

ARMSTRONG

Community Development District

NOVEMBER 10, 2022

AGENDA

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

November 3, 2022

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held Thursday, November 10, 2022 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (*regarding agenda items listed below*)
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Canvassing & Certifying the Results of the Landowners Election, Resolution 2023-01
 - C. Election of Officers, Resolution 2023-02
- IV. Approval of the Minutes of the October 13, 2022 Meeting
- V. Consideration of Resolution 2023-03, Amending the Records Retention Policy
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Facility Manager

1. Report
2. Monthly Quality Inspection Report

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Financial Statements as of October 31, 2022

B. Check Register

X. Next Scheduled Meeting – December 8, 2022 @ 3:30 p.m. at Plantation Oaks Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 10, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____ Seat 2 Votes _____

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____ 4 Year Term

ADOPTED THIS 10TH DAY OF NOVEMBER, 2022.

**ARMSTRONG COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman

C.

RESOLUTION 2023-02

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 November 10, 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 10TH DAY OF NOVEMBER, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, October 13, 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:

Mike Taylor	Vice Chairman
Rose Bock	Supervisor
Kendrick Taylor	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Zach Brecht	District Engineer by telephone
Carl Marchand	Evergreen Lifestyle Management
Chief Suber	Viewpoint Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:35 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 11, 2022 Meeting

Ms. Buchanan stated before we approve the minutes, we wanted to make sure the board was on the same page with the security agreement. From my understanding we had an agreement that ran from October to October then at the last meeting the board did consider a new agreement that started the term in August. Do you want the new agreement to go from August to August, the new security contract would start in October at the end of the existing term or option 3, start in October but adjust the rate for the last two months of the agreement?

Mr. Kendrick Taylor stated I would think we would want the contract to start at the fiscal year and go to the end of the fiscal year for continuity.

Ms. Bock stated I agree unless for some reason we were to dismiss that vendor in April, we would have to start with a short contract for the new vendor as long as we understand that doesn't restrict us to staying with someone we are not satisfied with.

Ms. Buchanan stated it seems that was probably his intent to stay with October, the hourly rate was going to change effective immediately upon your approval of the change in August. We can do an amendment and give him credit for the hourly rate you approved in August or the latter two months of the term and then start fresh on October 1 with the new rate as approved.

Chief Suber stated that was my understanding that it had been verbally agreed upon in August but the annual hadn't been agreed upon because of the term issue that we added.

Mr. Mike Taylor stated it sounds like the understanding that you provided service from August to October at the increased rate, but your contract hasn't been formalized. Is that correct?

Chief Suber stated the increased rate was agreed upon, but upon submitting the invoice we weren't paid the increased rate. We were paid the former rate.

Mr. Mike Taylor stated I think we should honor the increased rate beginning in August.

Ms. Buchanan stated perfect, then we can consider this new contract starting October 1, so it would run with the district's fiscal year going forward.

Mr. Kendrick Taylor stated going forward if there are rate increases we want to start it October 1 through September 30 for continuity. We are approving this now.

Mr. Mike Taylor stated I think what we described is let's make the rate increase effective in the August minutes and then the new contract start October 1 at the new rate.

On MOTION by Mr. Mike Taylor seconded by Ms. Bock with all in favor the minutes of the August 11, 2022 meeting were approved as clarified.

FOURTH ORDER OF BUSINESS

Consideration of Project Completion Resolution 2023-01

This item tabled.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Work Authorization No. 9 for Fiscal Year 2023 General Consulting Services

Mr. Brecht stated work authorization no. 9 is to provide general consulting services for fiscal year 2023 in an amount not to exceed \$6,000, which is in line with the adopted budget for next year.

On MOTION by Mr. Mike Taylor seconded by Mr. Kendrick Taylor with all in favor work authorization no. 9 for general consulting services for fiscal year 2023 was approved.
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C. District Manager

There being none, the next item followed.

D. Facility Manger

1. Report

Mr. Mike Taylor stated I have a question that pertains to the check register as well. There was a charge for Pinch-A-Penny for \$209.44. Did we deduct that from the pool maintenance contract or is that supplemental?

Mr. Marchand stated it is in addition to. I think it had something to do with the hurricane and the pool equipment going down, more of an emergency cleanup.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Giles stated just for clarification, one of the notes from the last meeting was the rate, but also to be reviewed in 60-days it says five-days a week with six to eight hour shifts, revisit in 60-days. Is that still what the board is leaning towards, the five-days a week? We have changed that a couple times, previously it was seven days a week still six to eight hour shifts. The seven-days a week has been consistent, but we said five-days on this last one. I just want to clarify what the board wants.

Mr. Kendrick Taylor stated my comments are the same as last time, I don't think we need that during slow times, like now but during the summer, during busy times I definitely see the benefit of having the security officer there. Several residents would like to see the security guard out of the office more during busy times. I know she does a walk around, but I don't know how often that is. I'm not saying she is not doing her job, but that is the perception.

Ms. Giles asked Katie is there an easier way to address the flexibility to increase hours during peak times?

Ms. Buchanan stated you can write it out as to seasons essentially, but I don't know how easy it would be to staff it that way. He probably wants some consistency in his staffing.

Chief Suber stated we definitely want consistency, but we also like to do what is best for the property as well and we know it is going to pick up in spring break and in the summer, and Christmas break. We are working with Eagle Landing and we work in tandem, there will be vandalism at Eagle Landing we run them off and they will come to Gray Hawk. What would be great is if we could run the schedules in tandem as well because we are anticipating an increase in Eagle Landing during spring break, Christmas and so forth and it is just going to run the youth over to Gray Hawk. Continuous seven days a week, I don't think is necessary, but I definitely think an increase during spring break, holidays and summer as well.

Mr. Kendrick Taylor asked what is the schedule at Eagle Landing when it is about to cool off, is it still seven days a week?

Chief Suber stated it is five days a week but we have proposed increasing those hours during holidays, spring break, Christmas and summer.

Mr. Kendrick Taylor stated I don't mind mirroring Eagle Landing but I think for our neighborhood those high traffic times, spring break, and summer I definitely see the benefit of having the guard here seven days a week.

Mr. Mike Taylor asked does our budget include the anticipated increase in days or did we set the budget based on a five day week schedule?

Ms. Giles stated five days a week, I will check the budget.

Ms. Bock stated maybe we can get a calendar from the school. That is a big indicator of what your upturn is going to be and we could put in the agreement to increase it at these times.

It was the consensus of the board to have district counsel write the agreement with an option to increase the schedule corresponding with the school year subject to the board's discretion.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Kendrick Taylor asked is there an update on when the pool is going to be back up?

Mr. Marchand outlined repairs made to the pool equipment and the fact that they are waiting on some parts and stated once documentation of the repairs are made to the health department they will come back for an inspection. There are other things we are facing as far as maintenance of the pool area, fence lines, gates that are not working, etc. As we continue to sustain damage to the fences and gates there is possible future closure of the pool that has nothing to do with the quality of the water.

Ms. Bock asked are the gate issues caused by homeowners?

Mr. Marchand responded some are vandalism, once or twice there was an incident with the lawn contractor, the hose bib that was on the corner by the pool house got hit twice and that caused a loss of water. Golf carts have damaged the fence line in four different areas and people climbing over the gates stresses the gates and closures.

Ms. Bock asked do we put out a newsletter?

Mr. Mike Taylor stated we do through Evergreen.

Ms. Bock stated sometimes if you publicize something like that then the good people see the bad people doing something, they will say something. I think it is good to let everybody know what the expectation is.

Mr. Mike Taylor asked on the Stenner pumps is this the first time they went out on this property?

Mr. Marchand stated since I have started there have been all kinds of issues with equipment going down. Things are drying out, chemicals being allowed to run out of the container system, it is not good for pumps not having product going through it.

Mr. Mike Taylor stated when you get the new pumps in line there should be some kind of service agreement that within 48 hours or whatever that turnaround time is, you don't want to keep waiting. If you can get some kind of service commitment on specific equipment because those are probably very standard.

Mr. Kendrick Taylor asked does the pool company do any kind of preventive maintenance on these pumps?

Mr. Marchand stated that is what VacPac does, they do quarterly maintenance.

Ms. Bowen stated a couple meetings ago I asked about the doggie stations for the community and you were going to look into the cost. Have we gotten any updates?

Ms. Giles stated I think Alex was going to look into that. You currently have Doodie Daddy, but they just service that one station.

Ms. Bowen stated we have issues with RVs parking at the amenity center on a busy Saturday taking up 10 spaces. I talked with Michelle with the HOA and she said that was up to the CDD to post something.

Mr. Marchand asked is that still going on? I'm aware of two incidences one I ran off.

Ms. Bowen stated I think they broke down and did a repair but were there an extended period.

Mr. Mike Taylor stated maybe Katie can chime in on this. It is CDD property and I think parking in general is covered by the HOA guidelines.

Ms. Buchanan stated if the board is interested in adopting policies for the amenity center parking lot they certainly can, that being said if the HOA has tools under its covenants to use, the district would certainly cooperate with the HOA to accomplish that.

Mr. Marchand stated there is a provision in the guidelines for the CDD for no overnight parking for RVs.

Ms. Bowen stated yes but it doesn't address it the right way. What is to stop someone from parking their RV during the day on a Saturday in July and taking spaces from residents?

Mr. Mike Taylor stated the parking spaces are designed for specific vehicles and we can probably adopt a towing policy. Can you craft some language for the next meeting?

Ms. Buchanan stated yes.

Chief Suber asked can that be shared with security as well so that we know how to enforce?

Mr. Mike Taylor responded yes. District Counsel will prepare a document for board review on towing enforcement and at the next meeting we will review and adopt it.

Ms. Bowen stated I don't remember why the amenity attendant was moved from the CDD budget to the HOA budget. It is a CDD property, you maintain the amenities, the staff should be your expense.

Mr. Mike Taylor stated that would be Carl. I'm going to have to refer that to Chairman O'Reilly.

Mr. Lopez stated last meeting when we spoke about the grass areas, those have all been completed. There is a section they talked about last time against Tynes by the new subdivision off of Heatherbrook, that area wasn't taken care of, it was once.

Mr. Marchand stated I will check on it.

Mr. Lopez stated at the last meeting we asked was the pool good to go because we were going to have holidays and it was 100% good. I know things go bad but it feels like every couple months the pool is shut down for some random reasons and it is usually before a holiday.

Mr. Mike Taylor stated I have to meet with staff and Crown Pools and Vac Pac and we are going to get into a regular program to make sure it is resolved before the holiday season.

Mr. Lopez stated over the last few weeks I haven't seen Andrea or anyone there. Have you flipped scheduling?

Chief Suber stated you will see Andrea or Aaron.

Mr. Lopez stated I have asked for a year for the security guards to see the security footage.

Ms. Buchanan stated it is exempt from public records. The only time the district discloses that is in connection with a criminal investigation at the request of a law enforcement agency or under a court order.

Mr. Lopez stated it would be nice to have footage of kids jumping in the pool then into the pond then back in the pool.

Mr. Mike Taylor stated if there is a violation or damage staff can access it or address it at that point, but it doesn't become public. If you notify staff of an incident they can go back and review it and report to the board what they saw. Is that what you are asking or have them have access more immediately?

Mr. Lopez stated for them to have access more immediately.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2022

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

B. Check Register

On MOTION by Ms. Bock seconded by Mr. Mike Taylor with all in favor the check register was approved.
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NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 10, 2022
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next scheduled meeting is a landowners' meeting and I will get with Liam to see if he is going to do that or provide a proxy to someone. The landowner meeting is November 10, 2022 at 3:30 p.m. followed by the regularly scheduled meeting.

