 0.9667	Tier 2	12.5	X	1.63		\$20.38
	Tier 3	147.7	X	2.46		\$363.34

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$455.56
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$455.56

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/my-service/bill_credits to learn more.

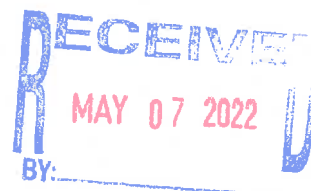
Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/my-service/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$455.56 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$487.73 was posted to your account on 04/18/2022.

#16
320-538-431



Please return this portion with payment

Bill Summary

Bill Date	05/05/22
Current Charges	\$455.56
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$455.56



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:

AYC0504B
2000000745 25/7

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

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) 05/05/22 to 06/09/22 \$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	05/03/22	29	1472	1492	20
Base Charges (Prepaid)						\$42.13
Consumption Charges		Tier 1	20.0	X	0.83	\$16.60
Proration Factor: 0.9667		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

Other Charges

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

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/mysevice/bill_credits to learn more.

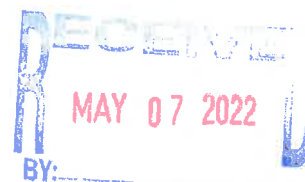
Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/mysevice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$58.73 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$55.98 was posted to your account on 04/18/2022.

#16
320-538-431



Please return this portion with payment

Bill Summary

Bill Date	05/05/22
Current Charges	\$58.73
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$58.73



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:

AYC0504B
2000000747 25/9

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

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
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Base Charges (Prepaid)	05/05/22 to 06/09/22					\$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	05/02/22	28	866	876	10
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	10.0	X	0.83		\$8.30
Proration Factor: 0.9333	Tier 2	0.0	X	1.63		\$0.00
	Tier 3	0.0	X	2.46		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$50.43
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$50.43

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/my service/ bill_credits to learn more.

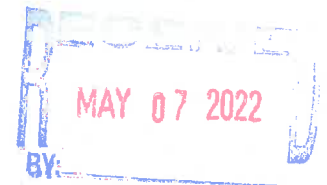
Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/my service/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$50.43 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$52.66 was posted to your account on 04/18/2022.

#16
320-538-421



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:

AYC0504B
2000000748 25/10

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$50.43
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$50.43

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

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)	05/05/22 to 06/09/22					\$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	05/03/22	29	928	942	14
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	14.0	X	0.83	\$11.62	
Proration Factor: 0.9667	Tier 2	0.0	X	1.63	\$0.00	
	Tier 3	0.0	X	2.46	\$0.00	

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$53.75
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$53.75

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/my service/ bill_credits to learn more.

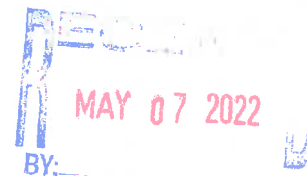
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Need assistance with your utility bill? Visit www.clayutility.org/ my service/ customer_assistance_program for a list of programs and agencies that can help.

Please pay \$53.75 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$57.16 was posted to your account on 04/18/2022.

#16
320-538-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00588041

3846 Sunberry Lane Reclaimed Irrigation

Route #:MC05560097

Route Group:26

ADDRESSEE:

AYC0504B
2000000749 25/11

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$53.75
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$53.75

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: 05/05/2022

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) 05/05/22 to 06/09/22 \$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	05/03/22	29	213	219	6
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 6.0 X 0.83 \$4.98						
Proration Factor: 0.9667 Tier 2 0.0 X 1.63 \$0.00						
Tier 3 0.0 X 2.46 \$0.00						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges						\$47.11
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$47.11

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

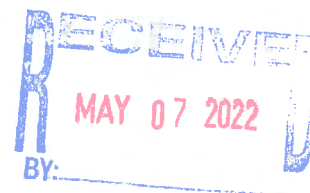
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Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$47.11 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$47.73 was posted to your account on 04/18/2022.

#16
320-578-6131



Please return this portion with payment

Bill Summary

Bill Date	05/05/22
Current Charges	\$47.11
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$47.11



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC0504B
2000000750 25/12

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

Customer #: 00596272

Service Address: 1980 Amberly Drive

Route #: MC05560415

Water

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
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Base Charges (Prepaid)	05/05/22 to 06/09/22					\$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
--------------	------------	-----------	-------------	------------------	-----------------	---------------

89187072	1	05/03/22	29	704	769	65
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	35.8	X	0.83	\$29.71	
Proration Factor: 0.9667	Tier 2	12.5	X	1.63	\$20.38	
	Tier 3	16.7	X	2.46	\$41.08	

Other Charges

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

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

TOTAL AMOUNT DUE	\$133.30
------------------	----------

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$133.30 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$148.33 was posted to your account on 04/18/2022.

#16
320-538-1131

REC
MAY 07 2022
BY: _____

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:

AYC0504B
2000000751 25/13

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$133.30
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$133.30

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 05/05/2022

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)	05/05/22 to 06/09/22					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

Alternative Water Supply Surcharge \$0.00

Sewer

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

Reuse

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

89187071	1	05/03/22	29	411	443	32
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	32.0	X	0.83		\$26.56
Proration Factor: 0.9667	Tier 2	0.0	X	1.63		\$0.00
	Tier 3	0.0	X	2.46		\$0.00

Other Charges

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

Current Charges	\$68.69
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE \$68.69

Have you recently repaired a leak, filled a pool or installed new sod? You may be eligible for a credit on your utility bill. Visit www.clayutility.org/myservice/bill_credits to learn more.

Watering restrictions are designed to ensure the efficient use of water for landscape irrigation. To learn which days you should irrigate, visit www.sjrwmd.com/wateringrestrictions/

Need assistance with your utility bill? Visit www.clayutility.org/myservice/customer_assistance_program for a list of programs and agencies that can help.

Please pay \$68.69 by 5/26/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$50.25 was posted to your account on 04/18/2022.

#16
320-538-431

RECEIVED
MAY 07 2022
BY: _____

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:

AYC0504B
2000000752 25/14

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



Bill Summary

Bill Date	05/05/22
Current Charges	\$68.69
Current Charges Past Due After	05/26/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$68.69



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



3002 PHILIPS HWY
JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
4/30/2022	APR22-97

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

Bill To

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

APPROVED

By Alex Boyer at 10:04 am, May 09, 2022

Amenity-Pool Maint

RECEIVED
MAY 09 2022
BY: _____

Terms

Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR APRIL #25 Apr 22 - Pool Maintenance 370.572.467	1,150.00	4/30/2022	1,150.00
Total				\$1,150.00

Customer Total Balance

\$2,300.00



RECEIVED
MAY 04 2022
BY: _____

May 1, 2022

Invoice No. 2205

APPROVED

By Alex Boyer at 10:14 am, May 04, 2022

O&M- General Maintenance

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

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - May #54

3 stations

1 X Week

\$155

- Pet Waste Station Maintenance

330.92.46

TOTAL:

\$155

PAID:

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

Invoice #: 80

Invoice Date: 5/1/22

Due Date: 5/1/22

Case:

P.O. Number:

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

BY: _____

Description	#1	Hours/Qty	Rate	Amount
Management Fees - May 2022	310-313.34		3,750.00	3,750.00
Website Administration - May 2022	445		104.17	104.17
Information Technology - May 2022	381		150.00	150.00
Dissemination Agent Services - May 2022	313		583.33	583.33
Copies	425		70.95	70.95
Total				\$4,658.45
Payments/Credits				\$0.00
Balance Due				\$4,658.45



ACCOUNT INVOICE

peoplesgas.com



ARMSTRONG CDD
3645 ROYAL PINES DR ~ Apr 22
MIDDLEBURG, FL 32068

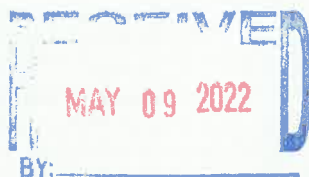
Statement Date: 05/05/2022
Account: 221007627575

Current month's charges:	\$87.37
Total amount due:	\$87.37
Payment Due By:	05/26/2022

Your Account Summary

Previous Amount Due	\$85.49
Payment(s) Received Since Last Statement	-\$85.49
Current Month's Charges	\$87.37
Total Amount Due	\$87.37

#27
730.572.432



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

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

peoplesgas.com/safety

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

Save Energy with Natural Gas.

Save even more with our increased rebates.

Find rebate criteria and steps to redeem at peoplesgas.com/bizrebates

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:	\$87.37
Total amount due:	\$87.37
Payment Due By:	05/26/2022

Amount Enclosed \$
627926977858

00000512 01 AB 0.46 34771 FTECO10505222425210 00000 05 01000000 010 04 20010 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

62792697785822100762757500000000087370

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

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

All Other Correspondence

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

Understanding Your Natural Gas Charges

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

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

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

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

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

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

Estimated – If Peoples Gas was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

Late Payment Charge – The late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Peoples Gas program administered by the Salvation Army and Catholic Charities that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Peoples Gas.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

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

Your payment options are:

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

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

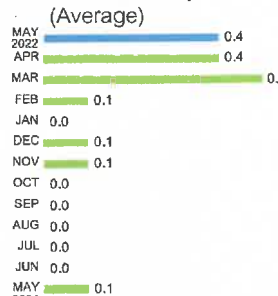
Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely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

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

Details of Current Month's Charges – Service from - 03/31/2022 to 04/29/2022

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	04/29/2022	283	271	12 CCF	1.045	1.0000	12.5 Therms	30 Days
Customer Charge						\$30.60	Peoples Gas Usage History Therms Per Day (Average) 	
Distribution Charge					12.5 THMS @ \$0.48778	\$6.10		
PGA					12.5 THMS @ \$1.19163	\$14.90		
Florida Gross Receipts Tax						\$0.35		
Natural Gas Service Cost						\$51.95		
Municipal Public Service Tax						\$1.52		
State Tax						\$3.90		
Total Natural Gas Cost, Local Fees and Taxes							\$57.37	
Miscellaneous Charges								
Gas Management					1 X \$30.0000	\$30.00		
Total Miscellaneous Charges							\$30.00	
Total Current Month's Charges							\$87.37	

Important Messages
Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.





Let's get READY.

HURRICANE SEASON BEGINS JUNE 1. GET #STORMWISE NOW.

Peoples Gas works year-round to be sure we're ready for all types of severe weather. We're committed to the safety of our pipelines, our people and our communities. Here are three critical tips to help you weather the storm:

1 DON'T TOUCH THE MAIN VALVE

Your natural gas meter will likely operate uninterrupted through a storm. The main valve should only be handled by qualified Peoples Gas or emergency personnel. The individual supply valves near each gas appliance are safe for you to operate if you wish. Any issues relighting pilot lights should be referred to a plumber or appliance service contractor.

2 CALL BEFORE YOU DIG

Removing tree roots, fixing a fence or repairing other property damage? Call **811** to have your underground utilities marked for FREE. Please allow two business days for this service.

3 SMELL GAS? ACT FAST

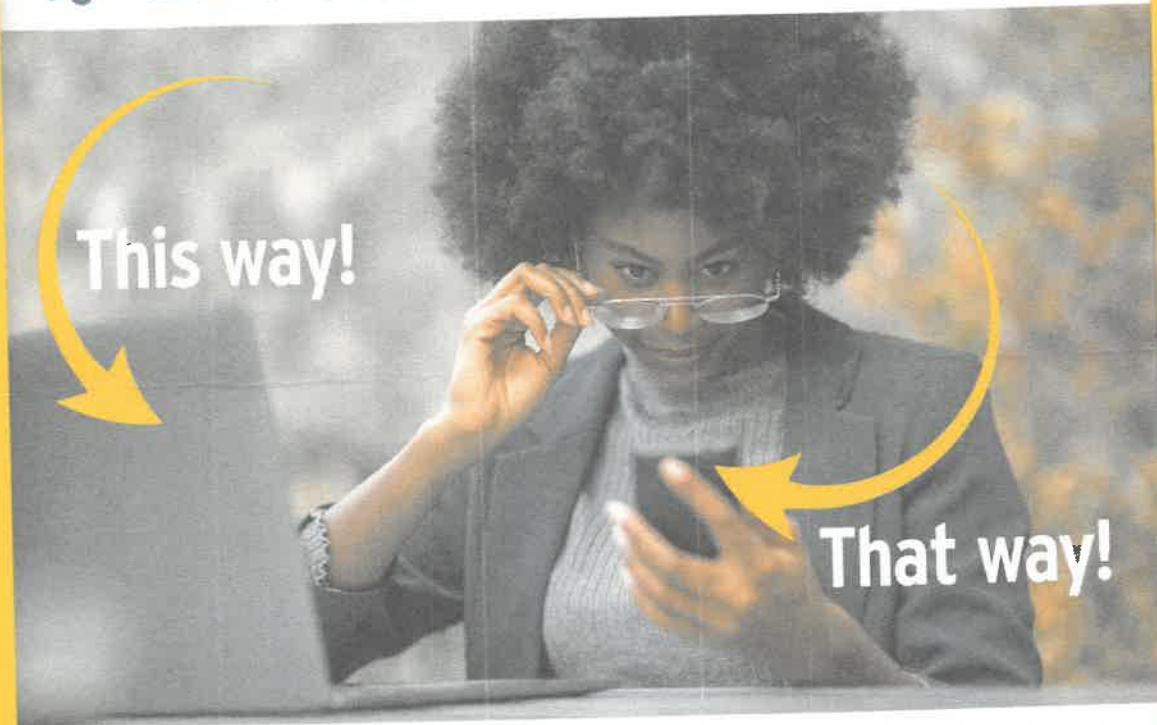
If you smell the odor of rotten eggs near your home or business, a gas line may be damaged or leaking. Immediately move to a safe location, call **911**, then call us at **877-832-6747**. We're ready to handle your emergency 24/7.

FOR MORE guidance and safety tips GO TO [peoplesgas.com/stormsafety](https://www.peoplesgas.com/stormsafety)





GET NOTIFIED YOUR WAY



We're making it easier for you to get updates and information from us. Log in to your account and tell us how you'd like to stay informed - via text, email, or in some instances an automated phone call. Visit **tecoaccount.com** to get started.

- **Outage Notifications**
Stay in the know about outages and restorations affecting your service.
- **Bill Notifications**
Know when your bill is ready, get current balance, and more.
- **Payment Status**
Get notified when your payment is received or if a failure occurred.
- **Payment Reminder**
If we haven't received a payment, we'll remind you five days before the due date.
- **Auto Pay Reminder**
On Auto Pay? Ask for a payment reminder before the draft date so you're never surprised.
- **Service Appointments**
Receive appointment reminders and notifications when we're performing maintenance on natural gas equipment in your area.

Ahora notificándole en español también... visítenos en **tecoaccount.com** para cambiar sus preferencias de notificación a español.



Important Messages

Due to the continuing rise of natural gas prices, we are implementing an increase in our rates beginning this month. Members using the industry household average of 1,000 kWh of power will pay \$129.90, a \$6 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on members' power bills. The additional amount each member pays each month will vary based on how much electricity is used.

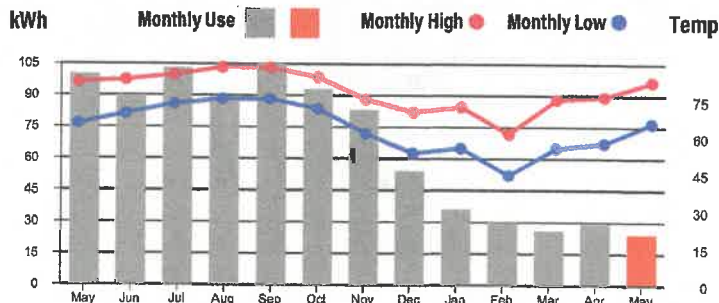


Previous Balance	\$32.00
Payment Received 04/27/22	-\$32.00
Balance Forward	\$0.00
Current Charges Due 06/02/22	\$32.00

Please see the back of this bill for a chart displaying the increases in natural gas and our cost of power.

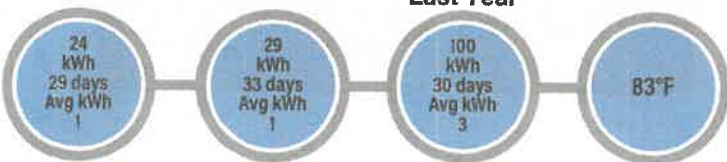
Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	04/12/22	05/11/22	3136	3160	1	24



2021 Please visit MyClayElectric for detailed usage history 2022

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



Current Service Detail

Access Charge		\$27.00
Energy Charge	24 kWh @ 0.0813	\$1.95
Power Cost Adjustment	24 kWh @ 0.0304	\$0.73
FLA Gross Receipts Tax		\$0.76
Clay Co Public Ser Utility Tax		\$1.15
Operation Round Up		\$0.41
Total Current Charges for this Location		\$32.00

#100
 320-538-43

RECEIVED
 MAY 16 2022
 BY: _____

KEEP SEND

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



Account Number	9054872
Current Charges Due 06/02/22	\$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





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

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 05/12/2022
Current Bill Due Date: 06/02/2022

Important Messages

Due to the continuing rise of natural gas prices, we are implementing an increase in our rates beginning this month. Members using the industry household average of 1,000 kWh of power will pay \$129.90, a \$6 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on members' power bills. The additional amount each member pays each month will vary based on how much electricity is used.

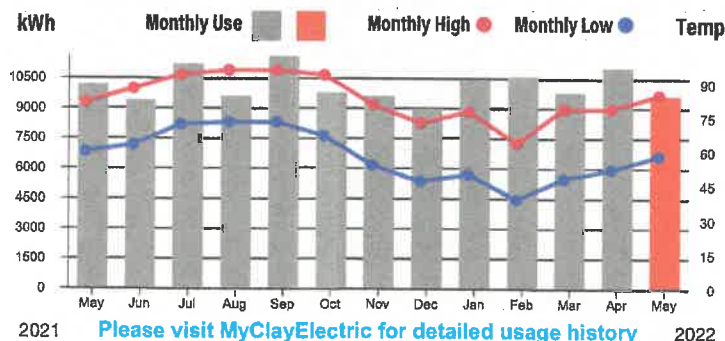


Previous Balance \$1,253.00
Payment Received 04/27/22 -\$1,253.00
Balance Forward \$0.00
Current Charges Due 06/02/22 \$1,159.00

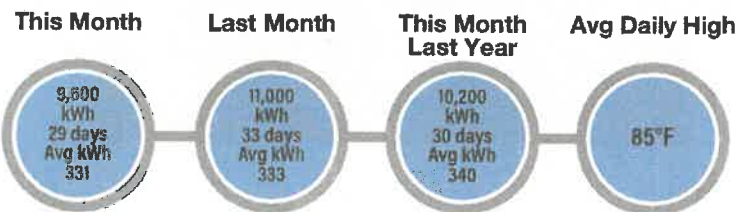
Please see the back of this bill for a chart displaying the increases in natural gas and our cost of power.

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	04/12/22	05/11/22	1745	1793	200	9,600



Current Service Detail		
Access Charge		\$27.00
Energy Charge	9,600 kWh @ 0.0813	\$780.48
Power Cost Adjustment	9,600 kWh @ 0.0304	\$291.84
FLA Gross Receipts Tax		\$28.17
Clay Co Public Ser Utility Tax		\$30.89
Operation Round Up		\$0.62
Total Current Charges for this Location		\$1,159.00



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 06/02/22	\$1,159.00
Total Amount Due	\$1,159.00

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



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



09082120

0001159007



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:

05/12/2022

Current Bill Due Date:

06/02/2022

Previous Balance

\$29.00

Payment Received 04/27/22

-\$29.00

Balance Forward

\$0.00

Current Charges Due 06/02/22

\$29.00

Important Messages

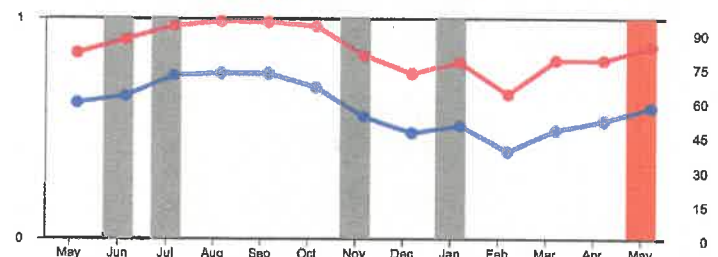
Due to the continuing rise of natural gas prices, we are implementing an increase in our rates beginning this month. Members using the industry household average of 1,000 kWh of power will pay \$129.90, a \$6 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on members' power bills. The additional amount each member pays each month will vary based on how much electricity is used.

Please see the back of this bill for a chart displaying the increases in natural gas and our cost of power.

Service Address: 705 TYNES BLVD IRRIGATION - May 22

Rate Schedule Description	Meter No.	Reading Dates From To	Readings Previous Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	04/12/22 05/11/22	16 17	1	1

kWh Monthly Use Monthly High Monthly Low Temp



2021 Please visit 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
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0304	\$0.03
FLA Gross Receipts Tax		\$0.70
Clay Co Public Ser Utility Tax		\$1.08
Operation Round Up		\$0.11
Total Current Charges for this Location		\$29.00

#100
220.53843

RECEIVED
MAY 16 2022
BY: _____

**KEEP
SEND**

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



Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

PO Box 308

Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7

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



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

Account Number	9082351
Current Charges Due 06/02/22	\$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

Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 05/12/2022
Current Bill Due Date: 06/02/2022

Previous Balance -\$125.37
No Payment Received \$0.00
Balance Forward -\$125.37
Current Charges Due 06/02/22 \$29.12

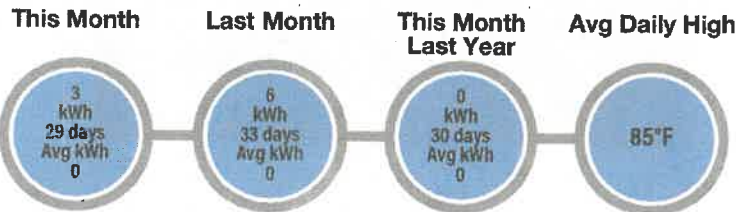
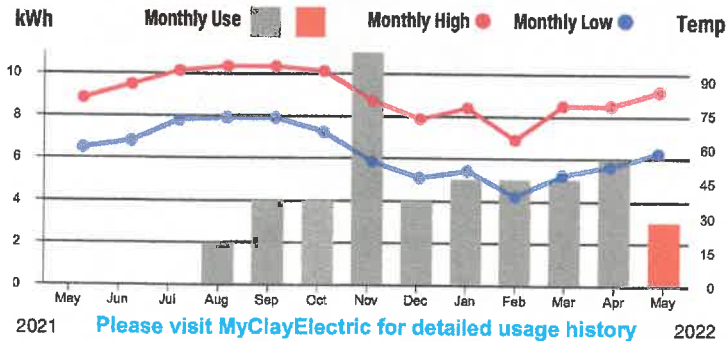
Important Messages

Due to the continuing rise of natural gas prices, we are implementing an increase in our rates beginning this month. Members using the industry household average of 1,000 kWh of power will pay \$129.90, a \$6 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on members' power bills. The additional amount each member pays each month will vary based on how much electricity is used.

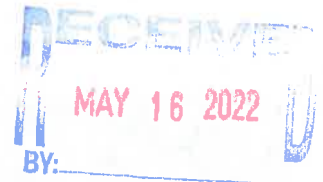
Please see the back of this bill for a chart displaying the increases in natural gas and our cost of power.

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	04/12/22	05/11/22	46	49	1	3



Current Service Detail		
Access Charge		\$27.00
Energy Charge	3 kWh @ 0.0813	\$0.24
Power Cost Adjustment	3 kWh @ 0.0304	\$0.09
FLA Gross Receipts Tax		\$0.70
Clay Co Public Ser Utility Tax		\$1.09
Total Current Charges for this Location		\$29.12



**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 9143346
Credit Balance Do Not Pay -\$96.25

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 TODAY

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-224856
Invoice Date: 5/5/2022
Due Date: 6/30/2022
Current Account Balance: (\$509.00)

BILL TO

Armstrong CDD C/O GMS, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

#7
3105048

Advertiser
Armstrong CDD C/O GMS, LLC

Sales Rep
Cassandra Shaw

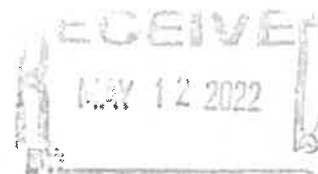
PO#	Pub.	Issue	Year	Ad Size	Color	Net
5/12 meeting	CT - Clay Today	May 5	2022	Column Inch	Black & White	\$32.00

Total:	\$32.00
--------	---------



Please click [Customer Portal Signup](#) if you would like to pay your invoice online.

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island
Florida 32003



Payment is due on or before 6/30/2022.
Thank you for your business.
Please pay from this invoice.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a
Notice of Meeting


In the matter of 5/12 meeting

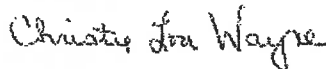
LEGAL: 34799

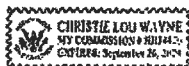
Was published in said newspaper in the issues:

5/5/22

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


Sworn to me and subscribed before me 05/05/2022





3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@osteenmediagroup.com

NOTICE OF MEETING

ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, May 12, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32066. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 476 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

Legal 34799 Published May 5, 2022 in Clay County's Clay Today Newspaper

RECEIVED
MAY 13 2022
BY: _____

Armstrong Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092

38
310-57-311

May 09, 2022
Project No: 21382.00000
Invoice No: 0202830

Project 21382.00000 Armstrong CDD-2021/2022 General Consulting Engineering Services
(WA#7)

Professional Services rendered through April 30, 2022

Task 1.0 General Consulting Services

Professional Personnel

	Hours	Rate	Amount
Project Manager			
Brecht, John 4/9/2022	.75	180.00	135.00
Coordination with Shelley on requisitions and engineer's items;			
Brecht, John 4/16/2022	1.25	180.00	225.00
CDD Meeting;			
Brecht, John 4/16/2022	.75	180.00	135.00
Marking up maintenance map for Public Facilities Report;			
Brecht, John 4/16/2022	.75	180.00	135.00
Working on public facilities report; Coordination with Gregg on public facilities report;			
Brecht, John 4/23/2022	1.00	180.00	180.00
Finalizing maintenance map; Finalizing Public Facilities Report; Sending Public Facilities Report to GMS;			
Administrative Support			
Blair, Shelley 3/26/2022	.50	84.00	42.00
create misc reqs and distribute			
Blair, Shelley 4/9/2022	.50	84.00	42.00
4.14 CDD meeting agenda list creation and distribution			
Paul, Jessica 4/9/2022	1.50	84.00	126.00
Started and almost finished maintenance map.			
Paul, Jessica 4/16/2022	2.50	84.00	210.00
Finished and sent out maintenance map exhibit.			
Paul, Jessica 4/23/2022	2.00	84.00	168.00
Finished and sent out maintenance map check PDF.			
Paul, Jessica 4/23/2022	3.00	84.00	252.00
Started working on maintenance map.			
Totals	14.50		1,650.00
Total Labor			1,650.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel 904-842-8990 • Fax 904-846-9485
CA-00002584 LC-0000316

	Current	Prior	To-Date
Total Billings	1,650.00	379.00	2,029.00
Contract Limit			6,000.00
Remaining			3,971.00

Total this Task	\$1,650.00
------------------------	-------------------

Task	XP	Expenses
------	----	----------

Total this Task	0.00
------------------------	-------------

Invoice Total this Period	<u>\$1,650.00</u>
----------------------------------	--------------------------

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32256 • tel 904-542-8890 • fax 904-646-9485
 CA-00002684 LC-0000316

270 W Plant St #340
Winter Garden, FL 34787
321-558-6500

DATE:	2/1/2022
INVOICE #	ARMCDD0222N

Armstrong CDD
GMS-SF, LLC
Attn:Teresa Viscarra
5385 N Nob Hill Road
Sunrise, FL 33351

RECEIVED
APR 30 2022
BY:

OTHER COMMENTS

270 W Plant St #340
Winter Garden, FL 34787

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Melinda Archer
marcher@evergreen-lm.com

CHECK REQUEST INVOICE

DATE:

2/24/2022

INVOICE #

2242022

DUE DATE:

ASAP**Evergreen Lifestyles Management LLC**

(Payable to)

2100 S. Hiawasse Road, Orlando FL 32852

Address, City, State, Zip

(Mail to)

BILL TO**Name and No. of Association: Armstrong CDD (1179)**

	DESCRIPTION			GL CODE	AMOUNT	
2/22	HOMEDEPOT.COM	800-430-3376	GA	Maintenance	Amenity-Facility Maintenance	19.92
2/22	HOMEDEPOT.COM	800-430-3376	GA	Maintenance	Amenity-Facility Maintenance	56.49
1/22	A-1 PLUMBING HEATING JACKSONVILLE	FL		Maintenance	Amenity-Repair & Maintenance	1118.25
1/22	AMAZON.COM*JJ9B48HJ3	AMZN.COM/BILL	WA	Maintenance	Amenity-Facility Maintenance	33.38
2/22	A-1 PLUMBING HEATING JACKSONVILLE	FL		Maintenance	Amenity-Repair & Maintenance	1118.25
1/22	THE HOME DEPOT 6890	JACKSONVILLE	FL	Maintenance	Amenity-Repair & Maintenance	92.05

Please remember to attach all receipts!

Authorized by: _____

TOTAL DUE \$ 2,438.34

Approved by: _____



EVERGREEN LIFESTYLES MANAGEMENT

Order # WD94701992

PO/Job Name: WD94701992

Ship To Home

Ordered

2/8/2022

Shipped

2/8/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
High Reach Dusting Kit with 5 ft. to 12 ft Extension Pole, Cobweb Duster, Microfiber Feather Duster & Ceiling Fan Duster	2	\$49.99	\$0.00	\$49.99	\$99.98
SKU 1005638694					

Ship To Home 1- Six Mile Creek CDD
1-Armstrong CDD

Ordered

2/8/2022

Printed On: February 24, 2022 10:47:06 EST

Shipped
2/8/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
3 ft. x 5 ft. U.S. Flag SKU 698342	1	\$19.92	\$0.00	\$19.92	\$19.92
Armstrong CDD					
Subtotal				\$119.9	
Shipping				FREE	
Sales Tax				\$6.5	
Order Total					\$126.4



Invoice

***A-1 Plumbing Heating Air Conditioning & Refrigeration**

6141 Chester Ave
Jacksonville FL 32217

904-475-0093 FAX: 904-997-9228

CFC1427553 CAC1815490 CRC1332104



Account # 108064

Email: aboyer@evergreen-lm.com

Invoice # 329065

Date: 1/24/2022

Page # 1 of 2

Armstrong CDD
3645 Royal Pines Dr
Orange Park FL 32065

Service At:
**Armstrong CDD
3645 Royal Pines Dr
Orange Park FL 32065**

Service Date 2/1/2022 PO # Job # 225779 Contract # Claim #

2.1.22 (TD)

Removed old control module and hot surface ignitor from gas firepit.

Installed new control module and hot surface ignitor.

Fired up gas firepit. Put rocks and cover back.

Working properly as designed.

Job completed.

1.24.22 (TD)

Went onsite to assess situation & provide a quote.

Recommendations

1.24.22 (TD)

Task 1: Remove Fire pit insert.

Task 2: Remove and Replace control module, and hot surface ignitor.

Task 3: Reassemble and test function.

Dispatch \$79.00

Parts: \$1,595.00

Labor: 3 x \$187.50 per hour

Task 1-3 Total: \$2,236.50

50 % deposit: \$1,118.25 required upfront due at scheduling; remaining balance due upon completion.

Description Of Service	Quantity	Unit Price	Extended Price	Tax
Dispatch Fee	1	\$79.00	\$79.00	
LABOR	1	\$1,595.00	\$1,595.00	
LABOR	3	\$187.50	\$562.50	
Total			\$2,236.50	

Smiley Thanks You for Your Business!