On MOTION by Mr. Kendrick Taylor seconded by Mr. Mike Taylor with all in favor the meeting adjourned at 4:17 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

MEMORANDUM

TO: Armstrong Community Development District

FROM: Katie S. Buchanan

DATE: December 8, 2022

RE: Retention Requirements for Transitory Messages and Electronic Records Updates

On July 21, 2016, the District approved Resolution 2016-09, adopting a policy relating to the retention and disposition of its public records. The District’s Record Retention Policy currently remains in full force and effect. In order to ensure the District’s record retention practices remain economically feasible and technologically practical, we are offering some clarification regarding the retention period for records of short-term value. Additionally, we propose modifications to designate the electronic record as the official record of the district and allow for disposal of paper duplicate copies unless prohibited by any law, rule or ordinance.

According to the *General Records Schedule for State and Local Government Agencies* (“GS1-SL”)¹ with which all community development districts must comply, records retention requirements “apply to records regardless of the format in which they reside.”² This means that electronic communications, which include emails, instant messages, text messages, multimedia messages, chat messages, social networking, voicemail/ voice messaging, or other communications via electronic messaging technology or device, must be retained in accordance with the applicable section of the GS1-SL. Retention periods for electronic communications “are determined by the content, nature, and purpose of records, and are set based on their legal, fiscal, administrative, and historical values, regardless of the format in which they reside or the method by which they are transmitted.”³

Electronic communications “created primarily to communicate information of short-term value” may fall under the Transitory Messages schedule set forth in GS1-SL.⁴ Transitory Messages do not “formalize or perpetuate knowledge and do not set policy, establish guidelines or

¹ Incorporated by reference in Rule 1B-24.003(1)(a), F.A.C.

² *General Records Schedule for State and Local Government Agencies*, Section V, Electronic Records.

³ *Id.* at Records Retention Schedules, Electronic Communications.

⁴ *Id.* at Records Retention Schedules, Transitory Messages, Item #146.

procedures, certify a transaction, or become a receipt.” Examples of Transitory Messages include, but are not limited to:

- reminder messages (“don’t forget the upcoming meeting”);
- email messages with short-lived or no administrative value (“thank you”)
- telephone messages lacking content (“Ms. Smith called – please return her call”);
- recipient copies of announcements of District sponsored events (“daily events email”); and,
- news releases received by the District strictly for informational purposes and unrelated to District programs or activities.

The retention requirement for Transitory Messages is “[r]etain until obsolete, superseded or administrative value is lost.”⁵ For example, an email message notifying employees of an upcoming meeting would only have value until the meeting has been attended or the employee receiving the message has marked the date and time in the calendar, at which time the message could be disposed of. In other words, an electronic communication intended for short-term value does not need to be retained once it is no longer needed. Unlike most other public records, the District may dispose of a transitory message once it is obsolete, superseded, or has lost its administrative value without having to document the disposition of the record, unless the record has been microfilmed or scanned and will serve as the record copy.⁶

⁵ *Id.*

⁶ *See* Rule 1B-24.003(9)(d), F.A.C.

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT'S RECORD RETENTION POLICY; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, authorizes the Armstrong Community Development District ("**District**") to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, on July 21, 2016, the Board of Supervisors of the Armstrong Community Development District ("**Board**"), adopted Resolution 2016-09 providing for the adoption of the District's Record Retention Policy ("**Policy**"); and

WHEREAS, the Policy requires the District "retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same"; and

WHEREAS, the Board finds that it is in the best interest of the District to amend the Record Retention Policy as described in more detail in paragraph 2 below; and

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

1. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2016-09, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2016-09 that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

2. AMENDMENT. The Records Retention Policy is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), Florida Statutes, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, Florida Statutes, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention

guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with the General Records Schedule for State and Local Government Agencies, Item #146, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. The District hereby determines the electronic record shall be considered the official record of all public records relating to District business and any paper originals are designated as duplicates which may be disposed of unless prohibited by any law, rule or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

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.

4. EFFECTIVE DATE. This Resolution shall take effect as of November 10, 2022.

Introduced, considered favorably, and adopted this 10th day of November 2022.

ATTEST:

**ARMSTRONG COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SIXTH ORDER OF BUSINESS

D.

1.

Armstrong CDD



EVERGREEN

LIFESTYLES MANAGEMENT

Alex Boyer/John Woods
October 2022
Facility Manager/Facility
Coordinator

Amenities

Overview

- Pool continued to be closed per DOH. However, repair parts are installed and appear to be operating normally
- Met with pool cleaning company to address challenges with program and address future needs / concerns.

Facility Usage & Updates

- Lower overall usage. Pool has been down and cooler weather
- Trunk / Treat Event 10/28
- New Facilities Coordinator in place and trained
- Cleaning crew / individual continues to do much better

Amenity Pool/ Covered Patio

- Pool still closed after equipment failure and DOH inspection. Repairs with new parts have been made
- New Stenner lines and probes installed.
- Pool cleaning company has inspected and offered to replace mosaic tiles along pool gutter and number tiles

Fitness Center

- Bench missing hardware and ordered
- Floors / baseboards cleaned and sanitized
- Panic bar on backside of breezeway door unfastened. Repaired by replacing existing screws with larger self-tapping screws.
- Storage closets cleaned and organized in office and by covered patio area

Outdoor Amenities

- Upholstered outdoor furnishings sanitized and pressure washed
- Gate strike (electric) repaired. Had to adjust position, tighten hardware and lubricate. (Damaged by downward force on the gate)
- Additional pool perimeter fence damage discovered and Jobtown Fence will be furnishing a quote.

New Projects and Proposals

- Board Request for Dog waste station numbers

Lifestyles

Events Updates

- Trunk or Treat 10/28
- Upcoming Community Sale
November 5, 2022

Other: Attachments





2.

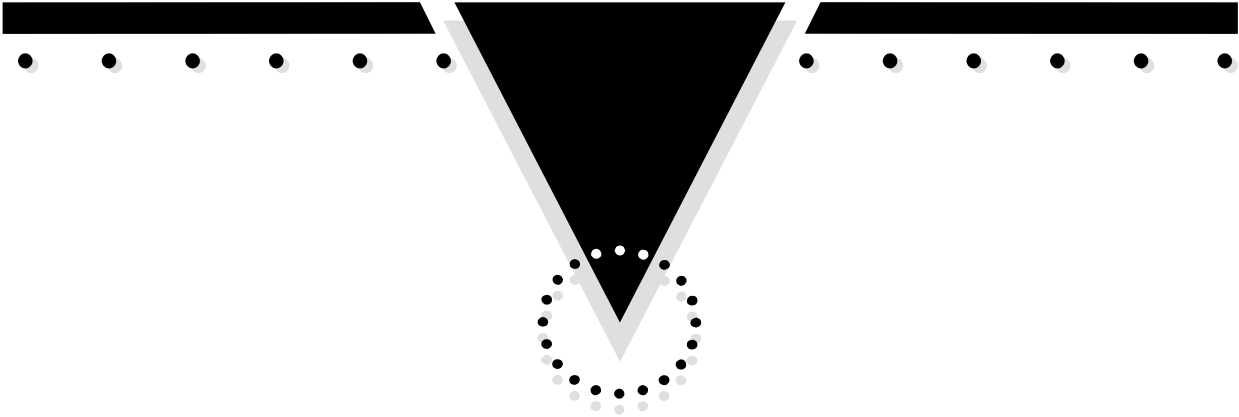
ARMSTRONG CDD / GREYHAWK

Landscape Report for October 2022

1. Ongoing maintenance per schedule for mowing and detail operations.
2. October irrigation inspection and repairs completed week of 10/17. The irrigation system has been set to run 3 days a week and the flower zones every other day. Rain sensors were checked and are working properly.
3. All beds and areas where weeds grow were treated with round-up herbicide.
4. All turf areas were treated with a Pre-emergent Herbicide to stop winter weeds from appearing. A Post-emergent Herbicide was also applied to kill, and remove weeds that were already present.
5. The two areas off of Heatherbrook , one area off Pickering Ct. and one area off Tynes were sodded and irrigated.
6. Flowers were installed first week of October after Hurricane Ian.
7. After Hurricane Ian passed we did a sweep of the property to pick up debris.
8. Detailed all plant material around Amenity and Pool.

NINTH ORDER OF BUSINESS

A.



**Armstrong
Community Development District**

**Unaudited Financial Reporting
October 31, 2022**



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ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
October 31, 2022

	<u>Governmental Fund Types</u>			<u>Totals (Memorandum Only) 2023</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>				
Cash	\$47,059	---	---	\$47,059
Investments:				
Custody Account	\$56,490	---	---	\$56,490
<u>Series 2017A</u>				
Reserve	---	\$265,819	---	\$265,819
Revenue	---	\$180,394	---	\$180,394
Acquisition/Construction	---	---	\$10,289	\$10,289
<u>Series 2017B</u>				
Reserve	---	\$15,889	---	\$15,889
Revenue	---	\$3	---	\$3
Prepayment	---	\$96	---	\$96
Acquisition/Construction	---	---	\$47	\$47
<u>Series 2019</u>				
Reserve	---	\$411,350	---	\$411,350
Capitalized Interest	---	\$807	---	\$807
Revenue	---	\$281,261	---	\$281,261
Acquisition/Construction	---	---	\$44,654	\$44,654
Due from Other	\$1,443	---	---	\$1,443
TOTAL ASSETS	\$104,992	\$1,155,619	\$54,990	\$1,315,600
<u>LIABILITIES:</u>				
Accounts Payable	\$20,727	---	---	\$20,727
Due to Construction	\$24,247	---	---	\$24,247
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$1,155,619	---	\$1,155,619
Restricted for Capital Projects	---	---	\$54,990	\$54,990
Unassigned	\$60,018	---	---	\$60,018
TOTAL LIABILITIES & FUND BALANCES	\$104,992	\$1,155,619	\$54,990	\$1,315,600

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Net	\$504,612	\$0	\$0	\$0
Cost Share - Tynes Blvd.	\$14,500	\$1,208	\$1,100	(\$108)
Interest	\$0	\$0	\$150	\$150
TOTAL REVENUES	\$519,112	\$1,208	\$1,250	\$41
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fees	\$9,600	\$800	\$600	\$200
FICA Expense	\$734	\$61	\$46	\$15
Engineering Fees	\$6,000	\$500	\$0	\$500
Arbitrage	\$1,100	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Dissemination Agent	\$7,000	\$583	\$583	\$0
Attorney Fees	\$12,000	\$1,000	\$0	\$1,000
Annual Audit	\$4,050	\$0	\$0	\$0
Trustee Fees	\$7,800	\$3,717	\$3,717	\$0
Management Fees	\$47,250	\$3,938	\$3,938	\$0
Information Technology	\$1,800	\$150	\$150	\$0
Telephone	\$350	\$29	\$28	\$2
Postage	\$600	\$50	\$0	\$50
Insurance	\$7,360	\$7,360	\$6,587	\$773
Printing & Binding	\$1,500	\$125	\$7	\$118
Legal Advertising	\$2,500	\$208	\$156	\$52
Other Current Charges	\$600	\$50	\$0	\$50
Website Administration	\$1,250	\$104	\$104	(\$0)
Office Supplies	\$250	\$21	\$0	\$21
Travel Per Diem	\$350	\$29	\$0	\$29
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$117,269	\$23,901	\$21,091	\$2,810
<u>Field</u>				
Security	\$45,000	\$3,750	\$3,498	\$252
Electric	\$2,000	\$167	\$100	\$67
Water & Sewer/Irrigation	\$36,000	\$3,000	\$2,861	\$139
Repairs & Maintenance	\$5,000	\$417	\$0	\$417
Landscape Contract	\$93,217	\$7,768	\$7,398	\$370
Landscape Contingency	\$5,000	\$417	\$19,333	(\$18,916)
Landscape Pond Banks	\$15,248	\$1,271	\$1,310	(\$40)
Lake Maintenance	\$12,537	\$1,045	\$995	\$50
Irrigation Repairs	\$10,000	\$833	\$0	\$833
Total Field	\$224,002	\$18,667	\$35,495	(\$16,828)