Invoice

*A-1 Plumbing Heating Air Conditioning & Refrigeration

6141 Chester Ave
Jacksonville FL 32217
904-475-0093 FAX: 904-997-9228
CFC1427553 CAC1815490 CRC1332104

Account # 108064

Invoice # 329065
Date: 1/24/2022
Page # 2 of 2

1/24/2022	Payment	\$1,118.25
2/1/2022	Payment	\$1,118.25
Balance Due		\$0.00

Paid in Full. We appreciate your business!

Final Details for Order #113-8007156-5310634

Print this page for your records. Print this page for your records.

Order Placed: January 28, 2022

Amazon.com order number: 113-8007156-5310634

Order Total: \$33.38

Shipped on January 28, 2022**Items Ordered**

2 of: *Goalrilla Ultra Heavy Duty All-Weather Nylon Net, White (B2602W)*

Sold by: Amazon.com Services LLC

Condition: New

Price

\$15.67

Shipping Address:

Alex Boyer
805 TRAILMARK DR
ST AUGUSTINE, FL 32092-7634
United States

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

American Express | Last digits: 2000

Billing address

David Boyer
[REDACTED]
WINTER GARDEN, FL 34787-3012
United States

Item(s) Subtotal: \$31.34

Shipping & Handling: \$7.18

Free Shipping: -\$7.18

Total before tax: \$31.34

Estimated tax to be collected: \$2.04

Grand Total: \$33.38

Credit Card transactions

AmericanExpress ending in 2000: January 28, 2022: \$33.38

To view the status of your order, return to [Order Summary](#).



**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00061 76945 01/24/22 11:17 AM
SALE SELF CHECKOUT

070798123458 DRDXWRKIT <A>	10.98
DRYDEX WALL REPAIR PATCH KIT 1/2PT	
030699439645 3/8" ANC SHA <A>	8.87
ANCHOR SHACKLE 3/8 SS	
030699431342 5/16" ANSH <A>	3.65
ANCHOR SHACKLE 5/16 GALVANIZED	
051141395517 PGP DA FIN <A>	5.97
3M PGP SPONGE DANGLE FINE 120/220E	
022384015203 TRIM PAD <A>	3.27
SL TRIM & TOUCH UP PAD	
077089136104 1.0 IN THIN <A>	7.97
BEST TRYLON 1.0 THN ANGLE ALL PAINT	
012758015007 PAIL <A>	2.97
HANDY PAINT CUP	
801055001611 14"BOLTCUTTR <A>	24.97
ANVIL 14" BOLT CUTTERS	
056198676831 GLD DMND SG <A>	16.98
GLID DIAMOND INT SG BASE3 28OZ	

SUBTOTAL	85.63
SALES TAX	6.42
TOTAL	\$92.05

XXXXXXXXXX1002 AMEX
USD\$ 92.05
AUTH CODE 895350/3612352 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

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

2022 PRO XTRA SPEND 01/23: \$183.55

As of 01/24/2022 your Paint Rewards level is Member; Spend 951.86 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6890 01/24/22 11:17 AM

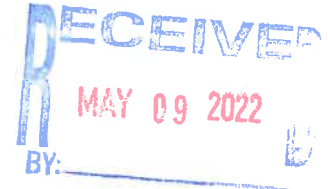
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618460
DATE: 5/1/2022

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



DUE DATE	RENTAL PERIOD
6/12/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
36	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment. <i>#1871d May 22 - Fitness Equip 330.572.441</i>	1,415.21

TOTAL DUE

\$1,415.21

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618460	6/12/2022	\$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

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

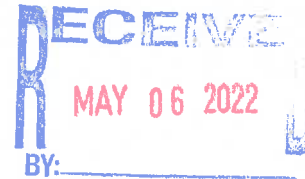
www.southeastfitnessrepair.com

Invoice # 17376A

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:	LF ROWER S/N RGX190400605 - TANK ASSY. (PER RP). ALEX 904-996-2485

Date: 05-May-2022

Payment is due within 30 days of
invoice date.



Description	Part #	Part Cost	QTY	Total
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	51.00	1.00	51.00
FLAT RATE FEE		150.00	1.00	150.00
LF - RGX ROWER - TANK ASSY.: LF - RGX ROWER - TANK ASSY.	OK106-0A401-0000	1,075.00	1.00	1,075.00
Comments:			Parts Total	1,276.00
			Tax	0.00
			Balance	1,276.00

Technician: ROBERT PETERKIN

#32

770-572-461

Thank you for your business.

All About Water, LLC
1608 N Summer Ridge Ct
Saint Augustine, FL
32092-3767
904-826-5355
<http://www.allaboutwaterstaug.com>

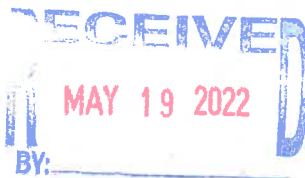
APPROVED

By Alex Boyer at 11:21 am, May 19, 2022

Amenity-Facility Maintenance

BILL TO

Armstrong CDD
C/O Evergreen Lifestyles
Management
10301 Deerwood Park Blvd.,
Suite 3200
Jacksonville, FL 32256



INVOICE 5876

DATE 05/17/2022 **TERMS** Due on receipt

DUE DATE 06/01/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	105	Pressure wash fitness center	1	300.00	300.00
	105	Pressure wash pool deck	1	575.00	575.00
	105	Softwash canopies	1	75.00	75.00

#64
370-572-46

TOTAL DUE

\$950.00

270 W Plant St #340
Winter Garden, FL 34787
321-558-6500

DATE:	3/1/2022
INVOICE #	ARMCDD0322N

Armstrong CDD
GMS-SF, LLC
Attn:Teresa Viscarra
5385 N Nob Hill Road
Sunrise, FL 33351

#20

RECEIVED
APR 30 2022
BY: _____

OTHER COMMENTS

Please include the the account # 110059797 on your check
Please send all payments to our new address:
 270 W Plant St #340
 Winter Garden, FL 34787

TOTAL Due	\$ 1,940.75
------------------	--------------------

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Melinda Archer
marcher@evergreen-lm.com

CHECK REQUEST INVOICE

DATE: 3/29/2022INVOICE # ABIT032022

DUE DATE: _____

Evergreen Lifestyles Management

(Payable to)

Address, City, State, Zip

(Mail to)

☐ Association☒ Vendor**BILL TO****Name and No. of Association:****Armstrong Community-1179**

DESCRIPTION	GL CODE	AMOUNT
Laptop PC, Antivirus Software, MS Office Standard (for Carl Marchand per Alex Boyer)	1999	\$ 1,638.16

Please remember to attach all receipts!

Art Burnside**TOTAL DUE \$ 1,638.16**

Authorized by: _____

Approved by: _____

CHECK REQUEST INVOICE

DATE:

2/24/2022

INVOICE #

3242022

DUE DATE:

ASAPEvergreen Lifestyles Management LLC

(Payable to)

270 W Plant St #340 Winter Garden FL 34787

Address, City, State, Zip

(Mail to)

BILL TO

Name and No. of Association:

Armstrong CDD (1179)

DESCRIPTION			GL CODE	AMOUNT
THE HOME DEPOT #6890 JACKSONVILLE	FL	Maintenance	Amenity-Janitorial Supply	41.30
THE HOME DEPOT 6890 JACKSONVILLE	FL	Maintenance	Amenity-Facility Maintenance	84.86

Please remember to attach all receipts!

Authorized by: _____

TOTAL DUE \$ 126.16

Approved by: _____



**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00052 65004 02/23/22 11:08 AM
SALE SELF CHECKOUT

046335813700 SHOWER TRIM <A> 11.96
T13-6"CE NON-IC SHOWER TRM/OPAQUE GL
811000014214 VPC SPRAY <A>
VPC SPRAY BOTTLE 32OZ
3@2.98 8.94
035000530585 FABULOSO <A> 6.27
FABULOSO APC LAVENDER 128OZ
036241887865 LYSOLALLPURP <A> 8.58
LYSOL APC LAVENDER 144OZ
084305390516 2GL HD <A> 2.68
2 GALLON HOMER BUCKET

SUBTOTAL 38.43
SALES TAX 2.87
TOTAL \$41.30

XXXXXXXXXX2000 AMEX

USD\$ 41.30

AUTH CODE 865111/3522801 TA

Chip Read

AID A000000025010801 AMERICAN EXPRESS

6890 02/23/22 11:08 AM



6890 52 65004 02/23/2022 0226

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/24/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 137187 130349

PASSWORD: 22123 130297

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00051 60791 03/09/22 10:56 AM
SALE SELF CHECKOUT

050134991132 NAPLES ENTRY <A>	21.97
DEFIANT NAPLES ENTRY LEVER ABZ	
071649353277 PRO SYOC 2PK <A>	34.68
SET YOUR OWN COMBI 1-1/2 IN. SHACKLE	
008236101799 BDGRETRVR <A>	
CARABINER BADGE RETRIEVER	
2@5.23	10.46
736511500684 68SCHLAGEKEY <A>	
68 KEY SCHLAGE	
2@2.68	5.36
079567490050 WD40 S STRAW <A>	6.47
WD-40 12OZ MP LUBE & PENETRANT	

SUBTOTAL	78.94
SALES TAX	5.92
TOTAL	\$84.86

XXXXXXXXXX2000 AMEX

USD\$ 84.86

AUTH CODE 867781/9511563 TA

Chip Read

AID A000000025010801 AMERICAN EXPRESS

6890 03/09/22 10:56 AM



6890 51 60791 03/09/2022 9424

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/07/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 128761 121922

PASSWORD: 22159 121871

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on

270 W Plant Street #340
Winter Garden FL 34787

DATE: _____
INVOICE # _____

AdminProcess032022

If you have any questions about this invoice, please contact
Melinda Archer at marcher@evergreen-lm.com

270 W Plant St #340
Winter Garden, FL 34787
321-558-6500

DATE:	4/25/2022
INVOICE #	ARMCDD4221N

Armstrong CDD
GMS-SF, LLC
Attn: Teresa Viscarra
5385 N Nob Hill Road
Sunrise, FL 33351

RECEIVED
APR 30 2022
BY: _____

[illegible]

Please include the the account # 110059797 on your check
Please send all payments to our new address:
 270 W Plant St #340
 Winter Garden, FL 34787

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Melinda Archer
marcher@evergreen-lm.com

CHECK REQUEST INVOICE

DATE:

4/24/2022

INVOICE #

4242022

DUE DATE:

ASAP**Evergreen Lifestyles Management LLC**

(Payable to)

270 W Plant St #340 Winter Garden FL 34787

Address, City, State, Zip

(Mail to)

BILL TO**Name and No. of Association: Armstrong CDD (1179)**

DESCRIPTION				GL CODE	AMOUNT
HOMEDPOT.COM	800-430-3376	GA	Janitorial	Amenity-Janitorial Supply	32.63
HOMEDPOT.COM	800-430-3376	GA	Janitorial	Amenity-Janitorial Supply	41.91
			Janitorial	Amenity-Janitorial Supply	
HOMEDPOT.COM	800-430-3376	GA			70.27
HOMEDPOT.COM	800-430-3376	GA	Janitorial	Amenity-Janitorial Supply	78.11
1-800-GOT-JUNK? JACK Orange Park	FL		removal	Amenity-Repair & Maintenance	336.00
THE HOME DEPOT #6890 JACKSONVILLE	FL		Maintenance	Amenity-Janitorial Supply	126.52
THE HOME DEPOT #6890 JACKSONVILLE	FL		Maintenance	Amenity-Repair & Maintenance	26.83
LOWES.COM 0907	NORTH WILKESBORO	NC	Maintenance	Amenity-Repair & Maintenance	23.49
LOWES.COM 0907	NORTH WILKESBORO	NC	Maintenance	Amenity-Repair & Maintenance	379.39

Please remember to attach all receipts!

TOTAL DUE \$ 1,115.15

Authorized by: _____

Approved by: _____



EVERGREEN LIFESTYLES MANAGEMENT

Order # WD98898541

PO/Job Name: WD98898541

Ship To Home

Ordered

4/1/2022

Delivered

4/4/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Multi-Fold White Paper Towels 9 2/5 x 9 1/5 (250 Sheets Per Pack, 12 Packs per Carton)	2	\$36.67	\$0.00	\$36.67	\$73.34
SKU 1002423908					

Ship To Home

Ordered

4/1/2022

Shipped

Printed On: April 26, 2022 10:48:46 EDT

4/1/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Select-A-Size White Paper Towels (12 Double Rolls) SKU 1005964623	1	\$24.98	\$0.00	\$24.98	\$24.98
128 oz. Antibacterial Hand Soap SKU 1005392263	1	\$17.94	\$0.00	\$17.94	\$17.94
Acclaim White Jumbo Jr. Bathroom Tissue 2-Ply (8 Roll) SKU 1001114352	1	\$39.35	\$0.00	\$39.35	\$39.35

Ship To Home

Ordered

4/1/2022

Delivered

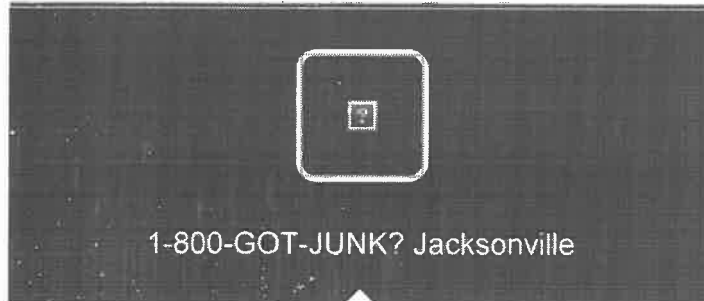
4/4/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
75% Alcohol Hand Sanitizing Wipes with Aloe (500-Count Bucket) SKU 1005746961	2	\$29.99	\$0.00	\$29.99	\$59.98

Subtotal	\$215.59
Shipping	FREE
Sales Tax	\$9.63
Order Total	\$225.22

From: 1-800-GOT-JUNK? Jacksonville via Square
To: Alex Boyer
Subject: Receipt from 1-800-GOT-JUNK? Jacksonville
Date: Wednesday, April 13, 2022 10:00:10 AM

Square automatically sends receipts to the email address you used at any Square seller. [Learn more](#)



\$336.00

1D. 1/4 Load x 1	\$336.00
1/4 bedhead 10297069	

Total	\$336.00
-------	----------



1-800-GOT-JUNK? Jacksonville
800-468-5865



AMEX 2000 (Keyed)

Apr 13 2022 at 9:59 AM



#5AKG

Auth code: 242763



Receipt Settings

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1455 Market Street, Suite 600
San Francisco, CA 94103

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EVERGREEN LIFESTYLES MANAGEMENT

Receipt # 6890-61-2457

In-Store Purchase

Order Origin: #6890, Jacksonville W (oakleaf)

Ordered
4/11/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
60-Watt Equivalent T3 Spiral Non-Dimmable GU24 Base Compact Fluorescent CFL Light Bulb, Daylight 5000K (2-Pack) SKU 1005286220	1	\$9.97	\$0.00	\$9.97	\$9.97
SKU 840643	1	\$10.98	\$0.00	\$10.98	\$10.98
SKU 840643	1	\$10.98	\$0.00	\$10.98	\$10.98
128 fl. oz. Outdoor Glass Cleaner Refill SKU 1005055977	1	\$16.48	\$0.00	\$16.48	\$16.48

Select-A-Size White Paper Towels (12 Double Rolls) SKU 1005964623	1	\$24.98	\$0.00	\$24.98	\$24.98
32 oz. All-Purpose Sprayer Bottle SKU 1000050563	1	\$2.68	\$0.00	\$2.68	\$2.68
144 oz. Lavender Pourable All-Purpose Cleaner SKU 1000967015	1	\$8.58	\$0.00	\$8.58	\$8.58
7.5 oz. Fresh Breeze Scented Pump Bottle Hand Soap SKU 1005868980	1	\$1.78	\$0.00	\$1.78	\$1.78
60-Watt Equivalent T3 Spiral Non-Dimmable GU24 Base Compact Fluorescent CFL Light Bulb, Daylight 5000K (2-Pack) SKU 1005286220	1	\$9.97	\$0.00	\$9.97	\$9.97
Bath Magic Eraser Febreze Lavender Scent Cleaning Sponge (4-Count) SKU 1005133477	1	\$4.97	\$0.00	\$4.97	\$4.97
SKU 840643	1	\$10.98	\$0.00	\$10.98	\$10.98
7.5 oz. Fresh Breeze Scented Pump Bottle Hand Soap SKU 1005868980	1	\$1.78	\$0.00	\$1.78	\$1.78
7.5 oz. Fresh Breeze Scented Pump Bottle Hand Soap SKU 1005868980	1	\$1.78	\$0.00	\$1.78	\$1.78
7.5 oz. Fresh Breeze Scented Pump Bottle Hand Soap SKU 1005868980	1	\$1.78	\$0.00	\$1.78	\$1.78
Subtotal \$117.69 Shipping FREE Sales Tax \$8.83 Order Total \$126.52					



EVERGREEN LIFESTYLES MANAGEMENT

Receipt # 6890-1-1774

In-Store Purchase

Order Origin: #6890, Jacksonville W (oakleaf)

Ordered
4/1/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
3/8 in. Zinc-Plated Nuts, Washers and Lock Washer (6-Piece per Pack) SKU 281293	1	\$2.70	\$0.00	\$2.70	\$2.70
3/8 in.-16 x 1-1/2 in. Zinc Plated Carriage Bolt SKU 188962	10	\$0.42	\$0.00	\$0.42	\$4.20
2 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated Lumber SKU 1001753849	1	\$7.68	\$0.00	\$7.68	\$7.68
3/8 in. Zinc-Plated Nuts, Washers and Lock Washer (6-Piece per Pack) SKU 281293	1	\$2.70	\$0.00	\$2.70	\$2.70

2 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated
Lumber

SKU 1001753849

1

\$7.68

\$0.00

\$7.68

\$7.68

Subtotal \$24.96

Shipping FREE

Sales Tax \$1.87

Order Total \$26.83

From: [Lowe's Home Improvement](#)
To: [Alex Boyer](#)
Subject: Thanks for Your Order! #746774143
Date: Thursday, March 24, 2022 11:13:05 AM



We Received Your Order

We'll email you any updates to your order, including information on shipping, delivery or store pickup.