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>Amenity Center</u>				
Insurance	\$28,700	\$28,700	\$25,711	\$2,989
Phone/Internet/Cable	\$3,000	\$250	\$187	\$63
Electric	\$16,000	\$1,333	\$1,809	(\$476)
Water/Irrigation	\$7,500	\$625	\$634	(\$9)
Gas	\$1,500	\$125	\$0	\$125
Refuse Service	\$3,500	\$292	\$262	\$30
Access Cards	\$2,500	\$208	\$0	\$208
Landscape Contract	\$33,259	\$2,772	\$2,640	\$132
Fitness Equipment Lease	\$12,737	\$1,061	\$1,415	(\$354)
Janitorial Services	\$13,016	\$1,085	\$1,131	(\$46)
Janitorial Supplies	\$4,000	\$333	\$0	\$333
Pool Maintenance	\$17,300	\$1,442	\$1,010	\$432
Repairs & Maintenance	\$10,000	\$833	\$155	\$678
Fitness Center Repairs/Supplies	\$2,500	\$208	\$395	(\$187)
Office Supplies	\$500	\$42	\$0	\$42
ASCAP/BMI License Fees	\$500	\$42	\$0	\$42
Pest Control	\$800	\$67	\$0	\$67
Contingency	\$3,000	\$250	\$0	\$250
Operating Reserve	\$17,529	\$1,461	\$0	\$1,461
Total Amenity Center	\$177,841	\$41,128	\$35,348	\$5,780
TOTAL EXPENDITURES	\$519,112	\$83,696	\$91,934	(\$8,238)
Excess (deficiency) of revenues over (under) expenditures	(\$0)	(\$82,488)	(\$90,685)	(\$8,197)
Net change in Fund Balance	(\$0)	(\$82,488)	(\$90,685)	(\$8,197)
FUND BALANCE - BEGINNING	\$0		\$150,703	
FUND BALANCE - ENDING	(\$0)		\$60,018	

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 October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Assessments - Series 2017A	\$265,819	\$0	\$0	\$0
Interest Income	\$0	\$0	\$570	\$570
TOTAL REVENUES	\$265,819	\$0	\$570	\$570
<u>EXPENDITURES:</u>				
<u>Series 2017A</u>				
Interest Expense - 11/1	\$95,259	\$0	\$0	\$0
Principal Expense - 11/1	\$75,000	\$0	\$0	\$0
Interest Expense - 5/1	\$93,900	\$0	\$0	\$0
TOTAL EXPENDITURES	\$264,159	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$1,659	\$0	\$570	\$570
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	(\$347)	(\$347)
TOTAL SOURCES/(USES)	\$0	\$0	(\$347)	(\$347)
Net change in Fund Balance	\$1,659	\$0	\$222	\$222
FUND BALANCE - BEGINNING	\$180,154		\$461,978	
FUND BALANCE - ENDING	\$181,813		\$462,201	

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 October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
REVENUES:				
Assessments - 2019	\$411,185	\$0	\$0	\$0
Interest Income	\$0	\$0	\$854	\$854
TOTAL REVENUES	\$411,185	\$0	\$854	\$854
EXPENDITURES:				
Series 2019				
Interest Expense - 11/1	\$135,144	\$135,144	\$0	\$135,144
Principal Expense - 11/1	\$140,000	\$140,000	\$0	\$140,000
Interest Expense - 5/1	\$132,956	\$132,956	\$0	\$132,956
TOTAL EXPENDITURES	\$408,100	\$408,100	\$0	\$408,100
Excess (deficiency) of revenues over (under) expenditures	\$3,085	(\$408,100)	\$854	\$408,954
Net change in Fund Balance	\$3,085	(\$408,100)	\$854	\$408,954
FUND BALANCE - BEGINNING	\$280,159		\$692,564	
FUND BALANCE - ENDING	\$283,244		\$693,418	

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 October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$12	\$12
TOTAL REVENUES	\$0	\$0	\$12	\$12
<u>EXPENDITURES:</u>				
Improvements - A	\$0	\$0	\$0	\$0
Improvements - B	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	12	12
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$347	\$347
TOTAL SOURCES/(USES)	\$0	\$0	\$347	\$347
Net change in Fund Balance	\$0	\$0	\$360	\$360
FUND BALANCE - BEGINNING	\$0		\$9,976	
FUND BALANCE - ENDING	\$0		\$10,336	

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 October 31, 2022

	ADOPTED BUDGET	PRORATED THRU 10/31/22	ACTUAL THRU 10/31/22	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$55	\$55
TOTAL REVENUES	\$0	\$0	\$55	\$55
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$55	\$55
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
TOTAL SOURCES/(USES)	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$55	\$55
FUND BALANCE - BEGINNING	\$0		\$44,599	
FUND BALANCE - ENDING	\$0		\$44,654	

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
General Fund

	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Revenues:													
Special Assessments - Net	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost Share - Tynes Blvd.	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Interest	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Expenditures:													
Administrative													
Supervisor Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA Expense	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination Agent	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Management Fees	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,938
Information Technology	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Telephone	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$6,587	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,587
Printing & Binding	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Legal Advertising	\$156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,091

ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT
 General Fund

<i>Field</i>	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Total
Security	\$3,498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,498
Electric	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Water & Sewer/Irrigation	\$2,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,861
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$7,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,398
Landscape Contingency	\$19,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,333
Landscape Pond Banks	\$1,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,310
Lake Maintenance	\$995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$995
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$35,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,495
Amenity Center													
Property Insurance	\$25,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,711
Phone/Internet/Cable	\$187	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$187
Electric	\$1,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,809
Water/Irrigation	\$634	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$634
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contract	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,640
Fitness Equipment Lease	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,415
Janitorial Services	\$1,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,131
Janitorial Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,010
Repairs & Maintenance	\$155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155
Fitness Center Repairs/Supplies	\$395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$35,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,348
Total Expenditures	\$91,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,934
Excess Revenues (Expenditures)	(\$90,685)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$90,685)

**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 October 31, 2022

Opening Balance in Construction Account - Series 2017	\$6,111,819.56
Source of Funds:	
Interest Earned on Series 2017	\$9,437.30
Developer Contributions	\$2,599,016.82
Transfer from Debt Service	\$1,769.34
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 October 31, 2022	<u><u>\$10,335.80</u></u>

2. Funds Available For Construction at October 31, 2022

Book Balance of Construction Fund at October 31, 2022	\$10,335.80
Contracts in place at October 31, 2022	

3. Investments - US Bank

October 31, 2022	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight				\$10,335.80
			Due from Developer		\$0.00
			ADJ: Outstanding Requisitions		\$0.00
					<u><u>\$10,335.80</u></u>

Armstrong Community Development District
Series 2017

REQ. #	DATE	CONTRACTOR	AMOUNT OF REQUISITION	COI	Fixed Assets	Internal Roads	Water, Sewer and Reuse Facilities	Stormwater Management Facilities	Amenity Center & Neighborhood Parks	Contingency	Hadden Eng	Basham & Lucas	Jr Davis	Eiland & Assoc	Gemini Eng	Scherer Constr	Misc. Professional Fees
COI		US Bank	\$5,275.00	\$5,275.00													
COI		GMS	\$27,500.00	\$27,500.00													
COI		Holland & Knight	\$5,250.50	\$5,250.50													
COI		Feldman Mahoney	\$15,000.00	\$15,000.00													
COI		Akerman LP	\$45,000.00	\$45,000.00													
COI		Gray Robinson	\$40,000.00	\$40,000.00													
COI		Hadden Eng	\$17,400.00	\$17,400.00													
COI		Hopping Green	\$55,000.00	\$55,000.00													
COI		Imagemaster	\$1,250.00	\$1,250.00													
		Underwriters Discount	\$138,500.00	\$138,500.00													
		Org Issue Discount	\$59,050.00	\$59,050.00													
1	1/8/18	JR Davis Construction	\$278,449.66		\$278,449.66	\$187,245.50	\$0.00	\$91,204.16	\$0.00	\$0.00							
2	1/8/18	Greyhawk Ventures	\$99,008.80		\$99,008.80												\$99,008.80
3	1/8/18	JR Davis Construction	\$97,731.74		\$97,731.74	\$55,188.22		\$42,543.52									
4	2/22/18	Hadden Eng	\$18,315.06		\$18,315.06						\$18,315.06						
5	3/13/18	JR Davis Construction	\$345,751.13		\$345,751.13	\$32,734.18	\$185,121.50	\$127,895.46									\$0.00
6	3/27/18	JR Davis Construction	\$695,421.48		\$695,421.48	\$15,184.94	\$398,471.37	\$269,108.78	\$1,876.67	\$10,779.72							
7	4/12/18	Basham & Lucas	\$48,900.00		\$48,900.00							\$48,900.00					
8	5/4/18	Hadden Eng	\$29,125.85		\$29,125.85						\$29,125.85						
9	5/4/18	JR Davis Construction	\$599,395.74		\$599,395.74	\$33,697.71	\$382,705.89	\$182,992.14									\$0.00
10	5/14/18	JR Davis Construction	\$707,585.42		\$707,585.42	\$51,383.46	\$353,489.30	\$264,743.41	\$5,630.00	\$32,339.25							\$0.00
11	5/14/18	Clay Electric	\$273,690.00		\$273,690.00	\$273,690.00											
12	6/12/18	JR Davis Construction	\$530,798.76		\$530,798.76	\$164,551.42	\$291,904.25	\$31,085.74					\$43,257.35				
13	5/25/18	Basham & Lucas	\$9,440.00		\$9,440.00							\$9,440.00					
14	6/13/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
15	7/17/18	Basham & Lucas	\$3,630.00		\$3,630.00								\$3,630.00				
16	7/13/18	JR Davis Construction	\$354,226.41		\$354,226.41	\$147,736.14	\$192,396.38	\$13,661.88					\$432.00				
17	7/13/18	Hadden Eng	\$750.00		\$750.00						\$750.00						
18	7/13/18	Hadden Eng	\$5,763.81		\$5,763.81						\$5,763.81						
19	7/24/18	Basham & Lucas	\$106,556.74		\$106,556.74							\$106,556.74					
20	8/21/18	Vallencourt Construction	\$24,363.73		\$24,363.73		\$24,363.73										
21	8/21/18	Vallencourt Construction	\$45,853.39		\$45,853.39		\$45,853.39										
22	8/21/18	Hadden Eng	\$3,543.02		\$3,543.02						\$3,543.02						
23	8/21/18	JR Davis Construction	\$220,610.05		\$220,610.05	\$176,204.27	\$28,420.17	\$15,985.61									
24	8/21/18	Eiland & Assoc	\$2,240.00		\$2,240.00									\$2,240.00			
25	9/20/18	Gemini Engineering	\$3,000.00		\$3,000.00										\$3,000.00		
26	9/20/18	Eiland & Assoc	\$980.00		\$980.00									\$980.00			
27	9/20/18	Basham & Lucas	\$2,699.84		\$2,699.84							\$2,699.84					
28	9/20/18	JR Davis Construction	\$181,074.53		\$181,074.53	\$91,401.65	\$49,589.08	\$9,651.67	\$30,432.13								
29	9/20/18	Eiland & Assoc	\$280.00		\$280.00									\$280.00			
30	9/21/18	Hadden Eng	\$600.00		\$600.00						\$600.00						
31	9/26/18	Vallencourt Construction	\$8,107.68		\$8,107.68				\$8,107.68								
32	9/26/18	Hadden Eng	\$7,569.01		\$7,569.01						\$7,569.01						

Armstrong Community Development District
Series 2017

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

Armstrong Community Development District
Series 2017

SUMMARY:	
BOND PROCEEDS	\$6,111,819.56
DEVELOPER CONTRIBUTIONS	\$2,599,016.82
INT REC'D TO DATE	\$9,437.29
TRANS FROM DEBT SERVICE	\$1,769.34
PREPAID CEC FEES	\$81,232.20
LESS: REQ. PAID	(\$8,792,939.41)
BALANCE	\$10,335.80