[CHECK ORDER STATUS](#)

Order # 746774143

Invoice # 90057

Store Pickup

Pickup Location

LOWE'S OF ORANGE PARK, FL
1897

2285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667

Pickup Item(s)

2-Tool 18-Volt Power Tool Combo Kit with Soft Case (2-Batteries Included and Charger Included)

QTY

Item #: 1049869 | Model #: GXL18V-26B22

1

Unit Price \$149.00 | Subtotal \$149.00

Estimated Pickup Date: Thursday, March 24, 2022



Need help with your in-store pickup?

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Pickup Location

LOWE'S OF ORANGE PARK, FL
1897

2285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667

Pickup Item(s)**48-in Wood Handle Digging Shovel****QTY**

Item #: 607359 | Model #: PRL-RBA-SP-K 34328

1

Unit Price \$29.98 | Subtotal \$29.98

Estimated Pickup Date: Thursday, March 24, 2022

**Need help with your in-store pickup?**

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Pickup Location

LOWE'S OF ORANGE PARK, FL
1897

2285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667

Pickup Item(s)**5-Gallon Plastic General Bucket****QTY**

Item #: 954434 | Model #: PN0140

1

Unit Price \$4.98 | Subtotal \$4.98

Estimated Pickup Date: Thursday, March 24, 2022

**Need help with your in-store pickup?**

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Pickup Location

LOWE'S OF ORANGE PARK, FL
1897

2285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667

Pickup Item(s)**44-in Wood Handle Transfer Shovel****QTY**

Item #: 1120726 | Model #: CMXMLBA1100

1

Unit Price \$26.98 | Subtotal \$26.98

Estimated Pickup Date: Thursday, March 24, 2022

**Need help with your in-store pickup?**

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Pickup LocationLOWE'S OF ORANGE PARK, FL
18972285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667**Pickup Item(s)****54-in L Fiberglass-Handle Steel Garden Rake****QTY**

Item #: 107883 | Model #: 16096700

1

Unit Price \$12.98 | Subtotal \$12.98

Estimated Pickup Date: Thursday, March 24, 2022

**Need help with your in-store pickup?**

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Pickup LocationLOWE'S OF ORANGE PARK, FL
18972285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667**Pickup Item(s)****267 Piece Home Owner's Tool Set in Bag****QTY**

Item #: 3790297 | Model #: 81766

1

Unit Price \$129.00 | Subtotal \$129.00

Estimated Pickup Date: Thursday, March 24, 2022



Need help with your in-store pickup?

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Pickup Location

LOWE'S OF ORANGE PARK, FL
1897

2285 KINGSLEY AVENUE
ORANGE PARK, FL 32073
(904) 682-7667

Pickup Item(s)

40-in Pick-Up Tool

QTY

Item #: 405682 | Model #: 40S

1

Unit Price \$21.85 | Subtotal \$21.85

Estimated Pickup Date: Thursday, March 31, 2022



Need help with your in-store pickup?

Give LOWE'S OF ORANGE PARK, FL a call at (904) 682-7667

Order Info

Sold To

David Boyer
(904) 568-2568
Aboyer@evergreen-lm.com

Order #	746774143
Invoice #	90057
Order Date	03/24/2022
Total Savings	\$0.00
Subtotal	\$374.77
Shipping/Delivery	\$0.00
Total Tax	\$28.11
Order Total	\$402.88


Payment

AMEX ending in 2000 \$402.88


For more information on when you'll be charged, view our billing policy.

YOU MIGHT ALSO LIKE



 141
**Set High-carbon
Steel Hex Shank
Screwdriver Bit Set
Screwdriver (47-
Piece)**
Shop Now



 1
**2 pc. Driven 1 In.
Impact Torx® #10
Insert Bits**
Shop Now



 6
**18-Volt Power Tool
Battery Charger**
Shop Now

-->

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Lowe's App



Lowe's.com

1000 Lowes Boulevard, Mooresville, NC 28117

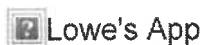
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Lowes.com

1000 Lowes Boulevard, Mooresville, NC 28117

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CAUTION: This message originated from outside the Evergreen Lifestyles Management organization. Please do not click links or open attachments if you do not recognize the sender's email address.

270 W Plant Street #340
Winter Garden FL 34787

DATE:
INVOICE #

4/29/2022

AdminProcessAMEX042022

Armstrong CDD

Subtotal	\$0.00
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00

Funds are drafted through ACH

TOTAL Due \$ 111.52

If you have any questions about this invoice, please contact
Melinda Archer at marcher@evergreen-lm.com



RECEIVED
MAY 16 2022
BY: _____

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: 409

Invoice Date: May 16, 2022

Payment Due: May 23, 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

#34 hcl
Security
370.572.345

Total: \$1,605.00

Amount Due (USD): \$1,605.00

Pay Securely Online

VISA

MasterCard

AMERICAN EXPRESS

DISCOVER

Bank Payment

link.waveapps.com/wn3468-dr9br9

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
May 2nd, 2022 - May 8th, 2022 / May 9th, 2022 - May 15th, 2022

CLAY TODAY

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-225631
Invoice Date: 5/19/2022
Due Date: 6/19/2022

BILL TO

Armstrong CDD C/O GMS, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Advertiser

Armstrong CDD C/O GMS, LLC

Customer ID

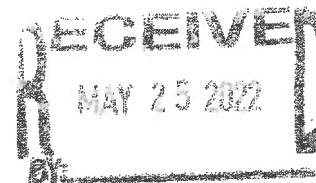
21021

PO #	Pub.	Issue	Year	Ad Size	Color	Net
Candidate qualifying period	CT - Clay Today	May 19	2022	Column Inch	Black & White	\$34.00
						\$34.00

Total:						\$34.00
---------------	--	--	--	--	--	----------------



#7
210-513-48



Call Cassandra at 904-264-3200 to pay by credit card.

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island
Florida 32003

Payment is due on or before 6/19/2022.
Thank you for your business.
Please pay from this invoice.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a
Notice of General Election Qualifying

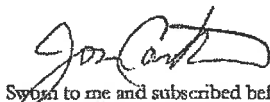
In the matter of Qualifying Period for Candidates

LEGAL: 34711

Was published in said newspaper in the issues:

5/19/22

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



Sworn to me and subscribed before me 05/19/2022

Christie Lou Wayne



3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@osteenmediagroup.com

NOTICE OF GENERAL ELECTION QUALIFYING

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Armstrong Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Avenue, Green Cove Springs, Florida 32043; Ph: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

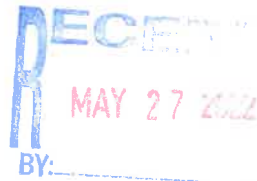
The Armstrong Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general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

Legal 34711 Published May 19, 2022 In Clay County's Clay Today Newspaper

**APPROVED***By Alex Boyer at 10:02 am, May 27, 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

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

INVOICE**Total Due: \$350.00**

Invoice Number: 42013005949
Invoice Date: 5/26/2022
Due Date: 6/25/2022

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

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		05/29/22	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Extra Day Clean (Memorial Day)			1	350.00	350.00

#62
330572.403

Subtotal: 350.00
Sales Tax: 0.00
Total Due: \$350.00

270 W Plant St #340
Winter Garden, FL 34787
321-558-6500

DATE:	1/1/2022
INVOICE #	ARMCD0122N

Armstrong CDD
GMS-SF, LLC
Attn:Teresa Viscarra
5385 N Nob Hill Road
Sunrise, FL 33351

RECEIVED
APR 30 2022
BY: _____

Subtotal	\$	984.17
----------	----	--------

270 W Plant St #340
Winter Garden, FL 34787

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Melinda Archer
marcher@evergreen-lm.com

CHECK REQUEST INVOICE

DATE:

1/24/2022

INVOICE #

1242022

DUE DATE:

ASAP**Evergreen Lifestyles Management LLC**

(Payable to)

2100 S. Hiwassee Road, Orlando FL 32852

Address, City, State, Zip

(Mail to)

BILL TO**Name and No. of Association:** Armstrong CDD (1179)

DESCRIPTION				GL CODE	AMOUNT
ROYAL CONTRACTORS NO ORANGE PARK FL				Maintenance Amenity-Facility Maintenance	350.00
ROYAL CONTRACTORS NO ORANGE PARK FL				Maintenance Amenity-Facility Maintenance	350.00
THE HOME DEPOT #6890 JACKSONVILLE FL				Maintenance Amenity-Repair & Maintenance	75.11
HOMEDEPOT.COM 800-430-3376 GA				Maintenance Amenity-Janitorial Supplies	36.20
HOMEDEPOT.COM 800-430-3376 GA				Maintenance Amenity-Janitorial Supplies	42.12
HOMEDEPOT.COM 800-430-3376 GA				Maintenance Amenity-Janitorial Supplies	24.99
THE HOME DEPOT #6890 JACKSONVILLE FL				Maintenance Amenity-Repair & Maintenance	10.80
THE HOME DEPOT #6890 JACKSONVILLE FL				Maintenance Amenity-Repair & Maintenance	5.48

Please remember to attach all receipts!

TOTAL DUE \$ 894.70

Authorized by: _____

Approved by: _____

From: ROYAL CONTRACTORS NORTH Florida (via Clover)
To: Alex Boyer
Subject: Your receipt from ROYAL CONTRACTORS NORTH Florida
Date: Thursday, January 20, 2022 3:56:29 PM



ROYAL CONTRACTORS NORTH Florida

6900 Philips HWY, Suite #34, Jacksonville , FL 32216

+1 904-813-7149

January 20, 2022 - 3:56 PM

\$350.00

full transaction receipt

Follow us!

You'll receive occasional offers and messages
from ROYAL CONTRACTORS NORTH Florida.

We'll never send you spam. But, you can
unsubscribe anytime.

FOLLOW

<https://www.Royalcontractorsnf.com>

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CAUTION: This message originated from outside the Evergreen Lifestyles Management organization. Please do not click links or open attachments if you do not recognize the sender's email address.

From: ROYAL CONTRACTORS NORTH Florida (via Clover)
To: Alex Boyer
Subject: Your receipt from ROYAL CONTRACTORS NORTH Florida
Date: Friday, January 21, 2022 12:54:38 PM



ROYAL CONTRACTORS NORTH Florida

6900 Philips HWY, Suite #34, Jacksonville , FL 32216

+1 904-813-7149

January 21, 2022 • 12:54 PM

\$350.00

full transaction receipt

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from ROYAL CONTRACTORS NORTH Florida.

We'll never send you spam. But, you can
unsubscribe anytime.

FOLLOW

<https://www.Royalcontractorsnf.com>

View the Privacy Policies for Clover

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Customer Receipt



Print

**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00062 24455 01/17/22 10:01 AM
SALE CASHIER SHARIL

037000773269 SWFRDSEH <A>	13.97
SWFR DSTR 360 X EXTND KIT	
021709023466 ZEPHS500ML <A>	
ZEP ANTIBAC HAND SOAP 17OZ	
2@3.98	7.96
073257014090 HDX 150CT <A>	18.47
HDX 13G DRAWSTRING KITCHEN 150CT	
073257005357 HUSKY 50CT <A>	29.47
HUSKY 42G CONTRACTOR BAGS 50CT	
NLP Savings	\$2.00

SUBTOTAL	69.87
SALES TAX	5.24
TOTAL	\$75.11

XXXXXXXXXX1002 AMEX
USD\$ 75.11

AUTH CODE 890793/0623745 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

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

2022 PRO XTRA SPEND 01/16: \$113.68

As of 01/17/2022 your Paint Rewards
level is Member; Spend 1000.00 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

Get the CREDIT LINE your business needs

PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at [homedepot.com/credit](https://www.homedepot.com/credit)

6890 01/17/22 10:01 AM



6890 62 24455 01/17/2022 3614

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/17/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 56089 49261

PASSWORD: 22067 49199

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

< Previous

Next >

Live Chat



EVERGREEN LIFESTYLES MANAGEMENT

Order # WD92626244

PO/Job Name: WD92626244

Ship To Home

Ordered
1/15/2022
Delivered
1/14/2022

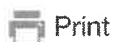
Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Acclaim White Jumbo Jr. Bathroom Tissue 2-Ply (8 Roll) SKU 1001114352	1	\$39.55	\$0.00	\$39.55	\$39.55

Ship To Home

Ordered
1/15/2022
Delivered
1/18/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
75% Alcohol Hand Sanitizing Wipes with Aloe (500-Count Bucket) SKU 1005746961	1	\$24.99	\$0.00	\$24.99	\$24.99
Multi-Fold White Paper Towels 9 2/5 x 9 1/5 (250 Sheets Per Pack, 12 Packs per Carton) SKU 1002423908	1	\$33.99	\$0.00	\$33.99	\$33.99
Subtotal					\$98.53
Shipping					FREE
Sales Tax					\$4.78
Order Total					\$103.31

Customer Receipt



Print

**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00051 39415 01/12/22 11:07 AM
SALE SELF CHECKOUT

030699439447 1/4" SS ASH <A>	5.80
ANCHOR SHACKLE 1/4 SS	
030699427741 3/16" ANC SH <A>	4.25
ANCHOR SHACKLE 3/16 SS	

SUBTOTAL	10.05
SALES TAX	0.75
TOTAL	\$10.80

XXXXXXXXXX1002 AMEX

USD\$ 10.80

AUTH CODE 880926/5512864 TA

Chip Read

AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

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

2022 PRO XTRA SPEND 01/11: \$5.10

As of 01/12/2022 your Paint Rewards level is Member; Spend 1000.00 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at [homedepot.com/credit](https://www.homedepot.com/credit)

6890 01/12/22 11:07 AM



6890 51 39415 01/12/2022 1211

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/12/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 86009 79170

PASSWORD: 22062 79119

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

< Previous

Next >



Customer Receipt



Print

**How doers
get more done.**

Live Chat

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00061 54827 01/11/22 10:43 AM
SALE SELF CHECKOUT

078575979397 SS CLAMP <A>
#072 SS CLAMP 3"X5" DIA
2@2.55 5.10

SUBTOTAL 5.10
SALES TAX 0.38
TOTAL \$5.48

XXXXXXXXXXXX1002 AMEX
USD\$ 5.48

AUTH CODE 837316/6611371 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

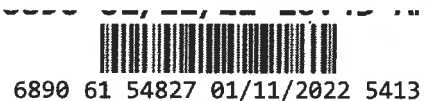
PRO XTRA ###-###-2568 SUMMARY

2022 PRO XTRA SPEND 01/10: \$0.00

As of 01/11/2022 your Paint Rewards
level is Member; Spend 1000.00 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at [homedepot.com/credit](https://www.homedepot.com/credit)

6890 01/11/22 10:43 AM



RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/11/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 116833 110004
PASSWORD: 22061 109943

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



< Previous

CHECK REQUEST INVOICE

DATE: 1/30/2022
INVOICE # ARM01302022ELM
DUE DATE: 1/30/2022

EVERGREEN Lifestyles Management

(Payable to)

Address, City, State, Zip

(Mail to)

☐ Association

☒ Vendor

BILL TO

Armstrong CDD

DESCRIPTION	GL CODE	AMOUNT
Amex Fee	4085	\$89.47

Please remember to attach all receipts!

TOTAL DUE \$89.47

Authorized by: _____



Florida Department of Health
in Clay County
Notification of Fees Due



10-BID-5884215

Permit Number

10-60-1882555

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

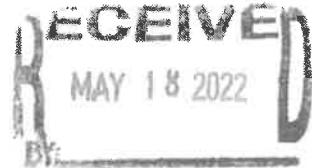
Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: Armstrong CDD
475 West Town Place E, Suite 114
Saint Augustine, FL 32092



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Greyhawk Homeowners Association
Location: 3645 Royal Pines Drive
Orange Park, FL 32065

Pool Volume: 74,500 gallons

Bathing Load: 75

Flow Rate: 375

Owner Information:

Name: Armstrong CDD
Address: 475 West Town Place E, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 299-6115 Work Phone: ()

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 10-60-1882555 Bill ID: 10-BID-5884215

Billing Questions call DOH-Clay at: (904) 278-3784

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Clay County
P.O. Box 578
Green Cove Springs, FL 32043

Mark S. Lee
Signature

May 24, 2022
Date

[Please RETURN invoice with your payment]

Batch Billing ID: 54957

PERMIT HOLDERS CAN NOW
pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



APPROVED

By Alex Boyer at 9:59 am, May 27, 2022

**Tree Amigos**

Outdoor Services

Field-Landscape

Invoice

Invoice#: 17673

Date: 05/28/2022

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

Project: 20104
Armstrong CDD Maintenance



Description	#21	Quantity	Price	Ext Price
May Monthly <u>Landscape Maintenance Common Areas</u>	320-576-462	1.00	4,363.75	4,363.75
May Monthly <u>Landscape Maintenance Amenity Center</u>	330-572-462	1.00	2,552.58	2,552.58
May Monthly <u>Landscape Maintenance Tynes Blvd Extension</u>	320-578-462	1.00	800.97	800.97
May Monthly <u>Landscape Maintenance Tynes Greyhawk Phase II</u>	320-578-462	1.00	2,233.41	2,233.41
May Monthly <u>Landscape Maintenance Tynes Greyhawk Lakes</u>	320-578-464	1.00	1,160.20	1,160.20
May Monthly <u>Landscape Maintenance Viburnam hedges Amenity Center</u>	330-572-462	1.00	87.00	87.00

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



APPROVED

By Alex Boyer at 10:04 am, Jun 06, 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: 422

Invoice Date: June 6, 2022

Payment Due: June 13, 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
730-572-746

Total: \$1,605.00

Amount Due (USD): \$1,605.00

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

May 16th, 2022 - May 22nd , 2022 / May 23rd, 2022 - May 29th, 2022

CLAY TODAY

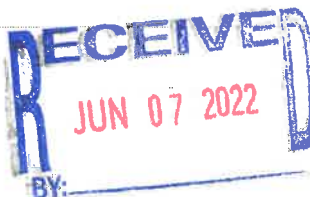
Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

INVOICE

Invoice Number: 2022-226145
Invoice Date: 6/2/2022
Due Date: 6/30/2022

BILL TO
Armstrong CDD C/O GMS, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

#17
210-517-46



Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

PO #	Pub.	Issue	Year	Ad Size	Color	Net
6/8 meeting	CT - Clay Today	Jun 2	2022	Column Inch	Black & White	\$32.00
						\$32.00

Total:						\$32.00
---------------	--	--	--	--	--	---------



Call Cassandra at 904-264-3200 to pay by credit card.

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island
Florida 32003

Payment is due on or before 6/30/2022.
Thank you for your business.
Please pay from this invoice.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement

Being a
Notice of meeting

In the matter of 6/9 meeting

LEGAL: 35276

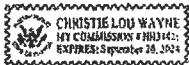
Was published in said newspaper in the issues:

6/2/22

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

Sworn to and subscribed before me 06/02/2022

Christie Lou Wayne



3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@osteenmediagroup.com

NOTICE OF MEETING

Armstrong Community Development District
The regular meeting of the Board of Supervisors of the Armstrong Community Development District will be held on Thursday, June 9, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 and phone (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Marilee Giles, District Manager

Legal 35276 Published June 2, 2022 in Clay County's Clay Today Newspaper



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

INVOICE

Total Due: \$1,033.00

Invoice Number: 32013007656

Invoice Date: 6/1/2022

Due Date: 7/1/2022

Phone: (904) 737-4969

Email: jaxinvoices@gocitywide.com

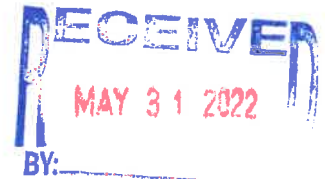
Bill

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

#62 hel
Jun 22
330-572-463

Ship

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



PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days		06/01/22 to 06/30/22	
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

**APPROVED***By Alex Boyer at 10:45 am, Jun 07, 2022*

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

Amenity-Janitorial Supplies**Total Due: \$83.01**

Invoice Number: 52013003015
Invoice Date: 6/7/2022
Due Date: 7/7/2022

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

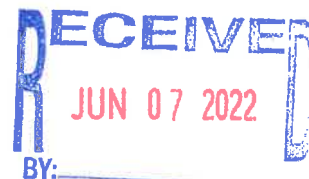
Bill

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

#62
736572 400

Ship

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



PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01013101295	Ray Flores	Net 30 days			
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price

MF424814 SCOTT MULTIFOLDS, WHITE,
424814, 4000/CS

1 39.57 39.57

PTCENTERPUL CENTER PULL, WHITE, 6CT, 600'/RL
L

1 33.72 33.72

SOAPWHTGAL WHITE LOTION SOAP, 1 GALLON

1 9.72 9.72

Subtotal: 83.01
Sales Tax: 0.00

Total Due: \$83.01

APPROVED

By Alex Boyer at 9:09 am, Jun 02, 2022

Amenity-Repairs & Maintenance



RECEIVED
JUN 02 2022
BY: _____

June 1, 2022

Invoice No. 2206

INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - <u>June</u> <ul style="list-style-type: none">• <u>Pet Waste Station Maintenance</u>	3 stations	1 X Week	\$155
# 54 220-572-44			
		TOTAL:	\$155
		PAID:	

Pg 1 of 1

Diamond Electrical Contractors, Inc.

6999-02 Merrill Rd #314

Jacksonville, FL 32277

Invoice

Date	Invoice #
5/31/2022	22-83

904-565-4424

Fax: 904-565-4434

Bill To Armstrong CDD

Ship To

Evergreen Lifestyles Management
Carl P Marchand
10301 Deerwood Park Blvd Ste 3200
Jacksonville, FL 32256

Greyhawk

#6S
730.572.46

Attention

Terms

ap

Due on receipt

Hours	Description	Rate	Amount
	Service requested: install ceiling fans	0.00	0.00
	As requested per Carl Marchand - Installed six ceiling fans at Greyhawk location All work is completed	600.00	600.00
<div>APPROVED By Alex Boyer at 11:14 am, Jun 06, 2022</div> <div>Amenity-Facility Maintenance</div>			
Please remit to above address.		Total	\$600.00

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

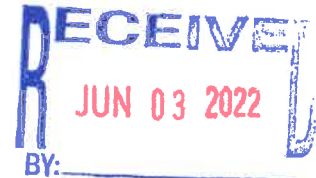
Invoice #: 81

Invoice Date: 6/1/22

Due Date: 6/1/22

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 - June 2022	310-513, 34		3,750.00	3,750.00
Website Administration - June 2022	403		104.17	104.17
Information Technology - June 2022	351		150.00	150.00
Dissemination Agent Services - June 2022	313		583.33	583.33
Office Supplies	51		6.52	6.52
Postage	42		7.12	7.12
Copies	423		67.80	67.80
Telephone	41		36.02	36.02
Total				\$4,704.96
Payments/Credits				\$0.00
Balance Due				\$4,704.96

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2022

#61
310.517.718**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

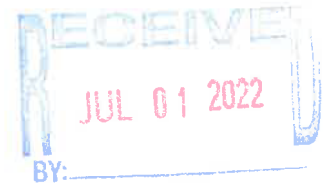
First National Bank of Omaha

Kutak Rock LLP

Reference: Invoice No. 3068577

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. 3068577
1323-1

Re: General Counsel

For Professional Legal Services Rendered

05/03/22	K. Buchanan	0.20	64.00	Confer with amenity manager regarding potential claim against the district
05/12/22	K. Buchanan	1.50	480.00	Confer with amenity manager regarding pool repair; confer with chair regarding same; prepare for and attend board meeting
05/24/22	K. Haber	0.20	45.00	Prepare budget notice and email to Sweeting
05/26/22	K. Buchanan	0.30	96.00	Review tentative agenda and confer with district manager regarding same
05/26/22	K. Haber	0.40	90.00	Prepare assessment and appropriation resolutions; email same to Sweeting and Giles
05/27/22	K. Haber	0.10	22.50	Correspondence with Giles regarding appropriation resolution
TOTAL HOURS		2.70		

KUTAK ROCK LLP

Armstrong CDD

June 30, 2022

Client Matter No. 1323-1

Invoice No. 3068577

Page 2

TOTAL FOR SERVICES RENDERED

\$797.50

TOTAL CURRENT AMOUNT DUE

\$797.50

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2022



Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3054481
Client Matter No. 1323-1

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

#61
316-312-70

Invoice No. 3054481
1323-1

Re: General Counsel

For Professional Legal Services Rendered

04/07/22	L. Whelan	0.20	64.00	Confer with staff regarding coverage for April board meeting and items for agenda
04/13/22	L. Whelan	0.40	128.00	Prepare for April board meeting
04/14/22	K. Buchanan	0.40	128.00	Review maintenance agreements; prepare correspondence to district manager; review agenda
04/14/22	L. Whelan	1.60	512.00	Attend April board meeting
04/15/22	L. Whelan	0.10	32.00	Follow-up from April board meeting
TOTAL HOURS		2.70		
TOTAL FOR SERVICES RENDERED				\$864.00
TOTAL CURRENT AMOUNT DUE				<u>\$864.00</u>



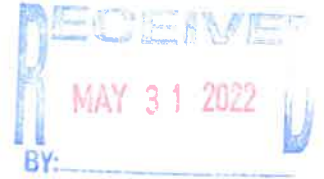
Invoice

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

Date	Invoice #
6/1/2022	6182B

Bill To

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



#19nd
Jun 22
220938-468

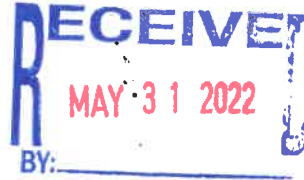
P.O. No.	Terms	Project
	Net 30	

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



Tree Amigos

Outdoor Services



Invoice

Invoice#: 17456

Date: 04/28/2022

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

Project: 20104
Armstrong CDD Maintenance

Description	#21 hel	Quantity	Price	Ext Price
April Monthly Landscape Maintenance Common Areas	320-538-462	1.00	4,363.75	4,363.75
April Monthly Landscape Maintenance <u>Amenity</u> Center	330-572-462	1.00	2,552.58	2,552.58
April Monthly Landscape Maintenance Tynes Blvd Extension	320-538-462	1.00	800.97	800.97
April Monthly Landscape Maintenance Tynes <u>Greyhawk Phase II</u>	320-538-462	1.00	2,233.41	2,233.41
April Monthly Landscape Maintenance Tynes <u>Greyhawk Lakes</u>	320-538-462	1.00	1,160.20	1,160.20
April Monthly Landscape Maintenance <u>Viburnum hedges</u> <u>Amenity</u> Center	330-572-462	1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

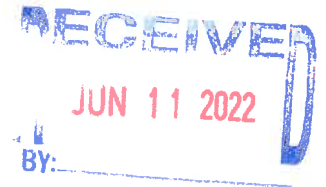
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618484
DATE: 6/1/2022

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



DUE DATE	RENTAL PERIOD
7/12/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
37	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment. #18 Jun 22 - Fitness Equip 370-572-44	1,415.21

TOTAL DUE

\$1,415.21

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618484	7/12/2022	\$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

**APPROVED***By Alex Boyer at 9:55 am, Jun 08, 2022*

Amenity-Facility Maintenance

#66
730-572-46

INVOICE

3645 Royal Pines Dr, Orange Park, FL 32065

North Florida's Finest Painting, Inc2463 Quail Run Ln
Orange Park, Florida 32073
United States904-334-3652
www.nffpainting.com**BILL TO****Armstrong CDD**
Carl Marchand904-547-9407
cmarchand@evergreen-lm.com**Invoice Number:** 2520**Invoice Date:** May 20, 2022**Payment Due:** June 4, 2022**Amount Due (USD):** \$1,090.00

Service	Quantity	Price	Amount
Painting Touch-up exterior paint of Amenities Center at Greyhawk Subdivision Gray siding, white trim and orange door Labor	8	\$100.00	\$800.00
Material Paint and caulk	1	\$290.00	\$290.00

Total: \$1,090.00**Amount Due (USD):** \$1,090.00**Notes / Terms**

*Estimate is for 1 coat of paint unless otherwise specified. If 2nd coat is required, additional charges will apply

**A 4% convenience fee will be added to all Credit Card transactions



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 06/06/2022
Account: 221007627575

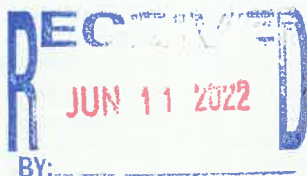
ARMSTRONG CDD
3645 ROYAL PINES DR ^{May 22}
MIDDLEBURG, FL 32068

Current month's charges:	\$157.24
Total amount due:	\$157.24
Payment Due By:	06/27/2022

Your Account Summary

Previous Amount Due	\$87.37
Payment(s) Received Since Last Statement	-\$87.37
Current Month's Charges	\$157.24
Total Amount Due	\$157.24

#27
336.572-432



A one-stop shop to manage your account.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at tecoaccount.com today!

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

Save energy & earn up to \$15K cash back per year with new equipment.

Learn more at PeoplesGas.com/BizRebates



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007627575

Current month's charges:	\$157.24
Total amount due:	\$157.24
Payment Due By:	06/27/2022

Amount Enclosed \$

662494788153

00000700 01 AB 0.46 34771 FTECO106062223122510 00000 05 01000000 006 04 20202 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

66249478815322100762757500000000157249

Contact Information

Residential Customer Care

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

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Natural Gas Outage

877-832-6747

Natural Gas Energy Conservation Rebates

877-832-6747

Mail Payments to

TECO

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

All Other Correspondence

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

Understanding Your Natural Gas Charges

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

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

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

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

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

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

Estimated – If Peoples Gas was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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

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

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

Late Payment Charge – The late payment charge is 1.5% of the past due amount.