RECONCILIATION	
TRUST STATEMENT	\$10,335.80
O/S REQ.	\$0.00
ADJ BALANCE	\$10,335.80
DEVELOPER CONTRIBUTIONS REC'V	\$0.00
VARIANCE	(\$0.00)

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

Prepaid CEC Fees:
\$16,826.67
\$23,789.43
<u>\$40,616.10</u>
\$81,232.20

INT REC'D	A	B	COI	
Oct-17	\$54.56	\$39.18	\$2.28	
Nov-17	\$563.76	\$404.90	\$9.57	
Dec-17	\$545.58	\$391.84	\$0.01	
Jan-18	\$563.94	\$405.03	\$0.01	
Feb-18	\$528.11	\$379.09	\$0.01	
Mar-18	\$466.85	\$335.05	\$0.01	
Apr-18	\$468.11	\$335.63	\$0.01	
May-18	\$492.70	\$352.76	\$0.00	
Jun-18	\$370.12	\$263.83		
Jul-18	\$260.98	\$184.94		
Aug-18	\$256.31	\$180.61		
Sep-18	\$209.82	\$146.91		
	\$4,780.84	\$3,419.77	\$11.90	Transfer In
Oct-18	\$175.10	\$121.93		
Nov-18	\$153.12	\$105.85		
Dec-18	\$138.72	\$95.58		\$106.38
Jan-19	\$123.60	\$84.47		\$109.93
Feb-19	\$60.39	\$50.15		\$109.93
Mar-19	\$2.38	\$15.36		\$99.29
Apr-19	\$6.39	\$0.01		\$109.93
May-19	\$14.20	\$0.32		\$106.38
Jun-19	\$14.41	\$0.02		\$99.03
Jul-19	\$1.87	\$1.32		\$95.83
Aug-19	\$0.27	\$0.03		\$82.52
Sep-19	\$8.96	\$0.03		\$53.76
	\$699.41	\$475.07		\$972.98
Oct-19	\$9.28	\$0.03		\$46.83
Nov-19	\$2.48	\$0.01		\$40.31
Dec-19	\$2.11	\$1.96		\$32.77
Jan-20	\$2.19	\$2.02		\$33.86
Feb-20	\$2.19	\$2.02		\$33.77
Mar-20	\$1.81	\$1.67		\$27.96
Apr-20	\$0.82	\$0.75		\$12.60
May-20	\$0.14	\$0.13		\$2.18
Jun-20	\$0.15	\$0.13		\$2.25
Jul-20	\$0.09	\$0.08		\$1.31
Aug-20	\$0.08	\$0.07		\$1.23
Sep-20	\$0.07	\$0.07		\$1.13
	\$21.41	\$8.94		\$236.20

INT REC'D	A	B	COI	Transfer In
Oct-20	\$0.07	\$0.00		\$1.16
Nov-20	\$0.07	\$0.00		\$1.20
Dec-20	\$0.07	\$0.00		\$1.16
Jan-21	\$0.07	\$0.00		\$1.20
Feb-21	\$0.07	\$0.00		\$1.20
Mar-21	\$0.07	\$0.00		\$1.08
Apr-21	\$0.07	\$0.00		\$1.20
May-21	\$0.07	\$0.00		\$1.16
Jun-21	\$0.07	\$0.00		\$1.20
Jul-21	\$0.06	\$0.00		\$1.16
Aug-21	\$0.04	\$0.00		\$1.20
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
Jul-22	\$0.04	\$0.00		\$1.16
Aug-22	\$0.04	\$0.00		\$1.20
Sep-22	\$6.44	\$0.01		\$185.81
	\$6.88	\$0.01		\$198.73
Oct-22	\$12.26	\$0.03		\$347.31
	\$12.26	\$0.03		\$347.31

Armstrong
Community Development District
Series 2019 Special Assessment Revenue Bonds

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

Opening Balance in Construction Account - Series 2019		\$6,768,742.71
Source of Funds:		
Interest Earned on Series 2019		\$1,493.01
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 October 31, 2022		\$44,653.83

2. Funds Available For Construction at October 31, 2022

Book Balance of Construction Fund at October 31, 2022	\$44,653.83
Contracts in place at October 31, 2022	

3. Investments - US Bank

	<u>Type</u>	<u>Yield</u>	<u>Maturity</u>	<u>Principal</u>
October 31, 2022				
Construction Fund:	Overnight			\$44,653.83
			Due fom Developer	\$0.00
			ADJ: Outstanding Requisitions	\$0.00
				\$44,653.83

Armstrong Community Development District
Series 2019

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

Armstrong Community Development District Series 2019

62	1/27/21	Besch and Smith	\$192,841.01	\$192,841.01	\$81,227.70	\$84,613.31	\$27,000.00				
63	1/27/21	The Tree Amigos Outdoor Services	\$62,283.00	\$62,283.00						\$62,283.00	
64	1/27/21	ECS Florida, LLC	\$950.00	\$950.00							\$950.00
65	1/27/21	Eisman & Russo	\$7,630.48	\$7,630.48							\$7,630.48
66	1/27/21	Eisman & Russo	\$6,750.04	\$6,750.04							\$6,750.04
67	1/27/21	The Tree Amigos Outdoor Services	\$97,267.00	\$97,267.00						\$97,267.00	
68	1/27/21	England Thims & Miller	\$2,119.72	\$2,119.72							\$2,119.72
69	1/27/21	Besch and Smith	\$279,255.93	\$279,255.93	\$114,300.00	\$65,549.89	\$99,406.04				
70	1/27/21	ECS Florida, LLC	\$1,000.00	\$1,000.00							\$1,000.00
71	3/1/21	Besch and Smith	\$558,487.01	\$558,487.01	\$306,272.19	\$144,018.28	\$108,196.54				
72	3/2/21	Armstrong CDD	\$202.40	\$202.40							\$202.40
73	3/2/21	England Thims & Miller	\$202.40	\$202.40							\$202.40
74	4/1/21	England Thims & Miller	\$4,906.50	\$4,906.50							\$4,906.50
75	4/1/21	England Thims & Miller	\$800.00	\$800.00							\$800.00
76	4/1/21	Eisman & Russo	\$5,796.23	\$5,796.23							\$5,796.23
77	4/1/21	Besch and Smith	\$260,102.21	\$260,102.21	\$185,440.93	\$36,861.28	\$37,800.00				
78	4/1/21	England Thims & Miller	\$1,933.61	\$1,933.61							\$1,933.61
79	4/27/21	Eisman & Russo	\$3,375.02	\$3,375.02							\$3,375.02
80	4/27/21	Besch and Smith	\$109,490.42	\$109,490.42	\$39,806.71	\$54,766.90	\$14,916.81				
80A	5/28/21	England Thims & Miller	\$4,726.50	\$4,726.50							\$4,726.50
81	5/28/21	Armstrong CDD	\$6,000.08	\$6,000.08			\$6,000.08				
82	5/28/21	England Thims & Miller	\$414.93	\$414.93							\$414.93
83	5/28/21	England Thims & Miller	\$75.27	\$75.27							\$75.27
84	5/28/21	England Thims & Miller	\$1,284.75	\$1,284.75							\$1,284.75
85	5/28/21	Eisman & Russo	\$953.81	\$953.81							\$953.81
	6/15/21	Reimbursement - Req.81	(\$1,126.24)	(\$1,126.24)			(\$1,126.24)				
87	6/18/21	Besch and Smith	\$6,272.81	\$6,272.81				\$6,272.81			
88	6/18/21	Armstrong CDD	\$2,500.00	\$2,500.00			\$2,500.00				
89	6/18/21	Armstrong CDD	\$5,892.00	\$5,892.00					\$5,892.00		
90	6/18/21	England Thims & Miller	\$5,791.00	\$5,791.00							\$5,791.00
91	7/30/21	Besch and Smith	\$319,589.71	\$319,589.71	\$120,804.91	\$93,959.37	\$104,825.43				
92	7/31/21	England Thims & Miller	\$155.25	\$155.25							\$155.25
93	7/30/21	Eisman & Russo	\$143.74	\$143.74							\$143.74
94	7/30/21	The Tree Amigos Outdoor Services	\$125,336.00	\$125,336.00					\$125,336.00		
95	7/30/21	The Tree Amigos Outdoor Services	\$7,800.00	\$7,800.00					\$7,800.00		
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	\$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	\$1,493.01
TRANSFER FROM DEBT SERVICE	\$0.00
LESS: REQ. PAID	(\$10,330,649.05)
BALANCE	\$44,653.83

RECONCILIATION	
TRUST STATEMENT	\$44,653.83
O/S REQ.	\$0.00
ADJ BALANCE	\$44,653.83
VARIANCE	(\$0.00)

Add'l Revenue/Developer Contributions:

6/23/20	\$328,037.36	
7/27/20	\$330,623.14	
7/29/20	\$34,813.80	Prepaid CEC Fees from FY19
7/29/20	\$65,154.00	Agmt# 19 - Media
7/29/20	\$6,863.03	Trans from Acq 2019 A1
8/20/20	\$255,658.30	
9/21/20	\$185,790.58	
9/28/20	\$157,645.00	Clay Electric
10/22/20	\$12,833.40	
12/3/20	\$71,528.16	Greyhawk Venture
12/14/20	\$53,900.28	
12/16/20	\$41,066.88	
1/27/21	\$555,129.53	
3/1/21	\$558,891.81	
4/1/21	\$273,538.55	
4/5/21	\$16,041.75	Feldman & Mahoney Chk# 1744
4/26/21	\$112,865.44	
5/27/21	\$13,455.34	Greyhawk Venture
6/18/21	\$20,455.81	
6/28/21	\$57,750.30	
7/30/21	\$453,024.70	
\$3,605,067.16		

INT REC'D	A	COI
Oct-19	\$0.00	\$0.00
Nov-19	\$194.83	\$1.42
Dec-19	\$401.21	\$0.44
Jan-20	\$345.21	\$0.16
Feb-20	\$276.32	\$0.00
Mar-20	\$137.19	\$0.00
Apr-20	\$39.48	\$0.00
May-20	\$4.78	\$0.00
Jun-20	\$1.95	\$0.00
Jul-20	\$0.38	\$0.00
Aug-20	\$0.09	\$0.00
Sep-20	\$0.52	\$0.00
\$1,401.96		\$2.02
Oct-20	\$0.12	\$0.00
Nov-20	\$0.43	\$0.00
Dec-20	\$0.25	\$0.00
Jan-21	\$0.24	\$0.00
Feb-21	\$0.34	\$0.00
Mar-21	\$0.00	\$0.00
Apr-21	\$0.00	\$0.00
May-21	\$0.07	\$0.00
Jun-21	\$0.07	\$0.00
Jul-21	\$0.09	\$0.00
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
Jul-22	\$0.18	\$0.00
Aug-22	\$0.19	\$0.00
Sep-22	\$29.40	\$0.00
\$31.80		\$0.00

INT REC'D	A	COI
Oct-22	\$54.98	\$0.00
\$54.98		\$0.00

B.