Main Extension Charge – A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume – Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

PGA Charge – Purchased Gas Adjustment – the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Peoples Gas program administered by the Salvation Army and Catholic Charities that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Peoples Gas.

Swing Charge – Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm – A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

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

Your payment options are:

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

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

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

Account: 221007627575
Statement Date: 06/06/2022
Current month's charges due 06/27/2022

Details of Current Month's Charges – Service from - 04/30/2022 to 05/31/2022

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

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
AHX50502	05/31/2022	331	-	283	=	48 CCF		1.043		1.0000		50.1 Therms	32 Days

Customer Charge												\$30.60	
Distribution Charge				50.1 THMS @ \$0.48778								\$24.44	
PGA				50.1 THMS @ \$1.19163								\$59.70	
Florida Gross Receipts Tax												\$1.39	
Natural Gas Service Cost												\$116.13	
Municipal Public Service Tax												\$2.40	
State Tax												\$8.71	

Total Natural Gas Cost, Local Fees and Taxes

\$127.24

Miscellaneous Charges

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

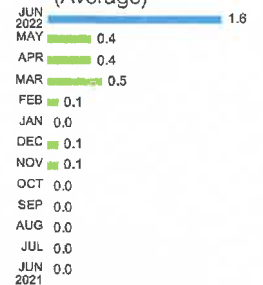
\$30.00

Total Current Month's Charges

\$157.24

Peoples Gas Usage History

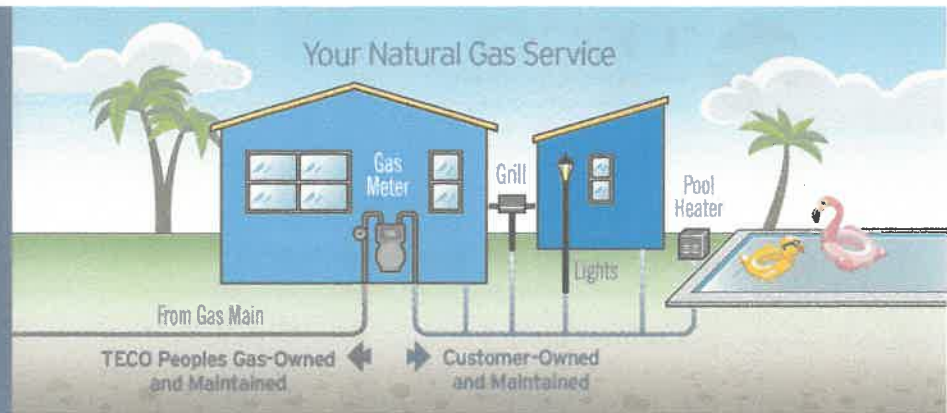
Therms Per Day
(Average)



00000700-0002139-Page 3 of 6



Let's work together to keep our system safe.



Everyone at Peoples Gas makes safety a No. 1 priority. We work hard every day to ensure our system is operating properly to safely deliver natural gas to your home or business. Did you know that while most of the system is owned and maintained by us, there are a few lines and piping on your property that you are responsible for?

We handle all the pipelines that bring natural gas down your street, into your property and into your meter. Any piping that leads from your meter to your appliances or other points of use are yours.

Sometimes these pipes are above ground and sometimes they are buried. This helpful illustration shows which lines we maintain and which ones are your responsibility.

We regularly inspect our pipelines, meters and other equipment. If we happen to see an issue with your natural gas pipes and equipment, we'll let you know, but it's a good idea to have your gas pipes inspected periodically as well. You may not realize that your pipes may be deteriorating, especially if they are buried underground.

A licensed plumbing or heating contractor can perform an inspection and any necessary repairs. For a list of service providers in your area, visit peoplesgas.com and choose *Appliance Sales and Service*.

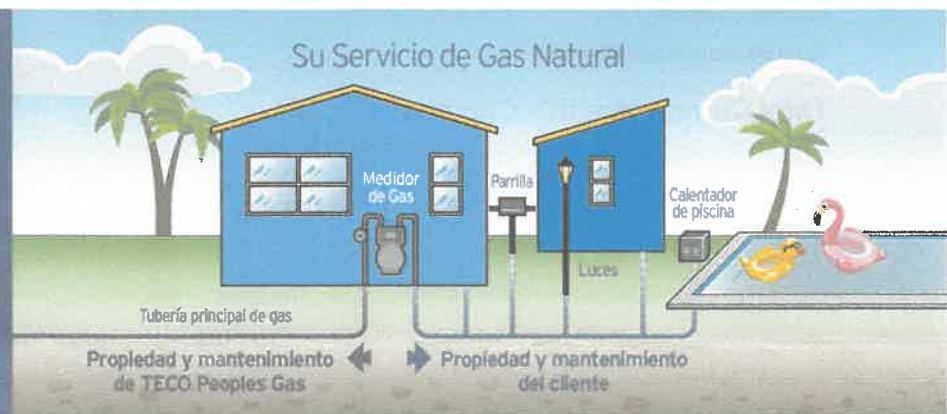
We're here for you. If you have any questions about your natural gas service, call us at **877-TECO-PGS (877-832-6747)** and we'll be happy to help.

Visit peoplesgas.com/yournaturalgasservice to learn more.



PGS042517

Trabajemos juntos para mantener seguro nuestro sistema



Todos en Peoples Gas entendemos que la seguridad es nuestra prioridad número uno. Trabajamos arduamente todos los días con el fin de garantizar que nuestro sistema funcione correctamente para entregar gas natural a su hogares o negocios de manera segura. ¿Sabías que, aunque la mayor parte del sistema es de nuestra propiedad y lo mantenemos, usted es responsable de algunas líneas y tuberías en su propiedad?

Manejamos todas las líneas que llevan el gas natural a su calle, en su propiedad y a su medidor. Cualquier tubería que conduzca desde su medidor a sus electrodomésticos u otros puntos de su propiedad es su responsabilidad.

En ocasiones, estas líneas de gas están por encima del suelo, y en otras, están enterradas. Esta útil ilustración muestra qué líneas de gas mantenemos y cuáles son su responsabilidad.

Inspeccionamos regularmente nuestras líneas de gas, medidores y otros equipos. Si vemos un problema con sus líneas de gas y equipos de gas natural, se lo haremos saber; sin embargo, también es buena idea que se inspeccionen sus líneas de gas periódicamente. Es posible que no se dé cuenta de que sus líneas de gas pueden deteriorarse, especialmente si están bajo tierra.

Un contratista autorizado de plomería o calefacción puede efectuar una inspección y las reparaciones necesarias. Para obtener una lista de los proveedores de servicios en su área, visite peoplesgas.com y elija *Appliance Sales and Service*.

Estamos aquí para usted. Si tiene alguna pregunta sobre su servicio de gas natural, llámenos al **877-TECO-PGS (877-832-6747)**. Le agradecemos la oportunidad de servirle.

Visite peoplesgas.com/yournaturalgasservice para más información.



PGS042517



DIY project?

Make safety part of your plan
by calling 811 before working.

As the days grow longer, it's a great time to start adding new plants and embark on other outdoor projects that might involve digging. Remember to call 811 two business days before you dig - it's FREE. Trained professionals will mark underground utility lines so you'll know where it is safe to dig.

Every digging project, no matter how large or small, requires a call to 811 - it's the law. No one wants to be without electricity, internet or natural gas service. So, if you're putting in a fence, building a deck or laying a patio, call 811 first to help you avoid damaging underground utility services when you dig.

peoplesgas.com/811



APPROVED

By Alex Boyer at 10:47 am, Jun 08, 2022



Tree Amigos

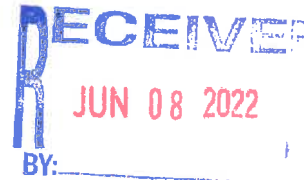
Outdoor Services

Field- Irrigation Repairs

Invoice

Invoice#: 17803

Date: 06/08/2022



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

Project: 30104
Armstrong CDD O/S
475 West Town Place suite 114
St.Augustine FL 32092

Description		Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection				
(7) rotors	#21	1.00	175.00	175.00
(16) 6" pop-ups	320-538-445	1.00	320.00	320.00
(21) nozzles		1.00	63.00	63.00
(7) zone line repairs		1.00	175.00	175.00
(2) rotary nozzles		1.00	20.00	20.00
Labor		1.00	255.00	255.00

Notes:

Invoice Total: \$1,008.00



INVOICE 644235
Service Date 6/14/2022
Account# 155407

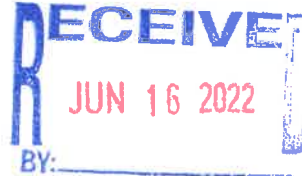
APPROVED

By Alex Boyer at 10:17 am, Jun 16, 2022

ARMSTRONG CDD
Teresa Viscarra
1408 Hamlin Ave
St. Cloud, FL 34771

Amenity-Pest Control

P.O. Number
Site Ref# 155407



DESCRIPTION	INVOICE	DISCOUNT	TAX	CREDIT/ADJ	AMOUNT
Pest Control - Monthly Service	\$45.00	\$0.00	\$0.00	\$0.00	\$45.00

Pest Control

For service at:

Armstrong CDD
3645 Royal Pines Dr Middleburg, FL 32068

exterior

PLEASE REMIT \$45.00

Apex Pest Control Inc
1180 Rockledge Blvd.
Rockledge, Florida 32955
1-800-929-2847

Acct# 155407

ARMSTRONG CDD

INVOICE 644235

Dated 6/14/2022

PLEASE REMIT\$45.00

Webportal Registration: 5D722C2C





APPROVED

By Alex Boyer at 1:22 pm, Jun 20, 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

#34
Security
330-572-344

Invoice Number: 435

Invoice Date: June 20, 2022

Payment Due: June 27, 2022

Amount Due (USD): \$1,605.00

9042996115

tviscarra@gmscfl.com

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

Total: \$1,605.00

Amount Due (USD): \$1,605.00

Notes / Terms

Invoice for previous 2 weeks of service (14 days)

May 30th, 2022 - June 5th, 2022 / June 6th, 2022 - June 12th, 2022



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: 06/09/2022

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)		06/09/22 to 07/08/22				\$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	06/06/22	34	8226	8509	283
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	226.3	X	2.46	\$556.70

Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$657.73
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$657.73

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

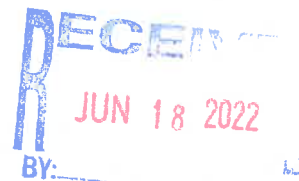
Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$657.73 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$310.34 was posted to your account on 05/16/2022.

#16
320-538-431



Please return this portion with payment

Bill Summary

Bill Date	06/09/22
Current Charges	\$657.73
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$657.73



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:

AYC0608B
2000000829 26/2

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/09/2022

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)	06/09/22 to 07/08/22					\$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	06/05/22	34	9518	9823	305
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	248.3	X	2.46	\$610.82	

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$711.85
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$711.85

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$711.85 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$706.40 was posted to your account on 05/16/2022.

#16
720-578-431

RECEIVED
JUN 18 2022
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC0608B
2000000830 26/3

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$711.85
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$711.85

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/09/2022

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	06/06/22	34	3136	3275	139
Base Charges (Prepaid)		06/09/22 to 07/08/22				\$27.92
Consumption Charges		Tier 1	139.0	X	2.06	\$286.34
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
		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
Proration Factor: 0.0000						

Other Charges

SJRWMD Cost Recovery Charge		\$1.09
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$316.47
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$316.47

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

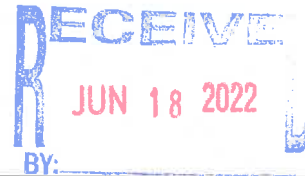
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Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$316.47 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$196.99 was posted to your account on 05/16/2022.

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



#11
330-872 431

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:

AYC0608B
2000000831 26/4

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$316.47
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$316.47

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: 06/09/2022

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	06/06/22	34	124	129	5

Base Charges (Prepaid)	06/09/22 to 07/08/22					\$89.27
Consumption Charges	Tier 1	5.0	X	2.06		\$10.30
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
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Sewer

Base Charges (Prepaid)						\$202.16
Consumption Charges		5.0	X	4.60		\$23.00

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
Base Charges (Prepaid)						\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$1.09
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$326.94
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$326.94

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

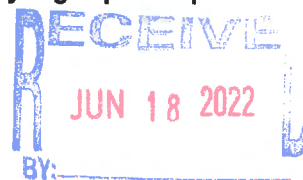
Please pay \$326.94 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$306.96 was posted to your account on 05/16/2022.

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

www.clayutility.org/wqr/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:

AYC0608B
2000000832 26/5

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$326.94
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$326.94

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: 06/09/2022

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)		06/09/22 to 07/08/22				\$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	06/06/22	34	5839	5950	111
Base Charges (Prepaid)						\$84.27
Consumption Charges		Tier 1	85.0	X	0.83	\$70.55
Proration Factor: 1.1333		Tier 2	26.0	X	1.63	\$42.38
		Tier 3	0.0	X	2.46	\$0.00

Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$197.20
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$197.20

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

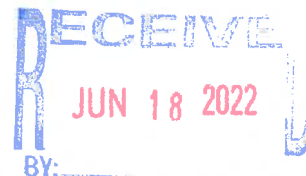
Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$197.20 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$501.98 was posted to your account on 05/16/2022.

#11
226 578-431



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:

AYC0608B
2000000833 26/6

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$197.20
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$197.20



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: 06/09/2022

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) 06/09/22 to 07/08/22 \$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	06/06/22	34	4152	4333	181
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 3 124.3 X 2.46						\$305.78

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$406.81
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$406.81

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

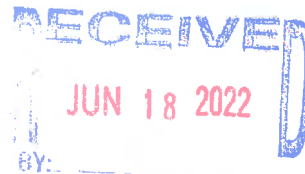
Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$406.81 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$184.96 was posted to your account on 05/16/2022.

#16
220538471



Please return this portion with payment

Bill Summary



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:

AYC0608B
2000000835 26/8

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/09/2022

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) 06/09/22 to 07/08/22						
Consumption Charges				0.0 X	0.00	\$0.00
Proration Factor: 0.0000				Tier 2 0.0 X	0.00	\$0.00
				Tier 3 0.0 X	0.00	\$0.00
				Tier 4 0.0 X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	06/06/22	34	5833	6237	404
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 3 347.3 X	2.46	\$854.36

Other Charges

SJRWMD Cost Recovery Charge						\$0.00
Capacity Fees (Prepaid)						\$0.00
Deposit Interest Refund						\$0.00
Current Charges						\$955.39
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$955.39

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

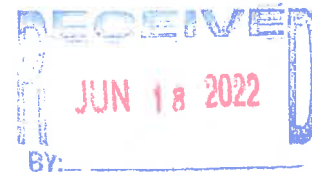
Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$955.39 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$455.56 was posted to your account on 05/16/2022.

#16
320-578-421



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:

AYC0608B
2000000834 26/7

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$955.39
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$955.39



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: 06/09/2022

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) 06/09/22 to 07/08/22 \$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	06/06/22	34	1492	1532	40
Base Charges (Prepaid)						\$42.13
Consumption Charges Tier 1 40.0 X 0.83						\$33.20
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		\$0.00
Current Charges		\$75.33
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$75.33

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

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Please pay \$75.33 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$58.73 was posted to your account on 05/16/2022.

#11
320-518-471

RECEIVED
JUN 18 2022
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00586607

3976 Heatherbrook Place Reclaimed Irrigation

Route #:MC05560323

Route Group:26

ADDRESSEE:

AYC0608B
2000000836 26/9

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$75.33
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$75.33

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: 06/09/2022

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) 06/09/22 to 07/08/22						
Consumption Charges						
Proration Factor: 0.0000						
			Tier 1	0.0	X	0.00
			Tier 2	0.0	X	0.00
			Tier 3	0.0	X	0.00
			Tier 4	0.0	X	0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137740	1	06/06/22	35	876	919	43
Base Charges (Prepaid)						
Consumption Charges						
Proration Factor: 1.1667						
			Tier 1	43.0	X	0.83
			Tier 2	0.0	X	1.63
			Tier 3	0.0	X	2.46

Other Charges

SJRWMD Cost Recovery Charge						
Capacity Fees (Prepaid)						
Deposit Interest Refund						
Current Charges						\$77.82
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$77.82

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

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Please pay \$77.82 by 6/30/2022 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 05/16/2022.