Armstrong Community Development District

Summary of Check Register

October 1, 2022 to October 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	10/4/22	787-794	\$	35,256.05
	10/12/22	795-800	\$	10,211.80
	10/19/22	801-807	\$	20,884.68
			\$	66,352.53
			\$	66,352.53

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/04/22	00031	9/14/22 647307	202209 330-57200-46500	MTHLY PEST CONTROL SEP22	*	45.00	
				APEX PEST CONTROL, INC.			45.00 000787
10/04/22	00034	10/03/22 467	202209 330-57200-34500	SECURITRY 9/19/22-10/02/22	*	1,605.00	
				BUSINESS INVESTMENT HOLDINGS DBA			1,605.00 000788
10/04/22	00062	10/01/22 32013009	202210 330-57200-46300	JANITORIAL SERVICES OCT22	*	1,131.14	
				NORTH FLORIDA BUILDING MAINT. LLC			1,131.14 000789
10/04/22	00001	9/15/22 85	202210 310-51300-31400	FY23 ASSESSMENT ROLL CERT	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000790
10/04/22	00061	9/22/22 3110603	202208 310-51300-31500	REV.MINUTE/ATTEND CDD MTG	*	512.00	
				KUTAK ROCK LLP			512.00 000791
10/04/22	00019	10/01/22 6696B	202210 320-53800-46400	FOUNTAIN MAINT OCT22	*	150.00	
		10/01/22 6707B	202210 320-53800-46800	LAKE MAINTENANCE OCT22	*	995.00	
				SITEX AQUATICS			1,145.00 000792
10/04/22	00021	8/27/22 18274	202208 320-53800-46300	INST.FLORATAM HEATHRK PL	*	7,385.00	
		9/23/22 18529	202209 320-53800-46500	RPR 2" MANIFOLD-3 VALVES	*	350.00	
		9/27/22 16455	202209 320-53800-46300	INST.VIBURNUM ALONG FENCE	*	1,660.00	
		9/28/22 18577	202209 320-53800-46200	LANDSCAPE MAINT SEP22	*	4,363.75	
		9/28/22 18577	202209 330-57200-46200	AMENITY LANDSCAPE SEP22	*	2,552.58	
		9/28/22 18577	202209 320-53800-46200	TYNES BLVD EXT. SEP22	*	800.97	
		9/28/22 18577	202209 320-53800-46200	GREYHAWK PHASE II SEP22	*	2,233.41	
		9/28/22 18577	202209 320-53800-46400	GREYHAWK LAKES SEP22	*	1,160.20	
		9/28/22 18577	202209 330-57200-46200	VIBURNAM HDGE AMNTY SEP22	*	87.00	
		10/04/22 18273	202210 320-53800-46300	INST.2500SQFT FLRATAM SOD	*	4,875.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			25,467.91 000793
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/04/22	00057	9/23/22 600126	202209 330-57200-46700	PREVENTATIVE MAINT SEP22	*	350.00	
				VAK PAK, INC.			350.00 000794
10/12/22	00016	10/06/22 567729OC	202210 320-53800-43100	3518 ROYAL PINES DR IRRG	*	685.27	
		10/06/22 568411OC	202210 320-53800-43100	3682 ROYAL PINES DR IRRG	*	781.21	
		10/06/22 574046OC	202210 330-57200-43100	3645 ROYAL PINES DR POOL	*	321.18	
		10/06/22 574047OC	202210 330-57200-43100	3645 ROYAL PINES DR CLBHS	*	312.82	
		10/06/22 574048OC	202210 320-53800-43100	3645 ROYAL PINES DR IRRG	*	786.74	
		10/06/22 577060OC	202210 320-53800-43100	875 TYNES BLVD IRRG OCT22	*	217.87	
		10/06/22 577061OC	202210 320-53800-43100	705 TYNES BLVD IRRG OCT22	*	42.97	
		10/06/22 586607OC	202210 320-53800-43100	3976 HEATHERBROOK PL IRRG	*	57.91	
		10/06/22 586608OC	202210 320-53800-43100	4121 HEATHERBROOK PL IRRG	*	58.74	
		10/06/22 588041OC	202210 320-53800-43100	3846 SUNBERRY LANE IRRG	*	62.89	
		10/06/22 594522OC	202210 320-53800-43100	4173 HEATHERBROOK PLACE	*	54.59	
		10/06/22 596272OC	202210 320-53800-43100	1980 AMBERLY DR - OCT22	*	42.97	
		10/06/22 596274OC	202210 320-53800-43100	544 TYNES BLVD - OCT22	*	69.53	
				CLAY COUNTY UTILITY AUTHORITY			3,494.69 000795
10/12/22	00025	9/30/22 SEP22-10	202209 330-57200-46700	RPLC #5 STENNER TUBE CHLR	*	32.19	
		9/30/22 SEP22-10	202209 330-57200-46700	SEP 22 - POOL MAINTENANCE	*	1,150.00	
				CROWN POOLS, INC.			1,182.19 000796
10/12/22	00004	10/03/22 87255	202210 310-51300-54000	SPECIAL DISTRICT FEE FY23	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000797
10/12/22	00054	10/01/22 2210	202210 330-57200-46000	PET STATION MAINT OCT22	*	155.00	
				DOODY DADDY			155.00 000798
				ARMS ARMSTRONG TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/12/22	00001	10/01/22	86 202210 310-51300-34000	MANAGEMENT FEES OCT22	*	3,937.50	
		10/01/22	86 202210 310-51300-49500	WEBSITE ADMIN OCT22	*	104.17	
		10/01/22	86 202210 310-51300-35100	INFORMATION TECH OCT22	*	150.00	
		10/01/22	86 202210 310-51300-31300	DISSEMINATION FEE OCT22	*	583.33	
		10/01/22	86 202210 310-51300-42500	COPIES	*	7.35	
		10/01/22	86 202210 310-51300-41000	TELEPHONE	*	27.57	
GOVERNMENTAL MANAGEMENT SERVICES							4,809.92 000799
10/12/22	00032	10/04/22	100536 202210 330-57200-46100	QTRLY PM-TREADMILL/ELLIPT	*	395.00	
SOUTHEAST FITNESS REPAIR							395.00 000800
10/19/22	00034	10/17/22	469 202210 330-57200-34500	SECURITY 10/3/22-10/10/22	*	1,749.00	
		10/17/22	470 202208 330-57200-34500	SECURITY 8/15/22-8/21/22	*	72.00	
		10/17/22	470 202208 330-57200-34500	SECURITY 8/22/22-9/4/22	*	144.00	
		10/17/22	470A 202209 330-57200-34500	SECURITY 9/05/22-9/18/22	*	144.00	
		10/17/22	470A 202209 330-57200-34500	SECURITY 9/19/22-10/2/22	*	144.00	
BUSINESS INVESTMENT HOLDINGS DBA							2,253.00 000801
10/19/22	00100	10/13/22	90548720 202210 320-53800-43000	3599 ROYAL PINE DR IRRG	*	42.00	
		10/13/22	90821200 202210 330-57200-43000	3645 ROYAL PINES DR AMNTY	*	1,809.00	
		10/13/22	90823510 202210 320-53800-43000	705 TYNES BLVD IRG-OCT22	*	29.00	
		10/13/22	91433460 202210 320-53800-43000	3814 ROYAL PINES - OCT22	*	28.92	
CLAY ELECTRIC COOPERATIVE, INC.							1,908.92 000802
10/19/22	00061	10/14/22	3124391 202209 310-51300-31500	QUIT-CLAIM DEED/VWPT AGR	*	769.00	
KUTAK ROCK LLP							769.00 000803
10/19/22	00018	10/01/22	618600 202210 330-57200-44000	OCT 22 - FITNESS EQUIP	*	1,415.21	
MUNICIPAL ASSET MANAGEMENT, INC.							1,415.21 000804
ARMS ARMSTRONG				TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/19/22	00059	10/01/22 RB100122	202208 310-51300-43000	CDD MTG MILEAGE REIMB.AUG	*	16.43	
				ROSE S. BOCK			16.43 000805
10/19/22	00027	10/05/22 22100762	202209 330-57200-43200	3645 ROYAL PINES DR-SEP22	*	64.12	
				TECO			64.12 000806
10/19/22	00021	10/05/22 18191	202210 320-53800-46300	7480SQFT FLORATAM INST.	*	14,458.00	
				TREE AMIGOS OUTDOOR SERVICES INC.			14,458.00 000807
TOTAL FOR BANK A						66,352.53	
TOTAL FOR REGISTER						66,352.53	

ARMS ARMSTRONG TVISCARRA

Apex Pest Control

APPROVED

By Alex Boyer at 12:16 pm, Oct 04, 2022

Amenity-Pest Control

1180 US Highway 1, STE 105

Rockledge, Fl 32955

1-800-929-2847

Billing Account Information



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



#31
2p22
330-572 465

Statement Details

DATE	DESCRIPTION	INVOICE #	PO#	TAX	TOTAL	ADJUSTMENT	DAYS OLD	FIN CHARGE	GRAND TOTAL
<i>For service at 3645 Royal Pines Dr Middleburg, FL 32068</i>									
9/14/2022	Pest Control - Monthly Service	647307		\$0.00	\$45.00	\$0.00	16	\$0.00	\$45.00

PLEASE REMIT: \$45.00

[Click here to log on to your account to review history, manage your profile and review services](#)



APPROVED

By Alex Boyer at 10:39 am, Oct 03, 2022

INVOICE

Amenity-Security

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: 467

Invoice Date: October 3, 2022

Payment Due: October 10, 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
Security
770-572-344

Total: \$1,605.00

Amount Due (USD): \$1,605.00

Pay Securely Online

link.waveapps.com/tfwz5s-n73nb5

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
September 19th, 2022 - September 25th, 2022 / September 26th, 2022 - October 2nd, 2022



APPROVED

By Alex Boyer at 11:37 am, Oct 31, 2022

Amenity-Janitorial

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

INVOICE
Total Due: \$1,131.14

Invoice Number: 32013010488
Invoice Date: 11/1/2022
Due Date: 12/1/2022

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

Bill

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

Ship

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



PO #	Customer ID	FSM	Payment Terms	Service Dates		
	01013101295	Ray Flores	Net 30 days	11/01/22 to 11/30/22		
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31013100635	1	1,131.14	1,131.14

#62
030-572-463

Subtotal: 1131.14
Sales Tax: 0.00
Total Due: \$1,131.14

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 85

Invoice Date: 9/15/22

Due Date: 9/15/22

Case:

P.O. Number:

Bill To:

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



Description	#1	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023	210-513-314		5,000.00	5,000.00

Total \$5,000.00

Payments/Credits \$0.00

Balance Due \$5,000.00

KUTAK ROCK LLP

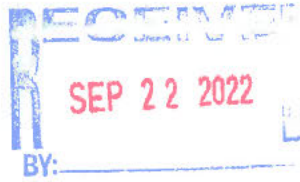
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 22, 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 # [REDACTED]
Reference: Invoice No. 3110603
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. 3110603
1323-1

Re: General Counsel

For Professional Legal Services Rendered

08/02/22	K. Buchanan	0.40	128.00	Review meeting minutes
08/11/22	K. Buchanan	1.20	384.00	Prepare for and attend board meeting
TOTAL HOURS		1.60		
TOTAL FOR SERVICES RENDERED				\$512.00
TOTAL CURRENT AMOUNT DUE				<u>\$512.00</u>

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

Date	Invoice #
10/1/2022	6696B

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

APPROVED
By Alex Boyer at 10:51 am, Oct 03, 2022

Field-Lake Maintenance

RECEIVED
OCT 03 2022
BY: _____

#19
Oct 22
20-87846

P.O. No.	Terms	Project
	Net 30	

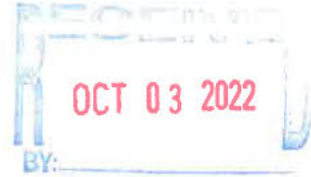
Quantity	Description	Rate	Amount
	Quarterly <u>Fountain Maintenance</u> on 1 Fountain-3rd Qtr	150.00	150.00
	Sales Tax	7.00%	0.00
		Balance Due	\$150.00

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

Date	Invoice #
10/1/2022	6707B

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

APPROVED
By Alex Boyer at 10:48 am, Oct 03, 2022
Field-Lake maintenance



#11
20538488
Oct 22

P.O. No.	Terms	Project
	Net 30	

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



Tree Amigos

Outdoor Services

Invoice

Invoice#: 18274

Date: 08/27/2022

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

#21
1-320-538-463

Description	Quantity	Price	Ext Price
Sod and Irrigation left side of 4196 Heatherbook Place			
(5100) Square feet Floratam St. Augustine Sod @ \$.85 per foot	5,100.00	0.85	4,335.00
Irrigation	1.00	950.00	950.00
Grade / Prep / Demo	1.00	1,600.00	1,600.00
Delivery	1.00	200.00	200.00
Equipment	1.00	300.00	300.00