#16
220-578-471

RECEIVED
JUN 18 2022
BY: _____

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:

AYC0608B
2000000837 26/10

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$77.82
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$77.82



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

117

Customer Name: ARMSTRONG CDD

Bill Date: 06/09/2022

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) 06/09/22 to 07/08/22 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	06/06/22	34	942	997	55
Base Charges (Prepaid) \$42.13						
Consumption Charges Tier 1 41.9 X 0.83 \$34.78						
Proration Factor: 1.1333 Tier 2 13.1 X 1.63 \$21.35						
Tier 3 0.0 X 2.46 \$0.00						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$98.26						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$98.26

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Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$98.26 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$53.75 was posted to your account on 05/16/2022.

#16
320-538-431

RECEIVED
JUN 18 2022
BY: _____

Please return this portion with payment

Bill Summary

Bill Date	06/09/22
Current Charges	\$98.26
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$98.26



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:

AYC0608B
2000000838 26/11

MAIL PAYMENT TO:

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



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 06/09/2022

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) 06/09/22 to 07/08/22 \$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	06/06/22	34	219	244	25
Base Charges (Prepaid)						\$42.13
Consumption Charges Tier 1 25.0 X 0.83						\$20.75
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	\$0.00
Current Charges	\$62.88
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$62.88

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

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Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$62.88 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$47.11 was posted to your account on 05/16/2022.

#16

20-538-471



Please return this portion with payment



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

ARMSTRONG CDD
4173 Heatherbrook Place

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

ADDRESSEE:

AYC0608B
2000000839 26/12

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$62.88
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$62.88

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: 06/09/2022

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) 06/09/22 to 07/08/22 \$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	06/06/22	34	769	849	80
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 23.3 X 2.46 \$57.32						

Other Charges

SJRWMD Cost Recovery Charge \$0.00						
Capacity Fees (Prepaid) \$0.00						
Deposit Interest Refund \$0.00						
Current Charges \$158.35						
Previous Balance \$0.00						
Late Charge (If Applicable) \$0.00						
TOTAL AMOUNT DUE						\$158.35

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$158.35 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$133.30 was posted to your account on 05/16/2022.

416
320 578 431

RECEIVED
JUN 18 2022
BY: _____

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:

AYC0608B
2000000840 26/13

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$158.35
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$158.35

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: 06/09/2022

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)	06/09/22 to 07/08/22					\$0.00
Consumption Charges	Tier 1	0.0	X	0.00		\$0.00
Proration Factor: 0.0000	Tier 2	0.0	X	0.00		\$0.00
	Tier 3	0.0	X	0.00		\$0.00
	Tier 4	0.0	X	0.00		\$0.00

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

Sewer

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

Reuse

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

89187071	1	06/06/22	34	443	481	38
Base Charges (Prepaid)						\$42.13
Consumption Charges	Tier 1	38.0	X	0.83		\$31.54
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	\$0.00

Current Charges	\$73.67
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00

TOTAL AMOUNT DUE	\$73.67
-------------------------	----------------

Are you prepared for hurricane season? Visit www.claycountygov.com/community/emergency-management/disaster-preparedness for more information.

Conserving Clay Tip #1: Water-efficient landscaping helps save water and can reduce your irrigation bill. Learn more at www.sjrwmd.com/water-conservation/waterwise-landscaping

Know your days! Lawn and landscape irrigation is allowed no more than two days per week on designated days during Daylight Savings Time. Visit www.sjrwmd.com/wateringrestrictions to learn more.

Please pay \$73.67 by 6/30/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$68.69 was posted to your account on 05/16/2022.

#16
326-38-431

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JUN 18 2022
BY: _____

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:

AYC0608B
2000000841 26/14

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



Bill Summary

Bill Date	06/09/22
Current Charges	\$73.67
Current Charges Past Due After	06/30/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$73.67

MAIL PAYMENT TO:



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

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 06/13/2022
Current Bill Due Date: 07/05/2022

Previous Balance \$32.00
Payment Received 05/25/22 -\$32.00
Balance Forward \$0.00
Current Charges Due 07/05/22 \$32.00

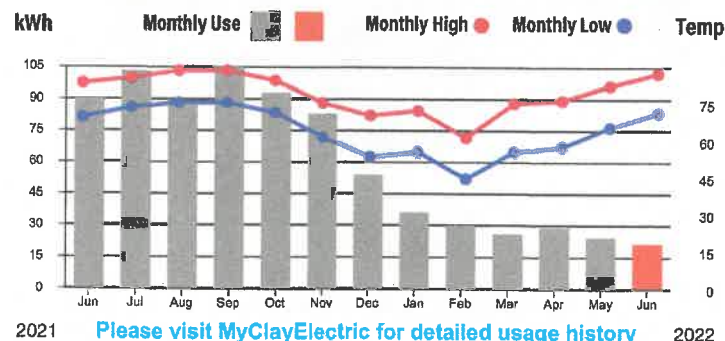
Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.



Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Readings Previous	Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154530783	05/11/22	06/10/22	3160	3181	1	21



Current Service Detail

Access Charge		\$27.00
Energy Charge	21 kWh @ 0.0813	\$1.71
Power Cost Adjustment	21 kWh @ 0.0304	\$0.64
FLA Gross Receipts Tax		\$0.75
Clay Co Public Ser Utility Tax		\$1.15
Operation Round Up		\$0.75
Total Current Charges for this Location		\$32.00



RECEIVED
JUN 18 2022
BY: _____

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

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative
PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



5718 2 MB 0.485
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5718
C-22

Account Number	9054872
Current Charges Due 07/05/22	\$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



09054872 0000032006

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 06/13/2022
Current Bill Due Date: 07/05/2022
 Previous Balance \$1,159.00
 Payment Received 05/25/22 -\$1,159.00
Balance Forward \$0.00
Current Charges Due 07/05/22 \$1,159.00

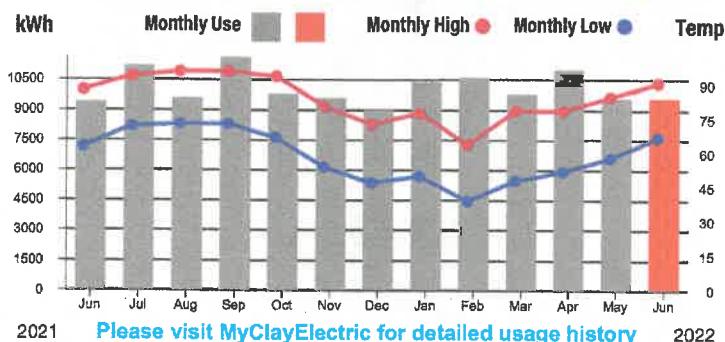
Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.

Total Amount Due
\$1,159.00
Due Date:
 07/05/2022

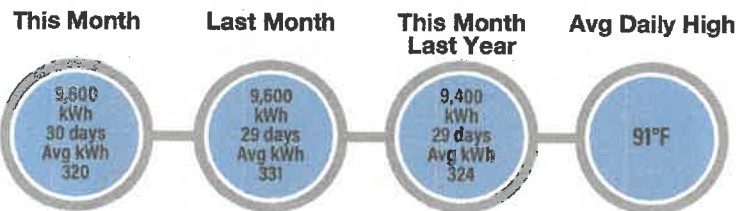
Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	151835709	05/11/22	06/10/22	1793	1841	200	9,600



Current Service Detail

Access Charge		\$27.00
Energy Charge	9,600 kWh @ 0.0813	\$780.48
Power Cost Adjustment	9,600 kWh @ 0.0304	\$291.84
FLA Gross Receipts Tax		\$28.17
Clay Co Public Ser Utility Tax		\$30.89
Operation Round Up		\$0.62
Total Current Charges for this Location		\$1,159.00



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 JUN 18 2022
 BY: _____

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

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number	9082120
Current Charges Due 07/05/22	\$1,159.00
Total Amount Due	\$1,159.00

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



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



09082120 0001159007

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 06/13/2022
Current Bill Due Date: 07/05/2022

Important Messages

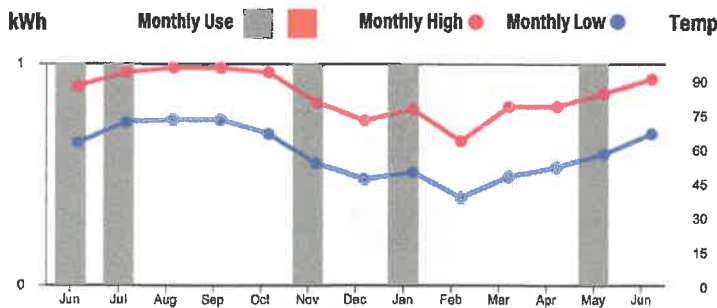
If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.

Total Amount Due
\$29.00
Due Date:
07/05/2022

Previous Balance \$29.00
Payment Received 05/25/22 -\$29.00
Balance Forward \$0.00
Current Charges Due 07/05/22 \$29.00

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates From	To	Previous Readings	Present Readings	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055950	05/11/22	06/10/22	17	17	1	0



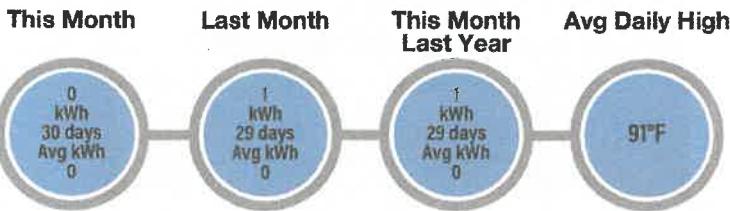
Current Service Detail

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

H100
32057843

RECEIVED
JUN 18 2022
BY: _____

Please visit MyClayElectric for detailed usage history



KEEP SEND

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

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number	9082351
Current Charges Due 07/05/22	\$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



Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 06/13/2022
Current Bill Due Date: 07/05/2022

Previous Balance -\$96.25
No Payment Received \$0.00
Balance Forward -\$96.25
Current Charges Due 07/05/22 \$29.37

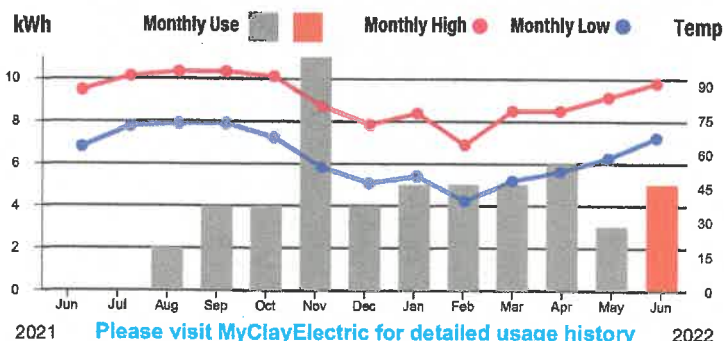
Important Messages

If you are aware of an inoperative or malfunctioning outdoor light on Clay Electric's lines, call 1-800-224-4917 or use your MyClayElectric account to report the problem. Read your June Power Line for more information.



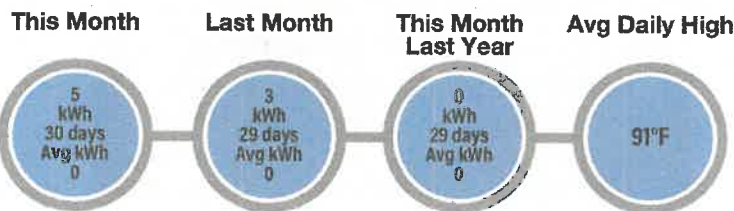
Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Previous Readings	Present Readings	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152016290	05/11/22	06/10/22	49	54	1	5



Current Service Detail		
Access Charge		\$27.00
Energy Charge	5 kWh @ 0.0813	\$0.41
Power Cost Adjustment	5 kWh @ 0.0304	\$0.15
FLA Gross Receipts Tax		\$0.71
Clay Co Public Ser Utility Tax		\$1.10
Total Current Charges for this Location		\$29.37

RECEIVED
JUN 18 2022
BY: _____



KEEP SEND

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

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 -\$66.88

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



Evergreen Lifestyles Management, LLC

270 W Plant St #340
Winter Garden, FL 34787
321-558-6500

INVOICE

DATE: 5/31/2022
INVOICE # ARMCD0522N

BILL TO

ACCT# 110059797

Armstrong CDD
GMS-SF, LLC
Attn: Teresa Viscarra
5385 N Nob Hill Road
Sunrise, FL 33351

RECEIVED
JUN 03 2022
BY: _____

#20

VENDOR	DESCRIPTION	AMOUNT
AMEX Invoice Pkg	Maintenance Amenity-Repair & Maintenance	\$ 479.00
	Maintenance Amenity-Facility Maintenance	\$ 199.89
	Maintenance Amenity-Facility Maintenance	\$ 281.56
	Maintenance Amenity-Pool Repair	\$ 126.71
	Maintenance Amenity-Facility Maintenance	\$ 253.31
	Maintenance Amenity-Facility Maintenance	\$ 31.93
	Maintenance Amenity-Janitorial Supply	\$ 41.91
	Maintenance Amenity-Facility Maintenance	\$ 114.83
	Maintenance Amenity-Repair & Maintenance	\$ 15.94
	Maintenance Amenity-Pool maintenance	\$ 115.02
	Maintenance Amenity-Repair & Maintenance	\$ 223.65
	Maintenance Amenity-Janitorial Supply	\$ 712.45
	Maintenance Amenity-Repair & Maintenance	\$ 96.57
	AMEX 10% Free	\$ 269.28

Subtotal \$ 2,962.05

OTHER COMMENTS

Please include the the account # 110059797 on your check
Please send all payments to our new address:
270 W Plant St #340
Winter Garden, FL 34787

TOTAL Due \$ 2,962.05

Make all checks payable to
Evergreen Lifestyles Management, LLC

If you have any questions about this invoice, please contact Melinda Archer
marcher@evergreen-lm.com

CHECK REQUEST INVOICE

DATE:

5/24/2022

INVOICE #

5242022

DUE DATE:

ASAP

Evergreen Lifestyles Management LLC

(Payable to)

270 W Plant St #340 Winter Garden FL 34787

Address, City, State, Zip

(Mail to)

BILL TO
Name and No. of Association: Armstrong CDD (1179)

DESCRIPTION				GL CODE	AMOUNT
A1 PLUMBING HEATING JACKSONVILLE	FL	Maintenance	Amenity-Repair & Maintenance		479.00
ACADEMY SPORTS #194 JACKSONVILLE	FL	Maintenance	Amenity-Facility Maintenance		199.89
KNOWELL S LOCK & SAF JACKSONVILLE	FL	Maintenance	Amenity-Facility Maintenance		281.56
PINCH A PENNY - 242 JACKSONVILLE	FL	Maintenance	Amenity-Pool Repair		126.71
THE HOME DEPOT 6890 JACKSONVILLE	FL	Maintenance	Amenity-Facility Maintenance		253.31
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Facility Maintenance		31.93
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Janitorial Supply		41.91
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Facility Maintenance		114.83
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Repair & Maintenance		15.94
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Pool maintenance		115.02
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Repair & Maintenance		223.65
HOMEDepot.COM 800-430-3376	GA	Maintenance	Amenity-Janitorial Supply		712.45
THE HOME DEPOT 6890 JACKSONVILLE	FL	Maintenance	Amenity-Repair & Maintenance		96.57

Please remember to attach all receipts!