APPROVED

By Alex Boyer at 9:03 am, Sep 28, 2022

Notes:

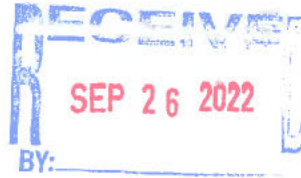
Field- Landscape contingency

Invoice Total: \$7,385.00



Tree Amigos

Outdoor Services



Invoice

Invoice#: 18529

Date: 09/23/2022

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

APPROVED

By Alex Boyer at 11:05 am, Sep 26, 2022

Field- Irrigation Repairs

Description	Quantity	Price	Ext Price
Mainline Repair			
Repaired 2" manifold to (3) valves @ dog park	1.00	350.00	350.00

Notes:

Invoice Total: \$350.00



Tree Amigos

Outdoor Services

Invoice

Invoice#: 16455

Date: 09/27/2022

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

Project: 30249
Greyhawk Parks and Ponds O/S Project
475 West Town Place suite 114

St. Augustine FL 32092

#21
1-320-538-463

Description	Quantity	Price	Ext Price
Add plant material along fenceline across from Amenity Center			
(23) 7 gal. Viburnum Odoratissimum @ \$45.00 each	23.00	45.00	1,035.00
Irrigation	1.00	350.00	350.00
Grade / Prep	1.00	275.00	275.00

APPROVED

By Alex Boyer at 9:03 am, Sep 28, 2022

Notes:

Invoice Total: \$1,660.00

Field- Landscape contingency



Tree Amigos

Outdoor Services



Invoice

Invoice#: 18577

Date: 09/28/2022

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

Project: 20104
Armstrong CDD Maintenance

APPROVED
By Alex Boyer at 12:13 pm, Oct 04, 2022

Field-Landscape

Description #21	Quantity	Price	Ext Price
September Monthly <u>Landscape Maintenance</u> Common Areas	320-578-462 1.00	4,363.75	4,363.75
September Monthly <u>Landscape Maintenance</u> Amenity Center	320-578-462 1.00	2,552.58	2,552.58
September Monthly <u>Landscape Maintenance</u> Tynes Blvd Extension	320-578-462 1.00	800.97	800.97
September Monthly <u>Landscape Maintenance</u> Tynes Greyhawk Phase II	320-578-462 1.00	2,233.41	2,233.41
September Monthly <u>Landscape Maintenance</u> Tynes Greyhawk Lakes	320-578-464 1.00	1,160.20	1,160.20
September Monthly <u>Landscape Maintenance</u> Viburnam hedges Amenity	320-572-462 1.00	87.00	87.00

Notes:

Invoice Total: \$11,197.91

APPROVED

By Alex Boyer at 10:28 am, Oct 04, 2022



Tree Amigos

Outdoor Services

Field- Landscape contingency

Invoice

Invoice#: 18273

Date: 10/04/2022

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
Sod and Irrigation near 601 Tynes BLVD			
(2500) Square feet Floratam St. Augustine Sod @ \$.85 per foot	2,500.00	0.85	2,125.00
Irrigation	1.00	850.00	850.00
Grade / Prep / Demo	1.00	1,400.00	1,400.00
Delivery	1.00	200.00	200.00
Equipment	1.00	300.00	300.00

#21
320-538-4673

Notes:

Invoice Total: \$4,875.00




1824 Phoenix Avenue
Jacksonville, FL 32206

Please remit check payments to:
P.O. Box 3264
Jacksonville, FL 32206

Invoice

Date	Invoice #
9/23/2022	600126

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

Ship To
APPROVED <i>By Alex Boyer at 10:49 am, Sep 26, 2022</i>
Amenity-Pool Maint

P.O. Number	Terms	Rep	Via	Project		
PM	Due on receipt	JW				
Quantity	Item Code	Description		U/M	Price Each	Amount
1	Labor	JW - PREVENTATIVE MAINTENANCE DATE OF SERVICE: 9/21/22			350.00	350.00
We appreciate your prompt payment.				Total	\$350.00	

PLEASE NOTE:
DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED.
CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5% PROCESSING FEE.



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: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
82100744	1	10/02/22	30	8991	9281	290
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	37.0	X	0.83	\$30.71
Proration Factor: 1.0000		Tier 2	13.0	X	1.63	\$21.19
		Tier 3	240.0	X	2.46	\$590.40

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$685.27
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$685.27

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$685.27 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$785.74 was posted to your account on 10/03/2022.

#16
20-578431



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:

AYC1005B
 2000000837 23/2

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$685.27
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$685.27

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: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
83801396	1	10/02/22	30	1018	1347	329
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	37.0	X	0.83	\$30.71
Proration Factor: 1.0000		Tier 2	13.0	X	1.63	\$21.19
		Tier 3	279.0	X	2.46	\$686.34

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$781.21
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$781.21

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Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$781.21 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$940.72 was posted to your account on 10/03/2022.

#16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00568411

3682 Royal Pines Drive Reclaimed Irrigation

Route #:MC05530006

Route Group:26

ADDRESSEE:

AYC1005B
 2000000838 23/3

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$781.21
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$781.21

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: 10/06/2022

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	10/02/22	30	3405	3546	141
Base Charges (Prepaid)		10/06/22 to 11/04/22				\$28.48
Consumption Charges		Tier 1	141.0	X	2.06	\$290.46
Proration Factor: 1.0000		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						\$1.15

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	\$321.18
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$321.18

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

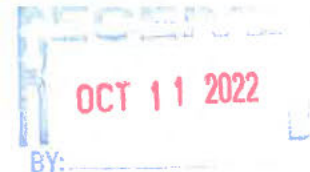
Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$321.18 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$250.55 was posted to your account on 10/03/2022.

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
 3645 Royal Pines Drive Pool

Customer #:00574046
 Route #:MC05560400
 Route Group:26

ADDRESSEE:

AYC1005B
 2000000839 23/4

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$321.18
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$321.18

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: 10/06/2022

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	10/02/22	30	135	137	2
Base Charges (Prepaid)		10/06/22 to 11/04/22				\$91.06
Consumption Charges		Tier 1	2.0	X	2.06	\$4.12
Proration Factor: 1.0000		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						\$1.15

Sewer

Base Charges (Prepaid)						\$206.20
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		\$312.82
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$312.82

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$312.82 by 10/27/2022 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 10/03/2022.

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

#16
330.592.431



Please return this portion with payment



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

ARMSTRONG CDD
 3645 Royal Pines Drive Clubhouse

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

ADDRESSEE:

AYC1005B
 200000840 23/5

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$312.82
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$312.82

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
76205390	1.5	10/02/22	30	6192	6535	343
Base Charges (Prepaid)						\$85.96
Consumption Charges		Tier 1	75.0	X	0.83	\$62.25
Proration Factor: 1.0000		Tier 2	25.0	X	1.63	\$40.75
		Tier 3	243.0	X	2.46	\$597.78

Other Charges

SJRWMD Cost Recovery Charge		\$0.00
Capacity Fees (Prepaid)		\$0.00
Deposit Interest Refund		\$0.00
Current Charges		\$786.74
Previous Balance		\$0.00
Late Charge (If Applicable)		\$0.00
TOTAL AMOUNT DUE		\$786.74

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Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$786.74 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$485.68 was posted to your account on 10/03/2022.

#16
20-578-47



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:

AYC1005B
 200000841 23/6

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$786.74
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$786.74

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278202	1	10/02/22	30	4751	4851	100
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	37.0	X	0.83	\$30.71
Proration Factor: 1.0000		Tier 2	13.0	X	1.63	\$21.19
		Tier 3	50.0	X	2.46	\$123.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$217.87
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$217.87

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Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$217.87 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$269.14 was posted to your account on 10/03/2022.

#1C
320-578-421



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:

AYC1005B
 2000000843 23/8

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$217.87
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$217.87

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

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Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Sewer

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

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
86278201	1	10/02/22	30	6242	6242	0
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	0.0	X	0.83	\$0.00
Proration Factor: 1.0000		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

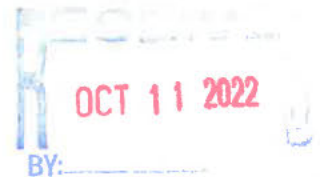
Please pay \$42.97 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$42.13 was posted to your account on 10/03/2022.

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$42.97
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$42.97

#16
20-538.431



Please return this portion with payment



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

ARMSTRONG CDD
 705 Tynes Blvd Reclaimed Irrigation

Customer #:00577061
 Route #:MC05560361
 Route Group:26

Bill Summary

Bill Date	10/06/22
Current Charges	\$42.97
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97

ADDRESSEE:

AXC1005B
 2000000842 23/7

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



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: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137737	1	10/02/22	30	1648	1666	18
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	18.0	X	0.83	\$14.94
Proration Factor: 1.0000		Tier 2	0.0	X	1.63	\$0.00
		Tier 3	0.0	X	2.46	\$0.00

Other Charges

SJRWMD Cost Recovery Charge	\$0.00
Capacity Fees (Prepaid)	\$0.00
Deposit Interest Refund	\$0.00
Current Charges	\$57.91
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$57.91

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$57.91 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$79.29 was posted to your account on 10/03/2022.

#16
320-588-491

OCT 11 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:

AYC1005B
 2000000844 23/9

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$57.91
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$57.91

MAIL PAYMENT TO:



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



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

110

Customer Name: ARMSTRONG CDD

Bill Date: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87137740	1	10/02/22	30	1049	1068	19
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	19.0	X	0.83	\$15.77
Proration Factor: 1.0000		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	\$58.74
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$58.74

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$58.74 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$89.07 was posted to your account on 10/03/2022.

#16
320.58431



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:

AYC1005B
 2000000845 23/10

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$58.74
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$58.74

MAIL PAYMENT TO:



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



Customer Name: ARMSTRONG CDD

Bill Date: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777241	1	10/02/22	30	1163	1187	24
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	24.0	X	0.83	\$19.92
Proration Factor: 1.0000		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	\$62.89
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$62.89

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$62.89 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$124.00 was posted to your account on 10/03/2022.

RECORDED
 OCT 11 2022
 BY: _____

#16
 320-528-477

Please return this portion with payment



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

ARMSTRONG CDD
 3846 Sunberry Lane Reclaimed Irrigation

Customer #:00588041
 Route #:MC05560097
 Route Group:26

ADDRESSEE:

AYC1005B
 2000000846 23/11

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$62.89
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$62.89

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: 10/06/2022

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) 10/06/22 to 11/04/22 \$0.00						
Consumption Charges Tier 1 0.0 X 0.00 \$0.00						
Proration Factor: 0.0000 Tier 2 0.0 X 0.00 \$0.00						
Tier 3 0.0 X 0.00 \$0.00						
Tier 4 0.0 X 0.00 \$0.00						
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
87777245	1	10/02/22	30	375	389	14
Base Charges (Prepaid)						\$42.97
Consumption Charges Tier 1 14.0 X 0.83						\$11.62
Proration Factor: 1.0000 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						\$54.59
Previous Balance						\$0.00
Late Charge (If Applicable)						\$0.00
TOTAL AMOUNT DUE						\$54.59

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$54.59 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$90.70 was posted to your account on 10/03/2022.

#16
320-578-431



Please return this portion with payment



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

ARMSTRONG CDD

Customer #:00594522

4173 Heatherbrook Place

Route #:MC05560399

Route Group:26

ADDRESSEE:

AYC1005B
 2000000847 23/12

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$54.59
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$54.59

MAIL PAYMENT TO:



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



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

Customer Name: ARMSTRONG CDD

Bill Date: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187072	1	10/02/22	30	1094	1094	0
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	0.0	X	0.83	\$0.00
Proration Factor: 1.0000		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	\$42.97
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$42.97

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$42.97 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$249.46 was posted to your account on 10/03/2022.

#16
320-538-471



Please return this portion with payment



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

ARMSTRONG CDD
 1980 Amberly Drive

Customer #:00596272
 Route #:MC05560415
 Route Group:26

ADDRESSEE:

AYC1005B
 2000000848 23/13

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$42.97
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$42.97

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: 10/06/2022

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)		10/06/22 to 11/04/22				\$0.00
Consumption Charges		Tier 1	0.0	X	0.00	\$0.00
Proration Factor: 0.0000		Tier 2	0.0	X	0.00	\$0.00
		Tier 3	0.0	X	0.00	\$0.00
		Tier 4	0.0	X	0.00	\$0.00
Alternative Water Supply Surcharge						\$0.00

Sewer

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

Reuse

Meter Number	Meter Size	Read Date	Days Billed	Previous Reading	Current Reading	Current Usage
89187071	1	10/02/22	30	581	613	32
Base Charges (Prepaid)						\$42.97
Consumption Charges		Tier 1	32.0	X	0.83	\$26.56
Proration Factor: 1.0000		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	\$69.53
Previous Balance	\$0.00
Late Charge (If Applicable)	\$0.00
TOTAL AMOUNT DUE	\$69.53

Effective October 1, 2022, water, sewer, and reuse base charges and sewer, reuse, and tier 1 water consumption charges will increase by 2%. Tier 2, 3, and 4 water consumption charges will increase by 20%.

Be prepared and stay informed. Receive the latest alerts regarding emergencies and severe weather. Register at www.claycountygov.com/community/emergency-management/alert-clay-1372

Need assistance with your bill? Visit our website for a list of agencies who may be able to help at www.clayutility.org/myservice/customer_assistance_program.aspx

Please pay \$69.53 by 10/27/2022 to avoid a \$3.00 late fee. Make checks payable to CLAY COUNTY UTILITY AUTHORITY.

Your last payment of \$76.16 was posted to your account on 10/03/2022.

#16
320-578431

REC'D
OCT 11 2022
BY: _____

Please return this portion with payment



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

ARMSTRONG CDD
 544 Tynes Blvd

Customer #:00596274
 Route #:MC05560677
 Route Group:26

ADDRESSEE:

AYC1005B
 2000000849 23/14

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



Bill Summary

Bill Date	10/06/22
Current Charges	\$69.53
Current Charges Past Due After	10/27/22
Lend A Helping Hand (If Applicable)	\$0.00
Previous Balance	\$0.00
Total Amount Due	\$69.53

MAIL PAYMENT TO:



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



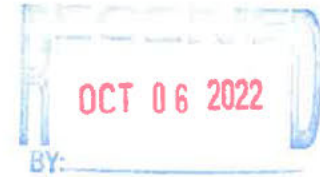
3002 PHILIPS HWY
JACKSONVILLE, FL 32207

Invoice

Date	Invoice #
9/30/2022	SEPT22-106

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

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



Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	REPLACED INSIDE NUMBER 5 STENNER TUBE FOR CHLORINE SIDE	32.19	9/7/2022	32.19
1	MONTHLY POOL SERVICE FOR SEPTEMBER	1,150.00	9/30/2022	1,150.00
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>APPROVED By Alex Boyer at 1:26 pm, Oct 06, 2022</p> </div> <p>Amenity-Pool Maint #28 370-572-467 Sep 22 - Pool Maintenance</p>				
Total				\$1,182.19

Customer Total Balance

\$1,182.19

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87255			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Armstrong Community Development District
 Ms. Katie S. Buchanan
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, FL 32301



- 2. Telephone: (850) 692-7300
- 3. Fax: (850) 692-7319
- 4. Email: Katie.Buchanan@KutakRock.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.ArmstrongCDD.com
- 8. County(ies): Clay
- 9. Function(s): Community Development
- 10. Boundary Map on File: 08/29/2018
- 11. Creation Document on File: 12/05/2016
- 12. Date Established: 07/15/2016
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Clay County
- 15. Creation Document(s): County Ordinances 2016-23 and 2018-40
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 03/07/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Katie S. Buchanan Date 10/10/2022

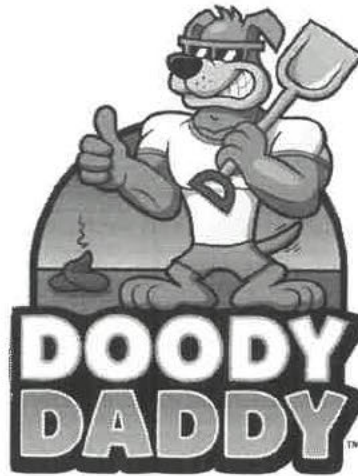
STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



October 1, 2022

Invoice No. 2210

INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - <u>October</u> <ul style="list-style-type: none">• <u>Pet Waste Station Maintenance</u>	3 stations	1 X Week	\$155
APPROVED <i>By Alex Boyer at 1:29 pm, Oct 06, 2022</i>			
Amenity-Repairs & Maintenance #84 730-872-46			
		TOTAL:	\$155
		PAID:	

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

Invoice #: 86

Invoice Date: 10/1/22

Due Date: 10/1/22

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 - October 2022	310 312 311		3,937.50	3,937.50
Website Administration - October 2022	495		104.17	104.17
Information Technology - October 2022	381		150.00	150.00
Dissemination Agent Services - October 2022	213		583.33	583.33
Copies	425		7.35	7.35
Telephone	41		27.57	27.57
Total				\$4,809.92
Payments/Credits				\$0.00
Balance Due				\$4,809.92

APPROVED
By Alex Boyer at 1:32 pm, Oct 06, 2022

Account #101323
Greyhawk - Armstrong CDD

Amenity-Fitness Center Repairs

Invoice



Billing Location Information

Billing Address 3645 Royal Pines Dr, Orange Park, FL 32065

Billing Contact Alex Boyer

Main Number (904) 568-2568

Mobile Number

Email Aboyer@Evergreen-Lm.Com

#02
Qtrly PM-Treadmill/Ellipt
330-572-461

Service Information

Services	Qty	Rate	Price
3645 Royal Pines Dr, Orange Park, FL 32065			
10/4/2022 PM: Quarterly	1.00 Ea	\$0.00 / 1 Ea	\$0.00
Quarterly scheduled preventative maintenance			
— Product: PM: Bench, AB Crunch, Smith Machine	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Recumbent, Upright Bicycle	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Single-Station	8.00 Ea	\$10.00 / Ea	\$80.00
— Product: PM: Spin Bike, Rowing Machine	1.00 Ea	\$20.00 / Ea	\$20.00
— Product: PM: Stepper, Stepmill, Jacobs Ladder, Wave	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: PM: Treadmill	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$395.00
Tax:			\$0.00
Total:			\$395.00
Amount Paid:			\$0.00
Balance Due:			\$395.00

Pay Now

Payment is due within 30 days of invoice date.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To: Alex Boyer
3645 Royal Pines Dr, Orange
Park, FL 32065

Account [101323] Greyhawk - Armstrong
CDD

Invoice # 100536

Date Tuesday, October 4, 2022

Remit To: Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Amount Paid _____

Check Number _____

Payment is due within 30 days of invoice date.
Thank you for your payment!



APPROVED

By Alex Boyer at 12:01 pm, Oct 17, 2022

INVOICE

Amenity-Security

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
220.542.345

9042996115
tviscarra@gmscfl.com

Invoice Number: 469

Invoice Date: October 17, 2022

Payment Due: October 24, 2022

Amount Due (USD): \$1,749.00

Pay Securely Online

Items	Quantity	Price	Amount
Amenity Guard Services 2 week invoice 30 hours a week (x2)	60	\$29.15	\$1,749.00

Total: \$1,749.00

Amount Due (USD): \$1,749.00

Pay Securely Online

VISA

MARQUEE

DISC#VER

link.waveapps.com/yg93hy-cre7k9

Notes / Terms

Invoice for previous 2 weeks of service (14 days)
October 3rd, 2022 - October 9th, 2022 / October 10th, 2022- October 17th, 2022



APPROVED

By Alex Boyer at 11:56 am, Oct 17, 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: 470

Invoice Date: October 17, 2022

Payment Due: October 24, 2022

Amount Due (USD): \$504.00

Pay Securely Online



Items	Quantity	Price	Amount
Amenity Guard Services True Up Invoice as requested: August 15th, 2022 - October 2nd, 2022	210	\$2.40	\$504.00

Total: \$504.00

Amount Due (USD): \$504.00

#34
 Aug 15-21 \$72.00
 Aug 22-Sep 4 \$144.00
 Sep 5 - Sep 18 \$144.00
 Sep 19 - Oct 2 \$144.00
 370-572-345

Pay Securely Online



link.waveapps.com/nkd2b9-zmjkx6

Notes / Terms

True Up Invoice as requested: August 15th, 2022 - October 2nd, 2022



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

Member Name ARMSTRONG CDD
Account # 9054872
Trustee District: 06
Statement Date: 10/13/2022
Current Bill Due Date: 11/03/2022

Important Messages

Due to the natural gas market remaining high, Clay Electric has no choice but to implement another rate increase, beginning in October. Members using the industry average of 1,000 kWh of power will pay \$159.50, a \$19.60 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on this bill statement. The additional amount each member pays will vary depending on how much electricity is used.

Total Amount Due

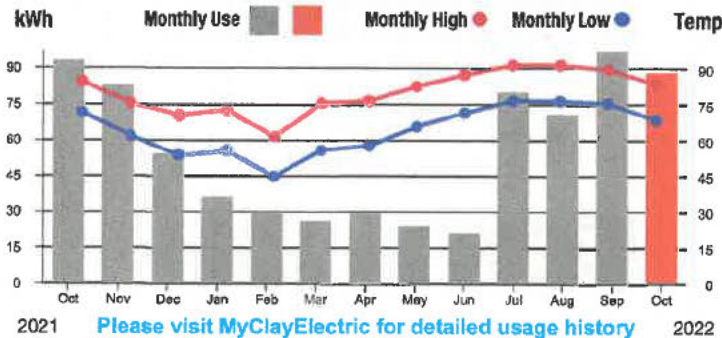
\$42.00

Due Date:
11/03/2022

Previous Balance	\$42.00
Payment Received 09/30/22	-\$42.00
Balance Forward	\$0.00
Current Charges Due 11/03/22	\$42.00

Service Address: 3599 ROYAL PINES DR IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	154530783	09/13/22	10/12/22	3429	3517	1	88



Current Service Detail		
Access Charge		\$27.00
Energy Charge	88 kWh @ 0.0813	\$7.15
Power Cost Adjustment	88 kWh @ 0.0600	\$5.28
FLA Gross Receipts Tax		\$1.01
Clay Co Public Ser Utility Tax		\$1.38
Operation Round Up		\$0.18
Total Current Charges for this Location		\$42.00

#100
320-57843



This Month	Last Month	This Month Last Year	Avg Daily High
88 kWh 29 days Avg kWh 3	97 kWh 34 days Avg kWh 3	93 kWh 29 days Avg kWh 3	84°F

KEEP SEND

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



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



5629 2 MB 0.515
ARMSTRONG CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

5 5629
C-22

Account Number	9054872
Current Charges Due 11/03/22	\$42.00
Total Amount Due	\$42.00

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 0000042005



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

Member Name ARMSTRONG CDD
Account # 9082120
Trustee District: 06
Statement Date: 10/13/2022
Current Bill Due Date: 11/03/2022

Previous Balance \$1,869.00
Payment Received 09/30/22 -\$1,869.00
Balance Forward \$0.00
Current Charges Due 11/03/22 \$1,809.00

Important Messages

Due to the natural gas market remaining high, Clay Electric has no choice but to implement another rate increase, beginning in October. Members using the industry average of 1,000 kWh of power will pay \$159.50, a \$19.60 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on this bill statement. The additional amount each member pays will vary depending on how much electricity is used.