TOTAL DUE \$ 2,692.77

Authorized by: _____

Approved by: _____



Invoice

*A-1 Plumbing Heating Air Conditioning & Refrigeration

6141 Chester Ave
Jacksonville FL 32217
904-475-0093 FAX: 904-997-9228
CFC1427553 CAC1815490 CRC1332104

Account # 108064

Email: aboyer@evergreen-lm.com

Invoice # 329767

Date: 5/18/2022

Page # 1 of 1

Armstrong CDD
3645 Royal Pines Dr
Orange Park FL 32065

Service At:
Armstrong CDD
3645 Royal Pines Dr
Orange Park FL 32065

Service Date	PO #	Job # 226747	Contract #	Claim #	
Description Of Service		Quantity	Unit Price	Extended Price	Tax
PARTS/MATERIALS		1	\$200.00	\$200.00	
LABOR		1	\$200.00	\$200.00	
Dispatch Fee		1	\$79.00	\$79.00	
Total				\$479.00	
5/20/2022 Payment				\$479.00	
				AmEx Auth: 181472	
Balance Due				\$0.00	

Paid in Full. We appreciate your business!

Smiley Thanks You for Your Business!



ACADEMY JACKSONVILLE, FL 904-363-6720

462299 SALE

05/20/22 09136
8093 0194 222

3 X 5 PLASTIC FLOOR / 7635974	
2 @ \$1.99 EA	3.98
5/16 X50 SB NYLON / 17436072	
2 @ \$10.99 EA	21.98
Taylor Made 24" Fo / 131260574	
2 @ \$79.99 EA	159.98
SUBTOTAL	185.94
7.50% SALES TAX	13.96
TOTAL USDs	199.89

MTD XXXXXXXXX999

TJD XXXX4522

RRN 221153

AMERICAN EXPRESS 199.89

XXXXXXXXXXXX2000

Chip Read

D BOYER

AUTH 828393

Mode: Issuer

AID: A000000025010801

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KNOWELL'S LOCK & SAFE, INC.

2144 Blanding Boulevard

Jacksonville, FL 32210

Ph. (904) 387-0042 - Fax (904) 389-0281

www.thesafedepot.com

CUSTOMER ORDER NO.		PHONE		DATE 5/20/22	
NAME		EMAIL			
ADDRESS					
Armstrong Development					
3645 Royal Pines Dr					
MANUFACTURER		MODEL NUMBER		SERIAL NUMBER	
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	LAYAWAY*
EW			X		
					CHECK NUMBER
					AmEx
QUAN.	DESCRIPTION			PRICE	AMOUNT
1	Trip charge				75.00
1	LSDA stainless steel				101.92
1	Hr labor				85.00
PAID					
TAX					19.64
TOTAL					201.56
*ALL LAYAWAYS ARE REFUNDABLE BY STORE CREDIT ONLY					
All claims and returned goods MUST be accompanied by this bill.					
268534		RECEIVED BY: [Signature]			

ACCOUNTS NET 15 DAYS

Thank You

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

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

Sales Receipt

Transaction #: 47965
Account #: 9045682568
Date: 5/20/2022 Time: 10:50:47 AM
Cashier: Emma Register #: 1

BILL TO: armstrong ccd

Item	Description	Amount
00000018	GAL SODIUM HYPOCHLORITE	\$31.90
	4 JUG @ \$7.98	
02122315	SPRING CLIP 3 PK	\$5.99
02120509	LIFE HOOK PORPOISE	\$79.98
	2 @ \$39.99	

Sub Total \$117.87
Sales Tax \$8.84
Total \$126.71

SIDE TERMINAL Tendered \$126.71
Change Due \$0.00

5 TO 60 - FREE 2.5 GAL COUPON!



* 9 0 4 5 6 0



**How doers
get more done.**

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00004 84808 05/20/22 10:40 AM
SALE CASHIER KAYLEHA

099713050471 40"PVCFNC <A>	19.98
40"X25' GREEN PLASTIC GARDEN FENCE	
076174205527 BIMTL BLDS <A>	3.97
DEWALT 12" BIMTL HACKSAW BLADES 24 T	
731919622778 3PRHCLTX <A>	4.88
FG 3 PAIRS HONEYCOMB LATEX - L	
045242362226 12INHACKSAW <A>	20.97
MKE 12 INCH HIGH TENSION HACKSAW	
4715409157076 CE MULTI-ASS <A,S>	11.98
CE MULTI-ASSORTED CABLE TIES - (850-	
099713052215 84"SHEP HOOK <A>	29.98
HEAVY DUTY 84 IN BLK STEEL SHEP HOOK	
085334612976 TELESCOPING <A>	26.98
HDX TELESCOPIC SKIMMER 4'-8'	
017541660761 CHL STAB <A>	
POOL TIME CHLORINE STABILIZER	
2@29.98	59.96
037256358784 GY5/8X50 <A>	44.98
5/8"X50' CONTINENTAL RUBBER HOSE	
854884001475 IRN BLSTR <A>	
1/2"MTTEBLK PLAINSHAFT IRON BALUSTER	
2@5.98	11.96

SUBTOTAL	235.64
SALES TAX	17.67
TOTAL	\$253.31

XXXXXXXXXX2000 AMEX
USD\$ 253.31
AUTH CODE 887366/7043895 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

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

2022 PRO XTRA SPEND 05/19: \$2,223.02

As of 05/20/2022 your Paint Rewards level is Member; Spend 949.18 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100.

6890 05/20/22 10:40 AM



6890 04 84808 05/20/2022 6500

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/18/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD



Opine en español

www.homedepot.com/survey

User ID: H89 176795 169909
PASSWORD: 22270 169905

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Order # WB12317715

PO/Job Name: WB12317715**Order Origin:** Online**Payment:**  - 2000 ,  - 2000 ,  - 2000 ,  - 2000 + other payment types[View All \(6\)](#)**Order Total:** \$1213⁸²Delivery  This item is not eligible for cancellation **Delivered May 27**[View Tracking Details](#)**Ship To:**

Alex Boyer
805 Trailmark Dr
SAINT AUGUSTINE, FL 32092
904-568-2568

[Live Chat](#)**Ordered**
May 9**Shipped****Delivered**
May 27**Element** RV & Marine+ 1/2 in. x 25 ft. Heavy Duty Multi-Purpose Water Hose

SKU 1002195537

Qty

1

Unit Price

\$29.98

Discount

\$0.00



Net Unit Price

\$29.98

Pre-Tax Amount

\$29.98

plus tax 31.93

 **Delayed:** This order will arrive later than expected, but is still on the way.Delivery  This item is not eligible for cancellation **Ship To:**

Alex Boyer
805 Trailmark Dr



EVERGREEN LIFESTYLES MANAGEMENT

Order # WB13094751

PO/Job Name: WB13094751

Ship To Home

Ordered

5/17/2022

Canceled

5/17/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Multi-Fold White Paper Towels 9 2/5 x 9 1/5 (250 Sheets Per Pack, 12 Packs per Carton) SKU 1002423908	2	\$38.15	\$0.00	\$38.15	\$0.00

Ship To Home

Ordered

5/17/2022

Delivered

Printed On: May 25, 2022 13:44:03 EDT

5/18/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Acclaim White Jumbo Jr. Bathroom Tissue 2-Ply (8 Roll) SKU 1001114352	1	\$39.35	\$0.00	\$39.35	\$39.35
Subtotal					\$39.35
Shipping					FREE
Sales Tax					\$2.56
Order Total					\$41.91

Alex Boyer

From: The Home Depot <HomeDepotPro@order.homedepot.com>
Sent: Friday, May 13, 2022 1:40 AM
To: Alex Boyer
Subject: Your order WB12317715 just shipped, Alex



 [Download Our App >](#)

YOUR ORDER HAS SHIPPED, ALEX!

Your order is on its way!

[View Tracking Details](#)

Order Number
WB12317715

Order Date
May. 09, 2022

Expected Delivery **Tuesday, May 17**

Deliver To

Alex Boyer
805 Trailmark Dr
Saint Augustine, FL 32092
904-568-2568

Delivery Details

Carrier: **UPSN**
Tracking Number:
1Z2W46510368667380

Item	Unit Price	Qty	Item Total
------	------------	-----	------------



18 in. Matte Black Ceiling Fan
Extension Downrod for 11 ft. Ceilings

\$17.97

6

\$107.82

Store SKU # 1005977041

Internet # 315274128

[Check Order Status](#)

Subtotal	\$107.82
Shipping	FREE
Sales Tax	\$7.01

Order Total **\$114.83**



**SAVE \$5 ON \$50
WITH SIGN UP**

Open Your Inbox for Savings

[Sign Up Today](#)

YOU MIGHT ALSO LIKE



24 in Matte Black Ceiling
Fan Extension...

★★★★★ (223)

\$ 19⁹⁷

[Shop Now](#)



Commercial Electric 48 in.
Downrod Wire Extension...

★★★★★ (50)

\$ 5⁹⁷

[Shop Now](#)



12 in Matte Black Ceiling
Fan Extension...

★★★★★ (223)

\$ 14⁹⁷

[Shop Now](#)

SPONSORED PRODUCTS



LUTRON Toggler
150-Watt Single-
Pole/3-Way...

\$0

Shop Now



LUTRON Sunnata
Touch Dimmer with
LED+ Advanced...

\$38⁹⁷

Shop Now



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Local store prices may vary from those displayed. All offers may not
be available in all areas.

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EVERGREEN LIFESTYLES MANAGEMENT

Order # WB12317715

PO/Job Name: WB12317715

Ship To Home

Ordered
5/9/2022
Shipped
5/9/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
2-Year Electrical Protection Plan \$100-\$149.99 SKU 1005899116	6	\$18.00	\$0.00	\$18.00	\$108.00

Ship To Home

Ordered
5/9/2022
Shipped
5/9/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Halpert 52 in. Indoor/Outdoor Matte Black Wet Rated Downrod Ceiling Fan with 4 Weatherproof, ABS QuickInstall Blades SKU 1005819992	6	\$109.00	\$0.00	\$109.00	\$654.00

Ship To Home

Ordered
5/9/2022
Delivered
5/10/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
ONE+ 18V Cordless Telescoping Power Scrubber with HIGH PERFORMANCE 4.0 Ah Battery and Charger Kit SKU 1006229413	1	\$210.00	\$0.00	\$210.00	\$210.00

Ship To Home

Ordered
5/9/2022
Delivered
5/13/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
------------------	-----	------------	----------	----------------	----------------

6 in. Hard Bristle Brush Accessory for RYOBI P4500 and
P4510 Scrubber Tools
SKU 1004953514

1 \$14.97 \$0.00 \$14.97 \$14.97

Ship To Home

Ordered

5/9/2022

Delivered

5/12/2022

Item Description

Qty

Unit Price

Discount

Net Unit Price

Pre Tax Amount

6 in. Soft Bristle Brush Accessory for RYOBI P4500 and
P4510 Scrubber Tools
SKU 1004953662

1 \$14.97 \$0.00 \$14.97 \$14.97

Ship To Home

Ordered

5/9/2022

Delivered

5/18/2022

Item Description

Qty

Unit Price

Discount

Net Unit Price

Pre Tax Amount

18 in. Matte Black Ceiling Fan Extension Downrod for 11 ft.
Ceilings
SKU 1005977041

6 \$17.97 \$0.00 \$17.97 \$107.82

Ship To Home

Ordered

5/9/2022

Shipped

5/18/2022

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
RV & Marine+ 1/2 in. x 25 ft. Heavy Duty Multi-Purpose Water Hose	1	\$29.98	\$0.00	\$29.98	\$29.98
SKU 1002195537					
				Subtotal	\$1139.74
				Shipping	FREE
				Sales Tax	\$74.08
				Order Total	\$1213.82



How doers
get more done.

9751 CROSSHILL BLVD
JACKSONVILLE, FL 32222 (904)7713228

6890 00051 76284 04/25/22 11:52 AM
SALE SELF CHECKOUT

047888374892 3684CHSS05 <A> 17.98
36"X84" CHARCOAL SUPER SOLAR SCREEN
030699311644 10X14VIDSURV <A>
10X14 SIGN 24HR VIDEO SURVEILLANCE
292.98 5.96

638060081075 COMMAND HOOK <A>
COMMAND LARGE MATTE BLACK DOUBLE HK
289.98 19.96

075967900731 VELCRO <A>
VELCRO SQUARES, 7/8IN, WHITE, 12 PK
292.98 5.96

050134990975 COMBO SN <A> 39.97
DEFIANT HARTFORD PROJECT PACK SN

SUBTOTAL 89.83
SALES TAX 6.74
TOTAL \$96.57

XXXXXXXXXXXX2000 AMEX USD\$ 96.57

AUTH CODE 846791/2510232 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

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

2022 PRO XTRA SPEND 04/24: \$954.10

As of 04/25/2022 your Paint Rewards
level is Member; Spend 949.18 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at [homedepot.com/credit](https://www.homedepot.com/credit)

90 04/25/22 11:52 AM



Evergreen Lifestyles Management

270 W Plant Street #340
Winter Garden, FL 34787

INVOICE

DATE:
INVOICE #

5/31/2022

AdminProcessAMEX052022

BILL TO

1179- Armstrong CDD

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Administrative Processing Fees-Amex- May	1999	\$269.27	1	\$269.27

Subtotal	\$269.27
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
TOTAL Due	\$269.27

OTHER COMMENTS

Funds are drafted through ACH

If you have any questions about this invoice, please contact
Melinda Archer marcher@evergreen-lm.com



Jax Utilities Management, Inc.

5465 Verna Boulevard
Jacksonville, Florida 32205

Invoice

Date	Invoice #
6/10/2022	22/2311901D

Bill To
Armstrong CDD

Ship To
Armstrong CDD

RECEIVED
JUN 20 2022
BY: _____

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
4109 Heatherbroo...	Due on receipt		6/10/2022			9622-114 4109 Heatherbrook Pl
Quantity	Item Code	Description			Price Each	Amount
35	Special Pricing	4109 Heatherbrook Place Curb			31.62	1,106.70
<div>APPROVED By Alex Boyer at 9:47 am, Jun 20, 2022</div> <div>Field- Repairs & Maintenance</div> <div>#67 320J7846</div>						
Jason James 904-237-4194					Total	\$1,106.70

CLAY TODAY

INVOICE

Invoice Number: 2022-226750
Invoice Date: 6/16/2022
Due Date: 7/16/2022

BILL TO
Armstrong CDD C/O GMS, LLC
5 West Town Place
Suite 114
Augustine, FL 32092

#17
710.513.48

Advertiser
Armstrong CDD C/O GMS, LLC

Customer ID
21021

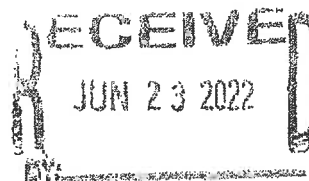
PO #	Pub.	Issue	Year	Ad Size	Color	Net
Adoption of fiscal year	CT - Clay Today	Jun 16	2022	Column Inch	Black & White	\$102.00
						\$102.00

Total:	\$102.00
--------	----------



Call Cassandra at 904-264-3200 to pay by credit card.

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island
Florida 32003



Payment is due on or before 7/16/2022.
Thank you for your business.
Please pay from this invoice.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personal appeared Jon Cantrell, who on oath says that he is the published of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a
Notice of Hearing and Regular Meeting

In the matter of Adoption of the fiscal year

LEGAL: 35296

Was published in said newspaper in the issues:

6/9/22 6/16/22

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


Sworn to me and subscribed before me 06/16/2022

Christie Lou Wayne



3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200 FAX (904) 264-3285
E-Mail: christie@osteenmediagroup.com

NOTICE OF HEARING AND REGULAR MEETING

ARMSTRONG Community Development
District
NOTICE OF PUBLIC HEARING TO CON-
SIDER THE ADOPTION OF THE FISCAL
YEAR 2022/2023 BUDGET(S); AND NOTICE
OF REGULAR BOARD OF SUPERVISORS'
MEETING.

The Board of Supervisors ("Board") of the Armstrong Community Development District ("District") will hold a public hearing on July 14, 2022 at 3:30 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.ridgewoodtrailsscd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles, District Manager

Legal 35296 Published June 9 and June 16,
2022 in Clay County's Clay Today News-
paper