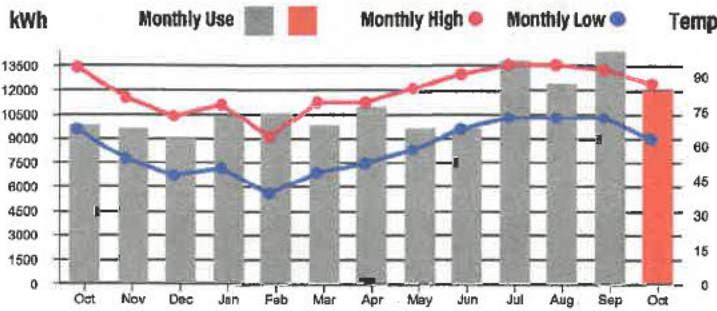
Total Amount Due

\$1,809.00

Due Date:
11/03/2022

Service Address: 3645 ROYAL PINES DR AMENITY CENTER

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	151835709	09/13/22	10/12/22	2044	2104	200	12,000



Current Service Detail		
Access Charge		\$27.00
Energy Charge	12,000 kWh @ 0.0813	\$975.60
Power Cost Adjustment	12,000 kWh @ 0.0600	\$720.00
FLA Gross Receipts Tax		\$44.15
Clay Co Public Ser Utility Tax		\$42.05
Operation Round Up		\$0.20
Total Current Charges for this Location		\$1,809.00

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

This Month	Last Month	This Month Last Year	Avg Daily High
12,000 kWh 29 days Avg kWh 414	14,400 kWh 34 days Avg kWh 424	9,800 kWh 29 days Avg kWh 338	87°F

#100
330-572-43



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



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 11/03/22	\$1,809.00
Total Amount Due	\$1,809.00

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



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





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

Member Name ARMSTRONG CDD
Account # 9082351
Trustee District: 06
Statement Date: 10/13/2022
Current Bill Due Date: 11/03/2022

Important Messages

Due to the natural gas market remaining high, Clay Electric has no choice but to implement another rate increase, beginning in October. Members using the industry average of 1,000 kWh of power will pay \$159.50, a \$19.60 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on this bill statement. The additional amount each member pays will vary depending on how much electricity is used.

Total Amount Due

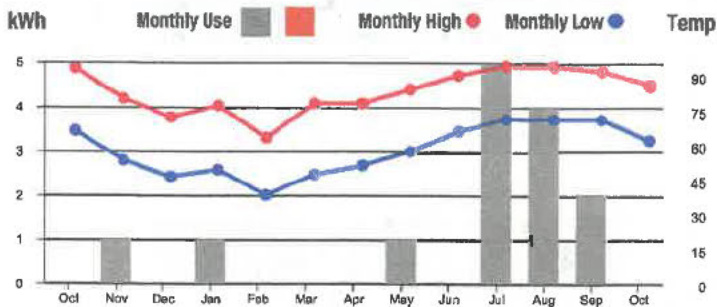
\$29.00

Due Date:
11/03/2022

Previous Balance \$30.00
Payment Received 09/30/22 -\$30.00
Balance Forward \$0.00
Current Charges Due 11/03/22 \$29.00

Service Address: 705 TYNES BLVD IRRIGATION

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152055950	09/13/22	10/12/22	28	28	1	0



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

Current Service Detail

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

#100
320.538.40

This Month Last Month This Month Last Year Avg Daily High

0 kWh
29 days
Avg kWh
0

2 kWh
34 days
Avg kWh
0

0 kWh
29 days
Avg kWh
0

87°F



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



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number	9082351
Current Charges Due 11/03/22	\$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





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

Member Name ARMSTRONG CDD
Account # 9143346
Trustee District: 06
Statement Date: 10/13/2022
Current Bill Due Date: 11/03/2022

Important Messages

Due to the natural gas market remaining high, Clay Electric has no choice but to implement another rate increase, beginning in October. Members using the industry average of 1,000 kWh of power will pay \$159.50, a \$19.60 increase. The higher cost of power is reflected in the Power Cost Adjustment (PCA) on this bill statement. The additional amount each member pays will vary depending on how much electricity is used.

Total Amount Due

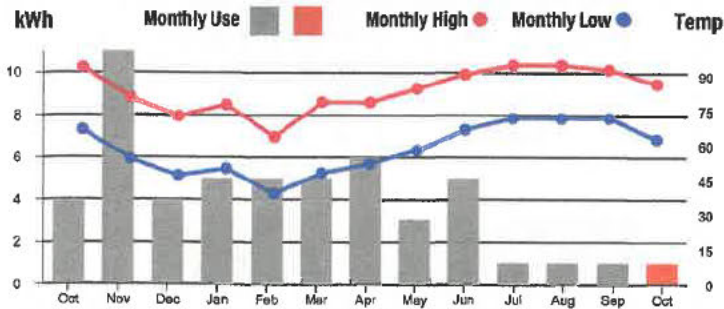
\$28.92

Due Date:
11/03/2022

Previous Balance \$19.82
Payment Received 09/30/22 -\$19.82
Balance Forward \$0.00
Current Charges Due 11/03/22 \$28.92

Service Address: 3814 ROYAL PINES

Rate Schedule Description	Meter No.	Reading Dates		Readings		Multiplier	kWh Usage
		From	To	Previous	Present		
GENERAL SERVICE-NON DEMAND	152016290	09/13/22	10/12/22	57	58	1	1



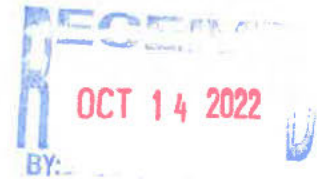
Current Service Detail

Access Charge		\$27.00
Energy Charge	1 kWh @ 0.0813	\$0.08
Power Cost Adjustment	1 kWh @ 0.0600	\$0.06
FLA Gross Receipts Tax		\$0.70
Clay Co Public Ser Utility Tax		\$1.08
Total Current Charges for this Location		\$28.92

#100
320-578-43

Please visit MyClayElectric for detailed usage history

This Month	Last Month	This Month Last Year	Avg Daily High
1 kWh 29 days Avg kWh 0	1 kWh 34 days Avg kWh 0	4 kWh 25 days Avg kWh 0	87°F



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



PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.



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

Account Number	9143346
Current Charges Due 11/03/22	\$28.92
Total Amount Due	\$28.92

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



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 14, 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 # [REDACTED]

Reference: Invoice No. 3124391

Client Matter No. 1323-1

#61
10-17-22

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



Invoice No. 3124391

1323-1

Re: General Counsel

For Professional Legal Services Rendered

09/12/22	K. Buchanan	0.20	64.00	Perform meeting follow up
09/13/22	K. Magee	1.10	275.00	Draft quit-claim deed and affidavit of landowners
09/14/22	K. Buchanan	0.50	160.00	Review quit claim deed and affidavit; prepare correspondence to landowner
09/19/22	K. Buchanan	0.30	96.00	Prepare correspondence to chair regarding quit claim deed; review correspondence from landowner
09/20/22	J. Gillis	1.20	174.00	Draft ViewPoint Security agreement; research ViewPoint Security entity in Sunbiz and confer with staff regarding same
TOTAL HOURS		3.30		

KUTAK ROCK LLP

Armstrong CDD

October 14, 2022

Client Matter No. 1323-1

Invoice No. 3124391

Page 2

TOTAL FOR SERVICES RENDERED	\$769.00
TOTAL CURRENT AMOUNT DUE	<u>\$769.00</u>
UNPAID INVOICES:	
September 22, 2022 Invoice No. 3110603	512.00
TOTAL DUE	<u>\$1,281.00</u>

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618600
DATE: 10/1/2022

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



DUE DATE	RENTAL PERIOD
11/12/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
41	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 20, 2019 for the acquisition of fitness equipment. <i>#18nd Oct 22 - Fitness Equip 320-572-44</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
0618600	11/12/2022	\$1,415.21	

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

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

**Armstrong CDD - Expense Reimbursement
Governmental Management Services, LLC**



Employee: Rose S. Bock

Position: Supervisor

Address: [REDACTED]

Date: 1-Oct-22

City, State, Zip: St. Augustine, FL 32092

Expense
Period: Aug 1 - Sep 30 2022

DATE	Description	Mileage	Hotel	Meals	Total
11-Aug-22	Armstrong <u>CDD Meeting</u> 62 miles round trip	\$ 27.59	\$ -	\$ -	\$ 27.59
	# 59 Mileage Reimb. Aug 216.518.43				Total Amount Due to Employee \$ 27.59
					Overpayment from previous submission at higher federal rate \$ 11.16
					Total Reimbursement Due \$ 16.43

Mileage is reimbursable at \$.445/mile

****For expense reimbursements not listed above, post to Misc. and provide additional description****

List below the above expenses that are reimbursable to company by client. The below is informational only. Employee should provide these expenses on their monthly expense report for each client.

Rose S. Bock
Employee Signature

Maureen [Signature] 10-13-22
Manager Signature Date

Statement Date: 10/05/2022
Account: 221007627575

ARMSTRONG CDD
3645 ROYAL PINES DR - Sep22
MIDDLEBURG, FL 32068

Current month's charges:	\$64.12
Total amount due:	\$64.12
Payment Due By:	10/26/2022

Your Account Summary

Previous Amount Due	\$241.21
Payment(s) Received Since Last Statement	-\$241.21
Current Month's Charges	\$64.12
Total Amount Due	\$64.12

#27
330.972 432



0005116-0010396-Page 1 of 4

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

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Peoples Gas, ask to see his or her company badge.



Looking to connect?

It's easy to find a list of local natural gas appliance retailers, installation and service contractors, and repair technicians. Visit peoplesgas.com for more information.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007627575

Current month's charges:	\$64.12
Total amount due:	\$64.12
Payment Due By:	10/26/2022

Amount Enclosed \$ _____
630396204525

0005116 01 AB 0.49 34771 FTECO110052222120710 00000 03 01100000 008 04 19598 002



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

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

6303962045252210076275750000000064123



Account: 221007627575
Statement Date: 10/05/2022
Current month's charges due 10/26/2022

Details of Current Month's Charges – Service from - 08/31/2022 to 09/28/2022

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

Rate Schedule: Small General Service (SGS)

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion =	Total Used	Billing Period
AHX50502	09/28/2022	392	-	392	=	0 CCF	x	1.042	x	1.0000	0.0 Therms	29 Days

Customer Charge											\$30.60	
Natural Gas Service Cost											\$30.60	
Municipal Public Service Tax											\$1.22	
State Tax											\$2.30	
Total Natural Gas Cost, Local Fees and Taxes											\$34.12	
Miscellaneous Charges												
Gas Management						1 X \$30.0000					\$30.00	
Total Miscellaneous Charges											\$30.00	
Total Current Month's Charges											\$64.12	

Peoples Gas Usage History



00005116-0010587-Page 3 of 4

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Natural Gas Blog at peoplesgasblog.com to learn more.





Tree Amigos

Outdoor Services

Invoice

Invoice#: 18191

Date: 10/05/2022



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
30104 Armstrong Landscape Enhancements @ Hatherbrook cul de sacs			
(7,480) square feet Floratam St. Augustine sod @\$0.85 per foot	1.00	6,358.00	6,358.00
Irrigation	1.00	4,000.00	4,000.00
Grade/Prep/Demo	1.00	3,000.00	3,000.00
Delivery	1.00	450.00	450.00
Equipment	1.00	650.00	650.00

Notes:

Notes: Armstrong CDD will need to get reclaimed water meters installed before we can proceed.

Job completion date: 10/4/22

Invoice Total: \$14,458.00

APPROVED

By Alex Boyer at 11:01 am, Oct 05, 2022

Field- Landscape contingency

#21

220-576-4113